

CITY OF PALATKA PLANNING BOARD AGENDA

November 2, 2010

1. Call to Order.
2. Roll Call.
3. Approval of Minutes of August 3, 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 10-33 **Address:** 114 N 19th Street, Suite 2
Parcel #: (37-10-26-6850-3560-0000)
Owner: Sisl, Inc.
Agent: Teng C. Heng

Request for a conditional use for an indoor recreational facility in a C-2 zoning district.

1. Public Hearing
2. Regular Meeting

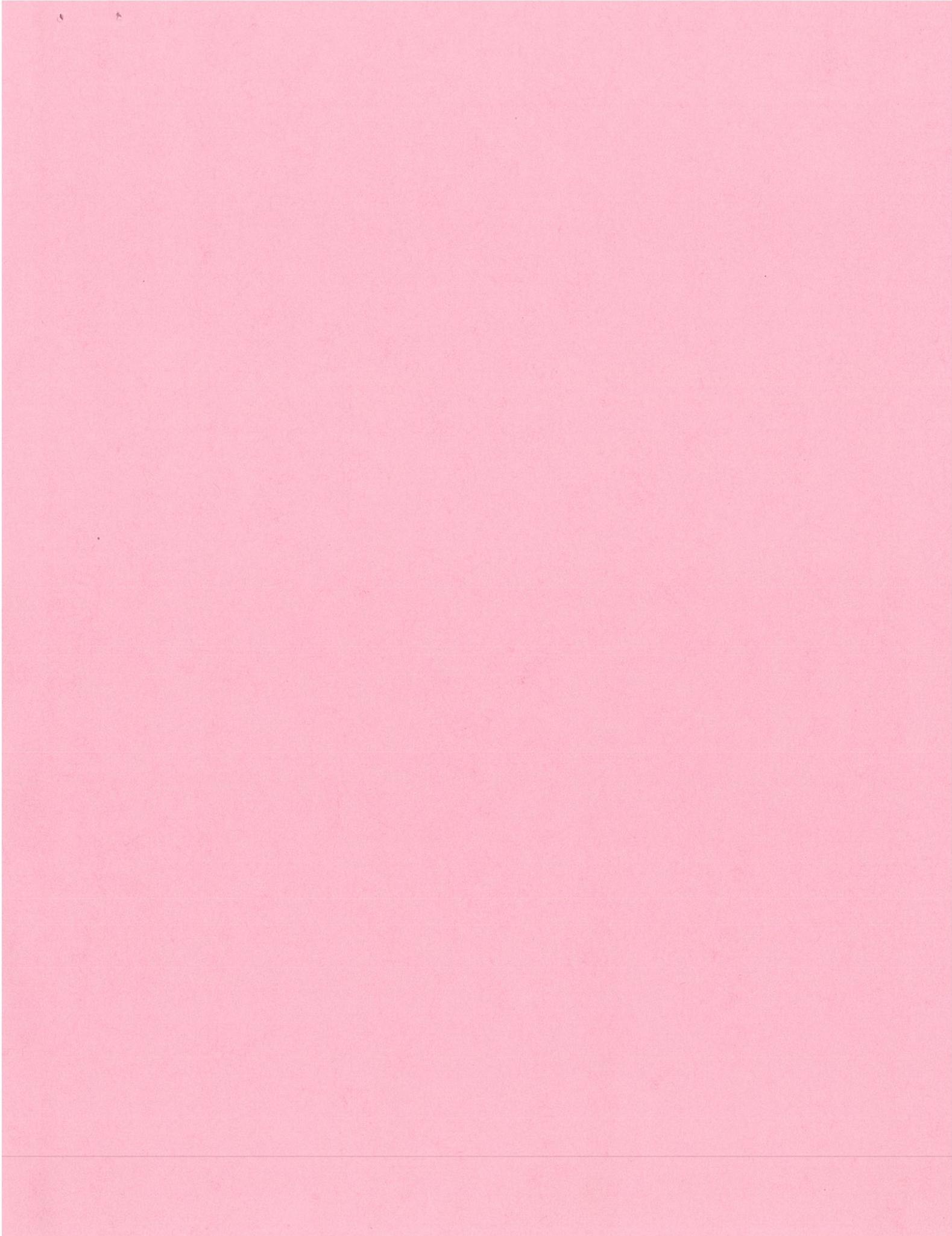
Case 10-34 **Address:** 2501 Reid St.
Parcel #: (01-10-26-0670-0140-0040)
Owner: Roy & Dana Franks
Agent: John R. Andrews, Jr.

Request for a conditional use for an indoor recreational facility in a C-2 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.



Planning Board meeting
Minutes and proceedings
August 3, 2010

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

Motion made by Sue Roskosh and seconded by Phil Leary to approve the minutes of the July 6, 2010 meeting. All present voted affirmative, motion carried.

Debbie Banks read "To Appeal Any Decision."

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

NEW BUSINESS

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

(Public Hearing)

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

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

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

Case PB 10-29 – continued.

(Regular Meeting)

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

Case 10-30 **Address:** 601 N. 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.

(Public Hearing)

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

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

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

Case 10-30 601 N. 21st Street - continued

(Regular Meeting)

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

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

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

(Public Hearing)

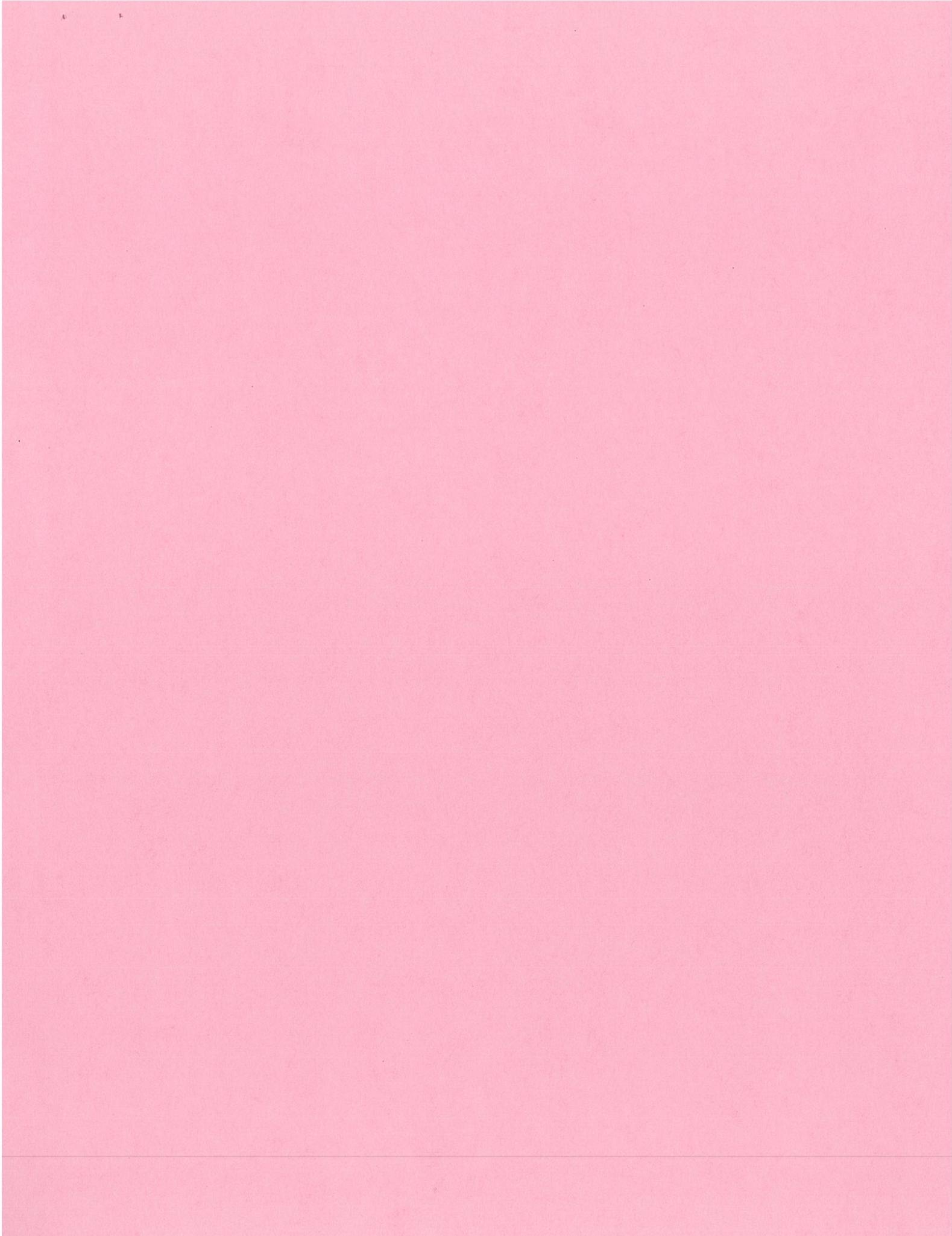
Ms. Banks advised that the case was properly advertised and noticed. She stated that the department received a phone call from someone that was concerned that this was going to be a family group home, and if that is the case, it would be allowed by State Statute regardless of whether it was city or county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

(Regular Meeting)

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

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

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





PLANNING BOARD REPORT
October 5, 2010 Regular Meeting

SUBJECT: Case: # 10-33
Address: 114 N 19th Street Suite 2
Parcel: 37-10-26-6850-3560-0000

REQUEST: Request for a conditional use to operate an indoor entertainment facility in a C-2 zoning district.

BACKGROUND:

Property Owner: SISL Inc.

Agent: Teng C. Heng

Zoning: C-2

Surrounding Zoning: North – C-2 Intensive Commercial South – R-3 Multi-family Residential
East – C-2 Intensive Commercial West – C-2 Intensive Commercial

ADJACENT DEVELOPMENT:

DIRECTION:	ZONING:	FLUM:	CURRENT USE:
North	C-2	Commercial	Parking lot
East	C-2	Commercial	Retail/food/services
South	R-3	High Density Residential	Residential
West	C-2	Commercial	Motel & Beauty salon

Advertisement: Ran September 18, 2010

Notices to Surrounding Owners: Mailed September 8, 2010

Departmental Review Requests: Forwarded to the Police, Fire, and Building Departments on September 8, 2010 with a September 17th deadline. All but the Fire Dept. responded with “No comment” with the Fire Marshal mentioning the need for an inspection when they apply for their Business Tax Receipt.

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 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.** The comprehensive plan implements the Land Development Regulations. This site is zoned C-2 and the requested use requires conditional use approval per Section 94-149 - C-2 Intensive Commercial District per the Palatka Municipal Code.
- b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**
Ingress/egress to the property will continue to be via St. Johns Avenue, Reid Street and/or N 19th Street.
- 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.**

Parking requirements have been met.

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

The dumpster will be located in the screened area per City code.

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

Utilities are already available and have been in use for many years at this location.

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

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.

Any signage will adhere to the Municipal Code.

h. Required yards and other open space. NA

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

The requested use will not conflict with the adjacent property uses. This is a commercial corridor with a variety of commercial uses.

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

A conditional use is required per Section 94-149 - C-2 Intensive Commercial District of the Palatka Municipal Code. State requirements for licensing are through the Florida Department of Agriculture and Consumer Services.

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

SUMMARY AND STAFF RECOMMENDATION:

Staff recommends approval of this request with the condition that all City and State licensing requirements be maintained.

PHOTOS:



Middleton Shopping Center

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 -10-33

Date Received: 9/3/10

Hearing date: 10/5/10

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

TO BE COMPLETED BY APPLICANT		
Property Address: 114 A N 19 th ST PALATKA FL 32177	Parcel Number: 37-10-26-6850-3560	Current Property Use: FORMERLY THRIFT STORE. NOW EMPTY
Lot size/acreage: 1.71	Number & types of structures on property: COMM 1 STRIP center	Required Attachments: <input type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input type="checkbox"/> Letter (if day care) <input checked="" type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable)
Current Zoning Designation: C-2	Closest Intersecting Streets: N. 19 th St + Reid St.	
Type of Request: Indoor Entertainment		
Property Owner Name: ENG YOU IV Owner Address: 114 North 19th Street Palatka, FL 32177 Phone Number: (386) 328-5880		
Agent Name: TENG C. HENG Agent Address: 56 BRICE LN PALM COAST FL 32137 Phone Number: 386 986 6729		

*Site Plan to include placement of structures on property, proposed ingress, egress, parking, loading/unloading area, refuse services area, and if applicable, signage, landscaping, screening & buffering and lighting. One copy to be 8 1/2 x 11 and 2 copies 11 x 17 or larger.

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

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

If received by Sept. 3rd - can be on Oct. 5th Agenda.

Application Number: PB -10-33

Hearing date: 10/5/2010

10. This application submitted by:

Signature of owner(s):

[Handwritten Signature]

Print owner(s) names(s):

Sophy IV

Signature of Agent(s):

[Handwritten Signature]

Print Agent(s) names:

TENG C HENG

STATE OF

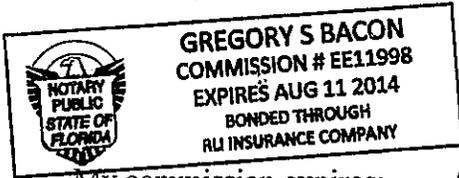
Florida

County of

Putnam

Before me this day personally appeared Sophy IV and Teng C Heng who executed the foregoing application and acknowledged to and before me that They executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 7th day of September A.D. 2010.



[Handwritten Signature]
Notary Public

My commission expires:

August 11, 2014

State of Florida at Large

FOR OFFICIAL USE ONLY

1. Date Submitted <u>9/3/10</u>	2. Received By: <u>P.S.</u>	3. Current Zoning: <u>C-2</u>	4. Future Land Use Category: <u>com</u>	5. Preliminary review by: <u>PS</u>
7. Sign(s) Posted Date: <u>9/9/10</u> By: <u>E.H.</u>	8. Surrounding property owners notices sent: Date: <u>9/8/10</u> By: <u>PS</u>	9. Legal Ad Ran: Date: <u>9/18/10</u>	10. Attachments Reviewed: <input type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions: <u>License(s)</u>				
12. Adjacent property zoning/FLU: North <u>C-2 / com</u> South <u>R-3 / HDR</u> East <u>C2 / com</u> West <u>C-2 / com</u>				

Chatter Center
114A N 19th ST
Palatka, FL 32177

Contact Name: Teng C Heng
Phone: 386 -986-6729

September 3rd , 2010

To Whom It May Concern,

I would like to request an approval for a business license in the city of Palatka, FL. I understand that this type of business requires a conditional use approval from the board. *Chatter Center* is in the business of selling basic internet access time, To promote the sale of the internet time ,we also conduct game promotional sweepstakes to encourage consumers to purchase its internet time. The sweepstakes are designed and intended to promote the purchase of internet time. We also provide services such as copies, faxing and notary to the consumers as advertised. The promotional sweepstakes which by law are licensed and regulated by the Florida Department of Agriculture and Consumer Services. The principals,Teng C Heng will be managing the business as well as the hands-on manager for daily operations. Other part-time employees may be hired on an-as-needed basis. The hour operation is to be determined but as of right now we intend to open from 10:00am to 10:00pm, seven days a week. We anticipate hiring 4 employees to oversee the daily operations. The five following guiding principles will help us measure the appropriateness of our decisions.

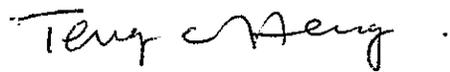
- Provide a great work environment and treat employees with dignity and respect.
 - Embrace diversity not only in people but in our products selection as an essential component in the way that we do business.
-

- Apply the highest standards of excellence to the products and services to our customers.
- Build lasting relationships with the customers.
- Contribute positively to communities and our environment.

If you have any questions regarding this request please contact me at the address above.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Teng C. Heng" with a period at the end. The signature is written in a cursive, slightly slanted style.

Teng C. Heng

Debbie Banks

From: Mark Lynady
Sent: Wednesday, September 08, 2010 1:23 PM
To: Debbie Banks
Subject: RE: 114A N 19th conditional use request

They will need to comply with fire code, but I have no issues with that type of business occupying that space.

From: Debbie Banks
Sent: Wednesday, September 08, 2010 1:13 PM
To: Joff Filion; Gary Getchell; Mark Lynady; Ed Chandler; Rhett McCamey
Subject: 114A N 19th conditional use request

Please find attached a request for a conditional use to operate an indoor entertainment facility at 114A N 19th St. They will have the internet gaming along with copy/fax and notary services. If you have no comments please respond to this email with "No comment."

Thank you,
Debbie

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

Debbie Banks

From: Gary Getchell
Sent: Tuesday, September 21, 2010 10:43 AM
To: Debbie Banks
Subject: RE: 114A N 19th conditional use request

No comments

From: Debbie Banks
Sent: Wednesday, September 08, 2010 1:13 PM
To: Joff Filion; Gary Getchell; Mark Lynady; Ed Chandler; Rhett McCamey
Subject: 114A N 19th conditional use request

Please find attached a request for a conditional use to operate an indoor entertainment facility at 114A N 19th St. They will have the internet gaming along with copy/fax and notary services. If you have no comments please respond to this email with "No comment."

Thank you,
Debbie

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

Debbie Banks

From: Rhett McCamey
Sent: Friday, September 10, 2010 5:04 PM
To: Debbie Banks
Subject: RE: 114A N 19th conditional use request

No comment

Thanks, Rhett

-----Original Message-----

From: Debbie Banks
Sent: Wed 9/8/2010 1:13 PM
To: Joff Fillion; Gary Getchell; Mark Lynady; Ed Chandler; Rhett McCamey
Subject: 114A N 19th conditional use request

Please find attached a request for a conditional use to operate an indoor entertainment facility at 114A N 19th St. They will have the internet gaming along with copy/fax and notary services. If you have no comments please respond to this email with "No comment."

Thank you,

Debbie

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

Debbie Banks

From: Joff Filion
Sent: Thursday, September 09, 2010 8:00 AM
To: Debbie Banks
Subject: RE: 114A N 19th conditional use request

No comment.

Joff Filion
CBO

From: Debbie Banks
Sent: Wednesday, September 08, 2010 1:13 PM
To: Joff Filion; Gary Getchell; Mark Lynady; Ed Chandler; Rhett McCamey
Subject: 114A N 19th conditional use request

Please find attached a request for a conditional use to operate an indoor entertainment facility at 114A N 19th St. They will have the internet gaming along with copy/fax and notary services. If you have no comments please respond to this email with "No comment."

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

37-10-26-6850-3360-0030
JKC WEN L C
3776 CR 507
WILDWOOD FL 34785

PB 10-33

37-10-26-6850-3550-0020 & 0010
ST JOHNS CHEVROLET-BUICK-
PONTIAC-
1601 REID ST
Palatka, FL 32177

PB 10-33

37-10-26-6850-3560-0010
DABHI DINESHKUMAR P + DAXA
1315 HAWKS CREST DR
MIDDLEBURG FL 32068

PB 10-33

37-10-26-6850-3580-0020
LEWIS FAMILY LLC
621 SE 7TH AVE
GAINESVILLE FL 32601

PB 10-33

37-10-26-6850-3580-0000
BUDGET INN MOTEL LLC
2741 RACE TRACK ROAD
ST AUGUSTINE FL 32084

PB 10-33

37-10-26-6850-3560-0020
CLARK LAWRENCE C + LETA P
133 WHISPERING WINDS RD
PALATKA FL 32177

PB 10-33

12-10-26-6060-0000-0010
RYAN HUGH J III + CALLIE + HUGH
107 FERDINAND AVE
ST AUGUSTINE FL 32080

PB 10-33

37-10-26-6850-3570-0010
WALTERS TERRY + TIA
137 CONFEDERATE POINT RD
PALATKA FL 32177

PB 10-33

37-10-26-6850-3570-0020
GODFREY ARTHUR L + LEITHER M
1903 ST JOHNS AVE
PALATKA FL 32177

PB 10-33

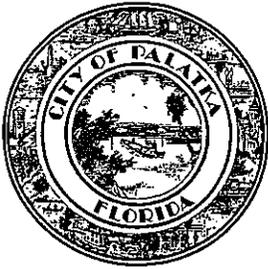
37-10-26-6850-3340-0010
NORTHEAST FLORIDA NEWSPAPERS
PO BOX 777
PALATKA FL 32178

PB 10-33

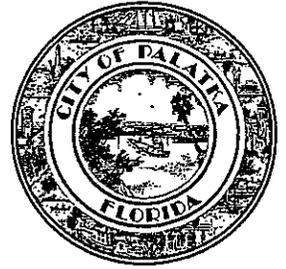
37-10-26-6850-3350-0090 & 0070 & 0050
WILKES JOHN WISE II + DELANO ANGUS
2022 CRILL AVE
PALATKA FL 32177

PB 10-33





City of Palatka
Building & Zoning
201 N. End 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 at their regular meeting on Tuesday, November 2, 2010 at 4:00PM at City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request for a conditional use for an indoor recreational facility in a C-2 zoning district.

Location: 114 N 19th St. Suite 2
Parcel #: 37-10-26-6850-3560-0000
Owner: Sisl, Inc.
Agent: Teng C. Heng

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.

town of Interlachen, as recorded in the Public Records of Putnam county, Florida

Parcel Number: 00-00-00-4050-0060-0040

has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Timothy Keyser, J.D., whose address is Post Office Box 92, Interlachen, Florida 32148 on or before November 15, 2010 and file the original with the clerk of this court either before service on plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

DATED on October 11, 2010.

TIM SMITH
Post Office Box 758
Palatka, Florida 32178

By: /s/ Lee Veronica Reyes
Deputy Clerk

Legal No. 05508093
10/16/2010, 10/23/2010

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Request for a conditional use for an indoor recreational facility in a C-2 zoning district.

Location: 2501 Reid St.
Parcel #: 01-10-26-0670-0140-0040

Owner: Roy L. & Dana M. Franks
Agent: John R. Andrews Jr.

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Bldg. & Zoning

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Legal No. 05507969
10/16/2010

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Request for a conditional use for an indoor recreational facility in a C-2 zoning district.

Location: 114 N 19th St. Ste. 2

Parcel #: 37-10-26-6850-3560-0000

Owner: Sisl, Inc.
Agent: Teng C. Heng

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Bldg. & Zoning

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Legal No. 05507968
10/16/2010

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Location: 114A N 19th St.
Parcel #:
37-10-26-6850-3560-0000
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Agent: Teng C. Heng

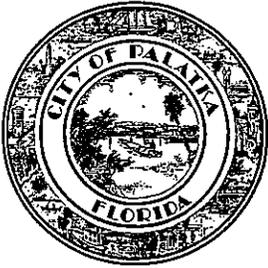
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Debbie Banks
Director of Bldg. & Zoning

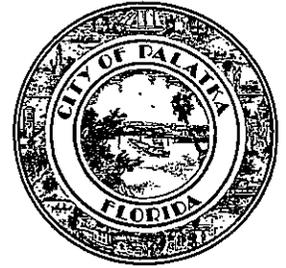
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Legal No. 05507133
09/18/2010

ok
Vicki
9/18/10
2:16 PM



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



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

PUBLIC NOTICE

Notice is hereby given that the City of Palatka PLANNING BOARD will hold a public hearing at their regular meeting on Tuesday, October 5, 2010 at 4:00PM at City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request for a conditional use for an indoor recreational facility in a C-2 zoning district.

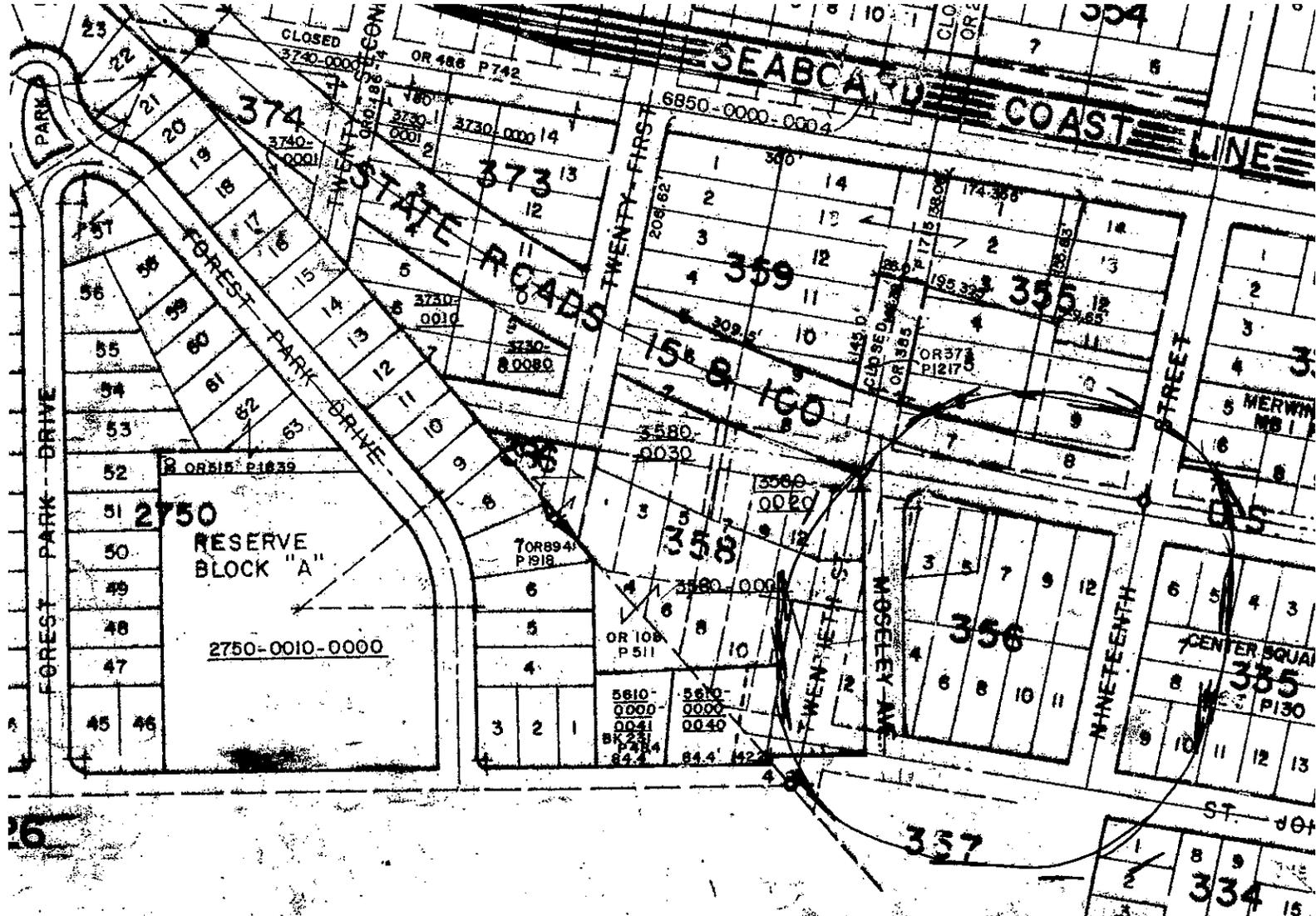
Location: 114A N 19th St.
Parcel #: 37-10-26-6850-3560-0000
Owner: Sisl, Inc.
Agent: Teng C. Heng

All interested parties are invited to attend this public hearing.

Debbie Banks
Director of Building & Zoning

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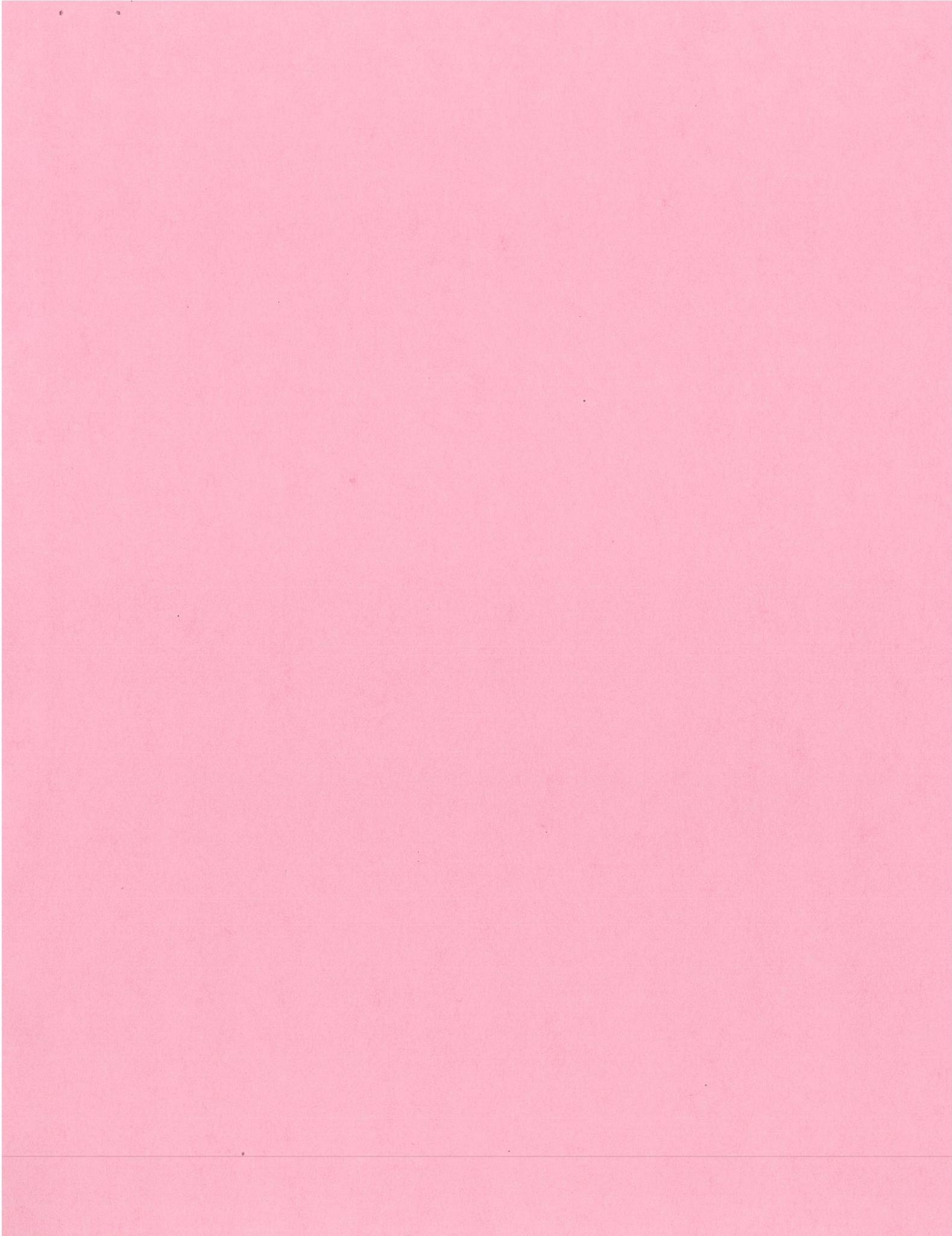
JACKSONVILLE, FLORIDA

PROPERTY APPRAISER

SCALE: 1" = 200'

NO

INFORMATION IS FOR USE OF
 PROPERTY APPRAISER
 AND SHOULD NOT BE USED
 FOR A SURVEY OR
 TRANSFER OF TITLE





PLANNING BOARD REPORT
November 2, 2010 Regular Meeting

SUBJECT: Case: # 10-34
Address: 2501 Reid St.
Parcel: 01-10-26-0670-0140-0040

REQUEST: Request for a conditional use to operate an indoor entertainment facility in a C-2 zoning district.

BACKGROUND:

Property Owner: Roy & Dana Franks

Agent: John R. Andrews, Jr.

Zoning: C-2

Surrounding Zoning: North – C-2 Intensive Commercial South – C-2 Intensive Commercial
East – C-2 Intensive Commercial West – C-2 Intensive Commercial

ADJACENT DEVELOPMENT:

<u>DIRECTION:</u>	<u>ZONING:</u>	<u>FLUM:</u>	<u>CURRENT USE:</u>
North	C-2	Commercial	Retail
East	C-2	Commercial	Retail
South	C-2	Commercial	Retail
West	C-2	Commercial	Service

Advertisement: Ran October 16, 2010

Notices to Surrounding Owners: Mailed October 7, 2010

Departmental Review Requests: Forwarded to the Police, Fire, and Building Departments on October 1, 2010. Police, Public Works, Water/Sewer and Police responded with "No comment." The Fire Marshal mentioned the need for an inspection when they apply for their Business Tax Receipt and The Chief Building Official commented that the old signage is to be removed from the St. Johns Avenue location.

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 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.** The comprehensive plan implements the Land Development Regulations. This site is zoned C-2 and the requested use requires conditional use approval per Section 94-149 - C-2 Intensive Commercial District per the Palatka Municipal Code.
- b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**
Ingress/egress to the property will continue to be via Reid Street.
- 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.**

~~Parking requirements will be addressed with the Business Tax Receipt inspection. This should not be an issue since there~~

is adequate parking for the square footage of the building space to be utilized. The code requires 1 space per 200 square feet of nonstorage space which would be 9 spaces including 1 handicap space.

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

The dumpster will be located in the screened area per City code.

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

Utilities are already available and have been in use for many years at this location.

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

- 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.**

Any signage will adhere to the Municipal Code.

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

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

The requested use will not conflict with the adjacent property uses. This is a commercial corridor with a variety of commercial uses.

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

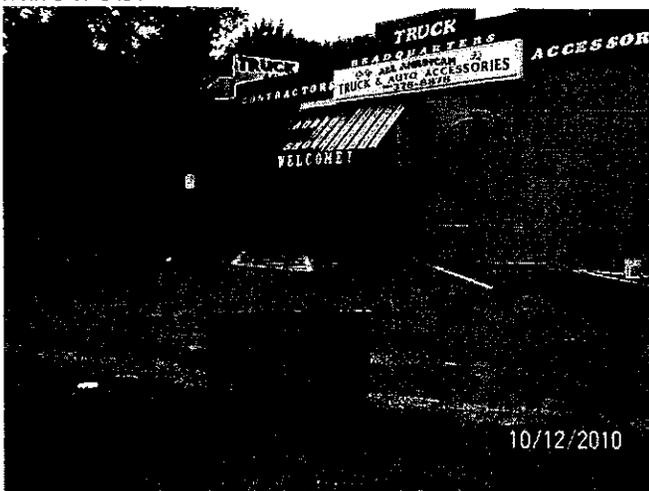
A conditional use is required per Section 94-149 - C-2 Intensive Commercial District of the Palatka Municipal Code. State requirements for licensing are through the Florida Department of Agriculture and Consumer Services.

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

SUMMARY AND STAFF RECOMMENDATION:

Staff recommends approval of this request with the condition that all City and State licensing requirements be maintained and that the signage on St. Johns Avenue be removed prior to the issuance of a Business Tax Receipt.

PHOTOS:



Posting

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 - 10-34

Date Received: _____

Hearing Date: _____



BY: _____

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

TO BE COMPLETED BY APPLICANT		
Property Address: <u>2501 Reid</u>	Parcel Number: <u>01-10-26-0670-0140-0040</u>	Current Property Use: <u>Vacant Commercial</u>
Lot size/acreage: <u>.27</u>	Number & types of structures on property: <u>1</u>	Required Attachments: <input checked="" type="checkbox"/> Site Plan* <input checked="" type="checkbox"/> Letter of Authorization** <u>APP. Signed</u> <input checked="" type="checkbox"/> Legal Description - <u>ATTACHED</u> <input type="checkbox"/> Dept. of Children & Family Services - <u>N/A</u> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed - <u>N/A</u> <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable) <u>N/A</u>
Current Zoning Designation: <u>C-2</u>	Closest Intersecting Streets: <u>SR 100 / SR 17</u>	
Type of Request: <u>INDOOR ENTERTAINMENT</u>		
Owner Name: <u>Dana M. Franks</u>		
Owner Address: <u>108 Bent Oak Ln.</u>		
<u>Salt Springs FL 32134</u>		
Phone Number: <u>(386) 467-3062</u>		
Agent Name: <u>John R. Andrews JR.</u>		
Agent Address: <u>7 HICKORY LOOP RUN</u>		
<u>OCALA FL 34472</u>		
Phone Number: <u>352 553-8430</u>		

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

**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 _____

Hearing date: _____

10. This application submitted by:

Signature of owner(s): Dana M. Franks

Print owner(s) names(s): Dana M. Franks

Signature of Agent(s):

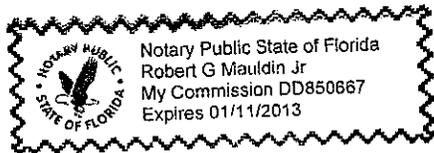
Print Agent(s) names: John R. Andrews Jr.

STATE OF Florida

County of Putnam

Before me this day personally appeared John R. Andrews Jr. Dana M. Franks who executed the foregoing application and acknowledged to and before me that _____ executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 30th day of September A.D. 2010.



[Signature]
Notary Public

My commission expires: 1/11/13

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: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions:				
12. Adjacent property zoning/FLU: North _____ / _____ South _____ / _____ East _____ / _____ West _____ / _____				

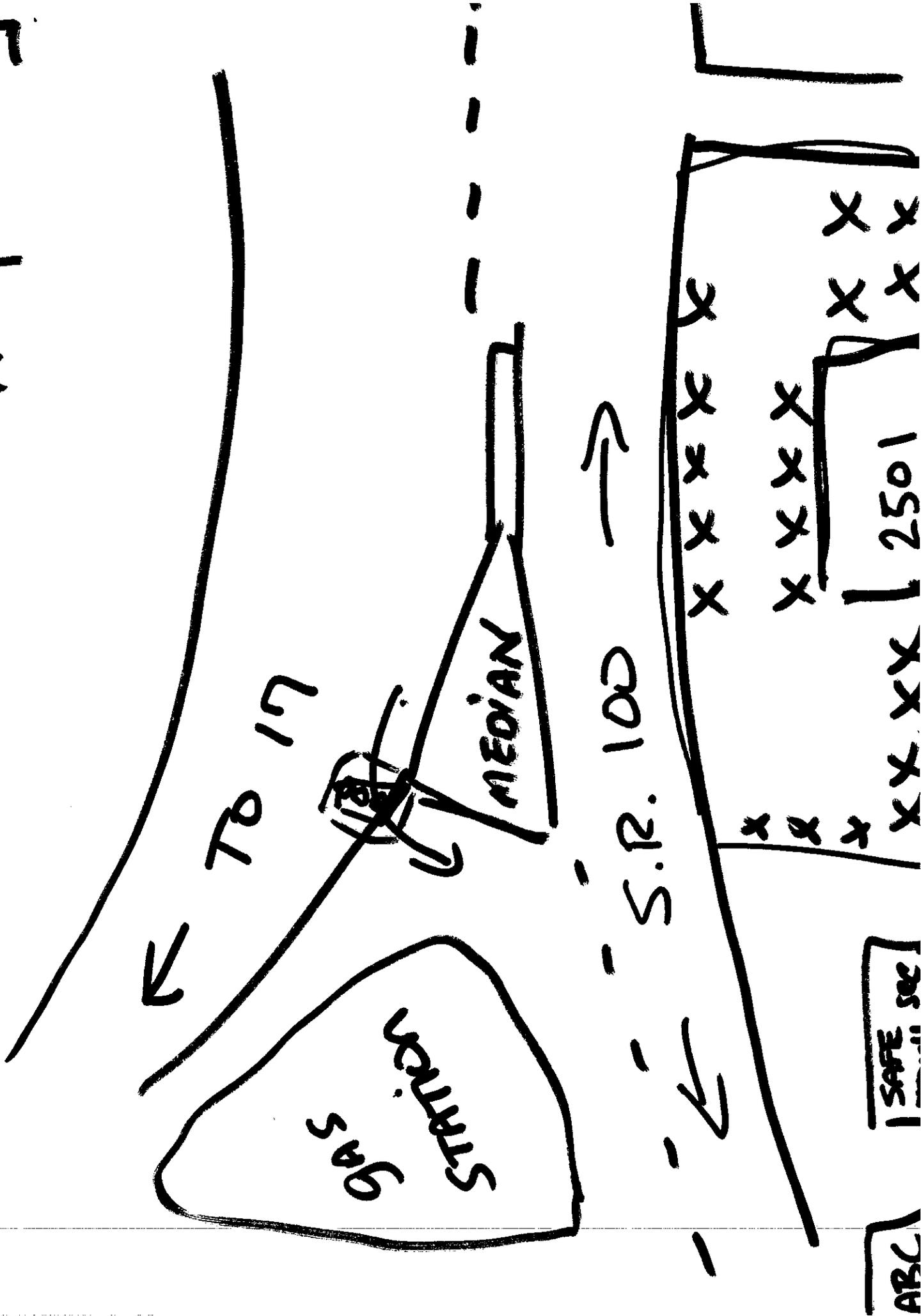
STATEMENT

We are a business already established at 326 St. Johns Ave. The problem we are running into is simply not enough parking. During the daytime it is almost impossible to find any parking, along with when the court house is busy our customers park as far away as four or five blocks. This new building has ample parking for at least 20 cars , also located right on S.R. 100 which make for great spot to be seen by new customers.

Thank you,

John R. Andrews Jr.

X = PARKING



From: Woody Boynton
Sent: Monday, October 04, 2010 9:41 AM
To: Debbie Banks
Subject: RE: 2501 Reid St. Planning Board review request

Where is 2501 Reid Street? Otherwise I have no comments.

Debbie Banks

From: Rhett McCamey
Sent: Friday, October 01, 2010 3:59 PM
To: Debbie Banks
Subject: RE: 2501 Reid St. Planning Board review request

No comment, Thanks Rhett

Debbie Banks

From: Mark Lynady
Sent: Monday, October 04, 2010 9:35 AM
To: Debbie Banks
Subject: RE: 2501 Reid St. Planning Board review request

I have no problem with the conditional use permit. We will inspect them for life safety requirements.

Debbie Banks

From: Gary Getchell
Sent: Tuesday, October 05, 2010 10:03 AM
To: Debbie Banks
Subject: RE: 2501 Reid St. Planning Board review request

No comments

Debbie Banks

From: Joff Fillion
Sent: Monday, October 04, 2010 1:04 PM
To: Debbie Banks
Subject: RE: 2501 Reid St. Planning Board review request

Deb,

My only comment would be that the new occupant is to remove all previous occupants' advertising signage from the

Debbie Banks

From: Joff Filion
Sent: Monday, October 04, 2010 1:04 PM
To: Debbie Banks
Subject: RE: 2501 Reid St. Planning Board review request

Deb,

My only comment would be that the new occupant is to remove all previous occupants' advertising signage from the building, permit all new signage and comply with the Sign Ordinance.

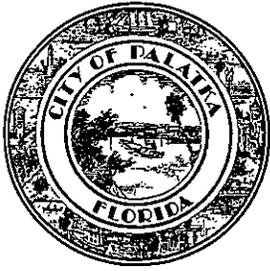
Joff

From: Debbie Banks
Sent: Friday, October 01, 2010 3:46 PM
To: Joff Filion; Mark Lynady; Rhett McCamey; Ed Chandler; Gary Getchell; Woody Boynton
Subject: 2501 Reid St. Planning Board review request

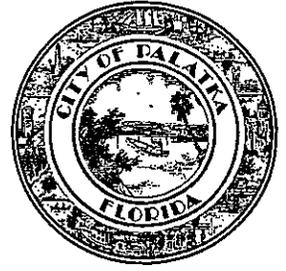
The attached case is a request for a conditional use for an indoor recreational facility (gaming) which will be moving from downtown at 326 St. Johns Ave. if approved. Please respond with "No comment" or email comments by October 15, 2010.

Thank you,
Debbie

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



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



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Agent: John R. Andrews Jr.

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BARADYS INC
PO BOX 1425
PALATKA FL 32178

PB 10-34

PB 10-34

PB 10-34

DEAN CYNTHIA L+MARION TIMEEKA MCCOY
2601 PETERS ST
PALATKA FL 32177

WILLIAM ALLEN
PO BOX 243
PALATKA FL 32178

PB 10-34

PB 10-34

PB 10-34

WILLIAM E CONRAD JR
341-O WILDWOOD DR
ST AUGUSTINE FL 32086

ERNEST A+SANDRA K CREMER REV LVG TR
130 ODOM RD
PALATKA FL 32177

MARK ROBBINS RADIATOR+AUTO AIR INC
2618 PETERS ST
PALATKA FL 32177

PB 10-34

PB 10-34

PB 10-34

RAYMOND L MCKINNEY
2604 PETERS ST
PALATKA FL 32177

ABC LIQUORS INC
PO BOX 593688
ORLANDO FL 32859

DEANS STILL INC
2413 REID ST
PALATKA FL 32177

PB 10-34

JERRY WOODROW BISHOP
104 MIRROR LAKE DR
INTERLACHEN FL 32148



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:

10/16/2010

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 18th day of October, 2010 by Vicki Rafuse, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

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

Notary Seal
Seal of Office:

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

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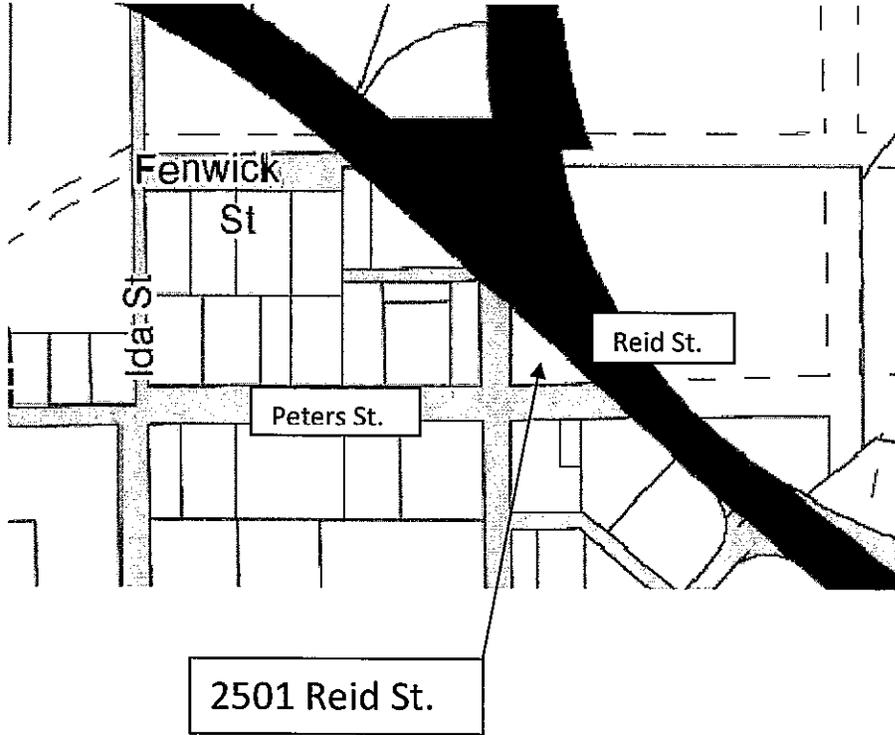
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Legal No: 05507969
10/16/2010





2009 Tax Information for Parcel: 01-10-26-0670-0140-0040

Property Appraiser Information

Franks Roy L + Dana M H/W
 108 Bent Oak Ln
 Salt Springs Fl 32134-2134 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses
 2501 Reid St, Palatka ([MapQuest map](#))

Parcel values...

Just Value of Land: \$85680	Acreage: 0.27
Improvement Value: \$124225	Usage: Stores, One Story
Market Value: \$209905	Control #: 2242
Just Classified Use: \$0	Exemptions: (none)
Classified Use Value: \$0	Classified: (none)
Market Adjusted: \$209905	Location: City of Palatka

Parcel Authority Value Breakdown

Authority	Assessed/Limited	Minus (-) Exemptions	Taxable Value
County Only:	\$209905		\$0 \$209905
School Only:	\$209905		\$0 \$209905
All Others:	\$209905		\$0 \$209905

Property Legal Description
 BOARDMANS ADD DB Q P490 LOTS 4 5 (EX HWAY 3 + 100 BK162 P58 BK224 P496 BK225 P441 OR225 P32) PT OF SR BK225 P508 BLK 14

Taxing Authority and March Gross Tax ?

Auth#	Authority name	Amount
1	Putnam County General Fund	1800.25
2	School Board	1639.99
3	City of Palatka	1815.68
11	St. Johns River Water Management	87.28
Total Gross Taxes: (discounts or penalties not included)		\$5343.20

Tax Payments for 2009 ?

Receipt #	Date Posted	Paid For Month	Amount Paid
00053656	12/30/2009	December	5182.90
Total Amount Paid:			\$5182.90

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