



CITY OF PALATKA PLANNING BOARD AGENDA

June 7, 2011

1. Call to Order.
2. Roll Call.
3. Approval of Minutes of the February 1st, April 5th and April 11, 2011 meetings.
4. Appeal procedures and Ex Parte Communication
5. **OLD BUSINESS** – none.
6. **NEW BUSINESS**

Case 11-09 **Address:** 310 S. Palm Av.
 Parcel #: (11-10-26-0000-1040-0000)
 Owner: Nancy M. Raby Living Trust

Request to Rezone from R-1A (Residential Single-family) to C1-A (Neighborhood Commercial)

Case 11-11 **Address:** 300 Stillwell Ave.
 Parcel #: (02-10-26-7720-0280-0090)
 Owner: Lucile Maxwell Et Al
Agent: Loretha W Johnson

Request to Annex, amend the Future Land Use Map from County RL (Residential Low-density) to RL (Low Density Residential) and Rezone from County R-1A (Residential Single-family) to R-1A (Residential Single-family)

Case 11-12 **Address:** 1024 S Highway 19
 Parcel #: (10-10-26-0000-0210-0000)
 Owner: Walmart Stores Inc.
 Agent: TNT Fireworks (Wesley Reid)

Request for a Conditional Use for a temporary sale of seasonal goods (fireworks) in a C-2 zoning district.

Case 11-14 **Address:** 118-1 N. 19th Street
 Parcel #: (37-10-26-6850-3560-0000)
 Owner: SISL Inc.
 Agent: Craig Z Sherar

Request for a Conditional Use for an alcohol serving establishment within 300 ft. of a licensed establishment selling alcohol

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Case 11-15 Address: Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described below:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elementary School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19 th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18 th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elementary School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elementary School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elementary School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
City Lift Station	1216 Cleveland Ave.	Single-family	City facility	RL	PBG <u>OPF</u>	No change	
Edgar Johnson Senior Center	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
Water Treatment Plant	320 Moody Rd.	water plants, ponds, etc.	Water plant	OPF	PBG	M-1	PBG-2
Sheriff's Office & Jail	130 Orié Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State College	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

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Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Resid. Area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Resid. Area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Case 11-18 Address: 3829 Reid St.

Parcel #: 02-10-26-0000-0390-0010

Owner: Terry L & Lisa M Geck

Request to Annex, amend the Future Land Use Map from County CR (Commercial) to COM (Commercial) and Rezone from County C-2 (General Commercial) to M-1 (Industrial)

Case 11-19 Address: 890 N. State Rd. 19

Parcel #: 02-10-26-0000-0040-0000

Owner: Abundant Life Ministries of PC Inc.

Request to Annex, amend the Future Land Use Map from County PF (Public Bldgs. Grounds, Facilities) to PB (Public Buildings and Grounds) and Rezone from County C-2 (General Commercial) and County AG to C-1 (General Commercial)

Case 11-20 Address: East side of Moody Rd.

Parcel #: 02-10-26-0000-0420-0010

Owner: City of Palatka

Request to Annex, amend the Future Land Use Map from County US (Urban Service) to IN (Industrial) and Rezone from County IL (Industrial) to M-1 (Industrial)

Case 11-21 Address: 701 N. Moody Rd.

Parcel #: Multiple

Owner: Palatka Land Development Co.

Request to Annex, amend the Future Land Use Map from County US (Urban Service) to IN (Industrial) and Rezone from County IL (Industrial) to M-1 (Industrial)

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Case 11-22 **Address:** Hudson Street properties (portion)
 Parcel #: Multiple
 Owner: S & S Properties of South Florida; The Manicore Industries Inc. and Manicore Industries Inc. Et Al

Request to Annex, amend the Future Land Use Map from County US (Urban Service) to RH (Residential High-density) and Rezone from County R-1A and R-3 (Single-family and Multi-family Residential) to R-3 (Multi-family Residential)

Case 11-23 **Address:** 908 N. State Rd. 19
 Parcel #: 02-10-26-0000-0190-0010
 Owner: Palatka Baptist Temple Inc.

Request to Annex, amend the Future Land Use Map from County PF (Public Buildings, Grounds, and Facilities) and County AG to PBG (Public Buildings and Grounds) and Rezone from County C-2 (General Commercial) and County AG to C-1 (General Commercial)

Case 11-17 **Address:** 102 Phillips Dairy Rd.
 Parcel #: 02-10-26-0000-0220-0000
 Owner: Schwing Kenneth W & Diane M

Request to Annex, amend the Future Land Use Map from County CR (Commercial) to COM (Commercial) and Rezone from County C-2 (General Commercial) to C-1 (General Commercial)

Case 11-24 To consider the following administrative text amendments to the Future Land Use Element and the Public Facilities Element of the Comprehensive Plan and to provide recommendations to the City Commission for the following:

1. To revise Policy D.1.9.3 to allow for residential uses in the Commercial land use category, limited to Downtown zoning districts, subject to density, design and locational limitations.
2. To revise Policy D.1.4.3 to change the timeframe of required hookup to City water system for properties within 250 feet of City water a line from 90 days to one year.

Case 11-25 To consider the following administrative text amendments to the City of Palatka Municipal Code and to provide recommendations to the City Commission:

1. amend Section 94-114(d)(1) of the Palatka Municipal Code to allow for the limited encroachment of nonconforming structures into setbacks through the Conditional Use process, with specific approval criteria including consideration of adverse impacts to surrounding properties.
2. amend Section Sec. 94, Division 2, Schedule of Districts of the Palatka Municipal Code to allow for additional sign types in non-residential zoning districts.
3. amend Section 94-67 of the Palatka Municipal Code to clarify applicability of variances, and provide specific variance criteria.
4. amend Appendix A of the Palatka Municipal Code Fee Schedule pertaining to Sewer Impact Fees (Section 54-157).

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.