

Planning Board meeting
Minutes and proceedings
April 5, 2011

Meeting called to order by Board member Kenneth Venables at 4:00 pm. **Other members present:** Sue Roskosh, Earl Wallace, Anthony Harwell, Zachary Landis and Ken Venables and Joseph Petrucci. **Members absent:** Carl Stewart, Ezekiel Johnson and Joe Pickens. **Also present:** Vice-Mayor Mary Lawson Brown, Commissioners James Norwood and Allegra Kitchens, Planning Director Thad Crowe, Building and Zoning Director Debbie Banks, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

Mr. Venables stated that this meeting will encompass a joint workshop session with the City Commission to review the Evaluation and Appraisal Report of the City's Comprehensive Plan which will include a presentation from the North East Florida Regional Council.

New Planning Director Thad Crowe was introduced by Debbie Banks.

NEW BUSINESS

Evaluation and Appraisal Report (EAR) of the City of Palatka Comprehensive Plan for consideration of recommendation to the City Commission to transmit to the Department of Community Affairs (DCA)

(Public Hearing)

Planning Director Crowe introduced consultants of the Northeast Florida Regional Council (NFRC), Eric Anderson and Ameera Sayeed. He said the Comprehensive Plan is a rolling document that has to be updated every 7 years. He stated that the presentation will show specific recommendations within the EAR for changes to the Comprehensive Plan and issues that have been raised. He stated that the EAR follows a specific format set by the Department of Community Affairs. He passed out copies of the slides to be presented in the power point presentation and ended by saying that the workshop is meant to be informal and that they will take questions and input from the public.

Mr. Anderson reiterated that this EAR is essentially an audit of the Comprehensive Plan to determine if the community needs are being met and also how the City proceeds in the future with what the community wants. This report was developed through NFRC and the City Planning Staff. He reiterated that the recommendations that are in this report are not set in stone but are purely recommendations to be considered as the City updates its Comprehensive Plan over the next 18 months. He explained that the general format of the EAR was made up of the following sections:

- Section A: Introduction
- Section B: Community wide Assessment
- Section C: Evaluation of Local
- Section D: Special Topics
- Section E: Recommended Plan Amendments

Mr. Anderson explained that the assessment of the elements (in Section B) was broken into two components, one being an evaluation of the current Goal, Objective or Policy (GOP) as it is in the Comprehensive Plan and the second being a recommendation or anticipated revision of the GOPs. He said that they would focus on Section B (7), Assessment of the Comprehensive Plan Elements and Section C, Evaluation of Local Major Issues, adding that these sections provide the basis to update the Comprehensive Plan GOPs.

The following were specific recommendations to current GOPs.

Policy B-18 -- B-19, Policy A.1.3.2, replaces language describing specific LDR-level utters with more general language.

Page B-21, Policy A-1.4.3, adds “erection of silt fences” for erosion control measures. This adds an extra measure to erosion control.

Page B-22, Policy A.1.4.9, adds new policy requiring property owners to maintain required drainage facilities to approved standard of construction.

Page B-23, Policy A.1.5.10, adds a “Historic Preservation Element” to provide for the recognition and protection of historic resources through the Historic Preservation Element and implement standards of the Land Development Code.

Page B-37, add a Policy A.9.9.3.B.2, references the Planned Industrial Development (PID) zoning district: PID’s shall be applied in instances where the application of the proposed plan of development cannot be accommodated by the conventional standards of the land Development Regulations. PIDs shall encourage the efficient use of land, reduce impacts to environmentally sensitive lands, and provide for a unified plan of development. PIDs may be developed at an intensity of not more than sixty percent (60%) of the land area, and a maximum impervious surface area of eighty percent (80%). Setbacks, buffering and other performance/development maximum/minimum standards are identified within the Land Development regulations.

Page B-43, Police B.1.1.1, B.1.1.1.(a), and other policies make reference to the required mobility plan. **The first sentence under recommendations will be deleted** as the City is NOT required to adopt a Mobility Plan at this item. The city can choose between retaining Transportation Concurrency and adopting a Mobility Plan, and will make this decision prior to the addition of the EAR-based amendments. This occurs in various places in the Elements Assessment. Through discussion with DCA they’ve agreed to the City making a study to determine whether or not to incorporate one or the other of these.

Page B-45, Policy B.1.1.5, adds the Transportation System Management (TSM) option of vehicular and pedestrian bicycle connections between existing and proposed developments.

Page B-78, Policy D.2.1.1, restores language proposed for deletion that provides an exemption to required sewer hook-up for existing single-family homes when a lift station is required due to topography.

Mr. Crowe stated that the deleted language provides a hardship provision for when sewer service for a single family home is not achievable except with a lift station due to topography. Commissioners Kitchens and Brown noted customers can’t get sewer unless they are inside the city limits. Some people already have this, but they aren’t doing any more at this time. Ms. Banks said that there are some places within the City where a sewer line runs in front of a property, and currently this policy prescribes that the City can’t make you hook into it unless you can do so by a gravity line. The City can’t force you to

put in a lift station. Mr. Boynton said the City doesn't want septic systems throughout the City as they move forward, that would not be progressive. The City should do whatever they need to do to hook people up, even if they have to spread the cost out over a few years. Mr. Holmes said what they have makes reference to existing sewer lines, that there's no criteria that triggers this if a sewer line runs adjacent to a property. Mr. Boynton confirmed that they don't want septic tanks in the City. Per the question, Mr. Boynton said there are few places where septic tanks are grandfathered in, but they don't want to accept septic tanks coming into the City. Mr. Crowe said that revising this policy as originally proposed would mean that properties that are grandfathered in won't be forced, but anything newly coming in or built will need to hook into the sewer system. Mr. Holmes said building permits, which refer to future construction, contemplates the addition of septic tanks in the future, so they should put a period after "phased out of service" and delete the rest of the passage. Mr. Holmes said as to D.2.1.2, the City isn't contemplating installing any new septic tanks. Consensus was to **Revise D.2.1.1** to read "The City shall maintain Land Development Regulations which ensure that remaining septic tanks are phased out of service and that no new septic tanks shall be installed within the city limits" **and to delete Policy D.2.1.2.**

Page B85 – B87, Policy E.1.2.8, consolidates wetland/river/lake upland buffer polices from FLUE and conservation elements into one policy that also allows certain limited activities within the buffer.

Page B-109, Policy G.1.6.5, adds a new policy, as required by the water management district that commits the city to adopting a water supply plan "if required by the District."

Mr. Holmes asked if they (the District) have the power to mandate that. Mr. Crowe said if the City doesn't add it, the District will object. The City will have to put the policy in one way or the other. Allegra Kitchens said they need to change "will" to "may". Mr. Anderson said this language is recommended by the Water Management District. Mr. Holmes said the first half of the paragraph is required. The 2nd half says "if required." He added that "if required should" should be more specific.

Consultants to change to: "if required by statute" per consensus, as per Mr. Crowe's recommendation. It was noted that there is no funding for this.

Mr. Crowe said one of the things Commissioner Leary wanted to pass along, as he could not be present, was to avoid unfunded mandates.

Commissioner Brown said they need to add requirements for buffers, that in the past, they've annexed people in who've promised buffers, but didn't do it after they came in. They need to require this. Mr. Crowe said if they came in under an enforceable development agreement, it can be enforced. Mr. Crowe said they have added something about retention ponds to require people to keep them up to the standard under which they were approved. They can look at adding something similar to this.

Section C – Local Major Issues

Issue 1: Historic Preservation

Mr. Anderson explained that the recommendation is to add a historic element, as this will provide a potential for grant funding and allows us to put policies for historic preservation into the comp plan and

to apply for a Certified Local Government (CLG) designation, which promotes historic preservation through the grass roots level. Commissioner Norwood said he understands the recommendations, but wants to be sure that whatever policy they put in place doesn't make it more intrusive. The following recommendations were suggested in this EAR draft:

- Adopt Historic Preservation Element
- Apply for Certified Local government (CLG) designation
- Add policy calling for a historic survey of older areas in the City, as it has been many years since a survey was done and other properties or areas may now qualify.
- Adopt policies to enable historic tax exemptions.
- Adjust current CRA boundaries to match historic district boundaries.
- Consider infrastructure improvements in historic districts.
- Consider programs that leverage private investment with City of Tax Increment Fund or other funds.
- Preserve, renovate and market the city's historic resources.
- Continue to seek public and private funding sources.
- Coordinate with Putnam County Historical Society, the Chamber of Commerce and others, to update historic documentation, including a walking tour.

Commissioner Brown said they need to do more than just walking tours. They need to do something to promote bringing people into the City to spend money. They need historical kiosks that tell people what stood in a certain area at one time.

- Consider historic designation and design standards for downtown. Examples are uses of canopies.

Mr. Holmes said that he wanted to be sure everyone is on board with the recommended policy changes and that when the City adopts specific policy additions or changes the City will have to live with them, and said that when it comes to conceptual things like suggestions and recommendations, they aren't so much that way. He referred to Page C.2 - Policy A.1.5.2., stating that there is a recommended change to an existing policy, that when there is a recommendation of an addition of a policy or a change to an existing policy that gets approved - there are concepts that would be binding on us. Mr. Crowe advised that the addition of the word "property" is being added because there may be some properties that have not been inventoried that include something other than a structures, such as a historic landscape or an archeological site. Mr. Boynton said if this gets approved, these policies get amended. Mr. Anderson said these are purely recommendations; when you want to consider these really, is when you do your EAR based amendments. Commissioner Brown said when they first laid out the historic districts there were some who wanted this, and others who fought this because they did not want this intrusion into their property rights. Everyone who has an old house didn't necessarily buy it to have a historic home, some inherited it. Commissioner Kitchens added that a perfect example (of an historic property) would be the Ravine State Gardens, as it is a landscaped garden on the National Register.

Discussion ensued regarding some sort of notice being put in the public record, so that if a person does a title search on a property in a historic district, they would have some form of notice to make people

aware that people are buying property in the historic district prior to closing on a property, such as having that information put in the legal description.

Issue 2 – Economic Development

Downtown Revitalization

To add elements specific to downtown revitalizations such as:

- Continue to institute downtown design improvements
- Continue façade and building improvement grant program

Mr. Petrucci referred to page C.9, where it talks about the buildings in downtown Palatka constructed prior to the current building code adoption and renovation may be cost prohibitive. He said that he is concerned about the talk about doing all these improvements to the streets and such, without doing renovations to buildings. He added that there are 34 storefronts between first and 9th street that are vacant. They need to fill those stores before they do street lighting, as he believes street lights are luxuries and that those spaces need to be filled. Mr. Anderson agreed, and stated that these items do go hand in hand with the renovation of properties. Commissioner Norwood stated that he wants to be sure they aren't compromising the safety of individuals based upon preserving these buildings. Mr. Crowe said the existing building code does allow flexibility in certain instances, but doesn't allow flexibility in terms of life and safety. Mr. Petrucci said it sounds as though we're not focusing on getting buildings occupied, that he sees no focus on bringing people already in the community back into downtown. Mr. Crowe said that is a good point and one of the things they are trying to do with the big picture on this is the idea that the more reason people have to come to downtown, the more people will come, and the better businesses will do; this is what will happen with bringing the Florida School of the Arts and the St. Johns Community College to the downtown. When you create a more hospitable, fun environment and atmosphere it will bring in businesses to support it. They can provide incentives with facade and BIG grants. This is a package deal and we have to use a number of strategies to be successful. Commissioner Kitchen said she had the same reaction, because it seemed to discourage people from preserving old buildings, but other sections do encourage this. Mr. Crowe said they don't mean this in a boiler plate negative kind of way, but to demonstrate the need to provide some incentives (for historic renovations). Commissioner Brown said they don't want to run people off from downtown; if she were told to put certain things in place that she couldn't afford to do, she would have to leave it and walk away. Mr. Petrucci said these improvements cost a lot of money. They need to make money available through grants, so people will want to put businesses in them. Once you fill storefronts, you have taxes coming in, and then you can take that money and do other things. Commissioner Brown and Commissioner Kitchens said they are doing that through BIG grants. Mr. Petrucci said they need to concentrate on filling buildings before they start putting in benches and landscaping. Mr. Crowe said if you want to put all your resources into private investment, and then follow up with public investment, that's something the City will have to decide. Mr. Venables commented the Historic Tax Abatements would soften the blow of refurbishing and retrofitting. Commissioner Kitchens said the City exists on ad valorem tax and that if they abate taxes, they can't pay for services. Mr. Crowe said some communities that have done this have put in a sunset provision of 5 to 10 years wherein no existing revenue is lost, and during this abated period - you limit the tax revenues realized from renovations, ie...if you put \$100,000 into restoring the building, you would not be taxed on that increased value, but will continue to be taxed on what was there before. Ms. Sayeed suggested that they **strike the third paragraph of**

Page C-9 that begins with “many of the buildings.” Consensus was to strike it. Commissioner Kitchens said the last paragraph contains an error; they revised the CRA plan in 2008, not created it. Mr. Anderson said he’ll correct that. **Page C-9 last paragraph will be revised from “created” to “revised” the CRA plan in 2008.**

Downtown Marketing

- Partner with private entities to leverage public resources
- Encourage and consider providing incentives for establishment of live work artist district
- Continue using grant and other funding to transform the Price Martin Center into a mid-size performing Arts Center

Arts/Cultural Strategies – recommendations

- Nurture cultural and arts programs
- Support mural program
- Support art events that attract visitors
- Inventory art facilities and programs

Commissioner Norwood asked when it talks about completing a cultural assessment, who will do that assessment, as he doesn’t want to get into unfunded mandates. Mr. Boynton said most of these recommendations will incur a cost. Commissioner Kitchens stated that in 1981 the University of Florida did an assessment of all of our historic buildings basically through their Architectural program, so conceivably maybe we could get some of the Arts department at the University of Florida to do a “cultural needs” assessment.

- Assess cultural needs of the community
- Continue allowing established 501(c)3 non-profit art organizations to lease unoccupied city buildings for a nominal fee
- Interface with State and Regional tourism agencies to develop a clearer identity for the City.

Tree City Strategies

Mr. Anderson stated that as Palatka has been a tree city for approximately 20 years and that this section capitalizes on the program that the City already has in place.

- Develop inventory of street trees
- Develop street tree planting program; for those trees that are dying or diseased or those new trees that you would like to see
- Identify additional funding for tree planting; this can be done through several Keep America Beautiful or several other organizations that currently contribute funds for this

Industrial Park

- Work with the Economic Development Counsel and Chamber in marketing the industrial park

Planning Board meeting
Minutes and proceedings
April 5, 2011

- Investigate availability of shovel ready sites

Airport

- Continue to pursue State and Federal grants of airport improvements and new business attraction and retention
- Improve appearance of the airport through the use of strategic landscaping

Infrastructure improvements

- Pursue reuse improvements

Mr. Anderson stated that the city already has a fairly robust reuse system, continue with what you are doing, especially this may apply if the City ever has to do a water supply plan, this will be an integral part of that, identify other sources of water and more efficient uses of water, this will be a big thing that would be implemented

Downtown SJRSC Prescience

- Work with St. Johns River State College and the Florida School for the Arts to establish a downtown branch of continuing education facility
- Work with St. Johns River State College and appropriate agencies to establish a downtown business incubator

Public Private Partnerships

- coordinate with public, quasi-public and non –profit groups on economic development issues
- Pursue state, federal and other grant and loan opportunities, possibly utilizing a city-funded grants staffer

Commissioner Brown suggested that they add foundations to the suggestions. Mr. Anderson said that he would **add foundations**.

- Create a committee of those who deliver cultural programs to greater Palatka

Mr. Petrucci asked what about people in the community that aren't into the arts. He doesn't see recommendations for anything that isn't arts-related. Mr. Anderson said this is just a very general, large, encompassing statement. Ms. Kitchens said Putnam County has a large amount of artists and talented people. Mr. Anderson said there is a large amount of data that shows the correlation with the arts and economic incentives, that arts education promotes economic development and that there is a substantial amount of revenue that can be derived from having arts in your community and its associated functions. Mr. Crowe said many places have been successful in revitalizing their downtown through having a niche type orientation like antique stores, art shops and galleries and as we seem to have a lot

of artists around here, it makes sense to capitalize on it. Commissioner Brown said dances are a form of art. When they start thinking about arts, they need to look at churches.

Rails and Water Transportation

- Work with regional commuter rail systems to “sync” operations with Amtrak service
- Work with Amtrak in converting train station to “manned” status
- Support water taxis for eco-tourism and potential transit purposes

Eco-tourism

- Support and promote fishing tournaments
- Plan for bicycle routes or trains to link terminus of Lake Butler-Palatka Rail Trail to downtown
- Support public and/or private water taxis that connect the riverfront park with Murphy Island for hikers and/or campers
- Recommend to Florida Division of Parks and Recreations prohibition of automobile travel in Ravine Gardens State Park during peak pedestrian/bicycle periods

Commissioner Brown said the fishing guide service is a viable business. Mr. Landis asked if the water taxi service is a given. Commissioner Brown said the grant money has been secured and they have one more contract in the pipeline.

Economic Development

- Consider city economic development staff position
- Institute brown field or enterprise zone tax exemptions for property improvements

Mr. Venables said he was told by a woman who runs a bakery in Citra, who is from Salt Springs that she does all her shopping in Palatka as everything she needs is on Hwy 19. He said that we have an influence zone in a larger area than just Putnam County and he’s not sure we are marketing out that far, and we should market from Salt Spring, Fort McCoy, Citra, Hawthorne, Keystone Heights, Green Cove Springs, Pierson and even across the river - that is our influence zone. Commissioner Kitchens said Downtown Palatka received marketing money sometime back to market those outside areas and put up billboards along I-95, do advertising on television, as well as, publications, and even promote a website; she was not sure where they are with that. Commissioner Brown said they need to do a more strenuous marketing strategy. They have many boating opportunities on the River now with the blue ways. They need to find a way to promote water sport opportunities. Mr. Anderson said they can prioritize those types of projects.

Issue 3: Transportation LOS.

- Study/choose mobility plan or retaining transportation concurrency. Mr. Crowe said this is a more comprehensive way of looking at transportation. The legislature is looking at not mandating transportation concurrency, but it will have to be replaced with something. Ms.

Sayeed said what everyone needs to keep in mind is even if the mobility plan requirements go away, the City will still need to look at transportation concurrency or a mobility plan or a hybrid of some type. It's not necessarily a negative or positive, but the City should consider a hybrid in order to ensure land use changes will be allowed.

- Encourage alternative modes of travel through multi modal corridors
- Propose multi-modal transportation strategies
- Establish "complete streets" to include bicycle and pedestrian paths.
- Encourage new bus stops and transit routes
- Coordinate with County in developing a list of priority projects for bus stops and transit routes
- Ensure that future financial commitments to transit will increase ridership levels and reduce traffic congestion

Issue 4: Trails and Parks

- Create a long range parks and trails plan, utilizing work of county Green Print trails master plan

Mr. Anderson stated that this can be a piggyback off Putnam County as they have already done a lot of this work, they have already done a blueprint, a trails master plan, a plan for blue ways and rails and trails. So what happens if you create this long rang plan, just by having it in your Comprehensive Plan will allow the City to go after additional funding sources and certain grant applications and give the City an immediate 20 points out of 100 points rating. Commission Norwood questioned who determines where the trails actually will go through the city of Palatka. Mr. Boynton said there have been workshops that were put together initially, other than the trail that FDOT is planning, we really haven't contemplated trails through the City, but it would be good to plan long term to look into a loop system going into the Ravines that will encompass the entire City and ties into the trail the FDOT is putting in. Commissioner Brown said that the City put a plan together at one time. Mr. Boynton said the City doesn't have a decent plan that is recent that shows what's going on and it hasn't been updated like the County has updated theirs.

- Plan for parks and trails in Coastal High Hazard Areas (CHHA)

Mr. Anderson said a new study came out in Dec. 2010 that defines the CHHA as an area with a potential to flood in a Category 1 storm. The State has said development can take place in the CHHA with mitigation, but there are no specific guidelines as to what mitigation is acceptable. He said the Plan is to seek to limit development in those areas. They can look at trails and parks in this area. Per discussion, the City doesn't own these areas.

- Identify and establish linkages to other regional trail systems and park facilities

Mr. Anderson said the Putnam County master trail plan does this and the City can piggyback off that.

- Evaluate opportunities for trail development through the National Rails-to-Trails Conservancy Program

Issue 5: Annexation and Municipal Boundary

- Diminish and eventually eliminate enclaves

Commissioner Norwood said that they've been talking about enclaves for many years, but there is no plan. The City's tax base is shrinking. If they are going back to urban services boundaries, they have to provide incentives to annex if they want to grow. This will have to do with water and sewer. They can only grow west, north or south. They have to put measures in place for water & sewer incentive and may need to revisit policies, and how far they want to annex and what the city will look like 20 years from now. Mr. Crowe said they frame this within the next few slides. Commissioner Kitchens said they cannot annex in to the City unless it's adjacent and Palatka has grown by 736 acres in area, according to this map.

- Develop criteria for annexation requests addressing:
 - Impacts on tax revenue
 - Impacts on city services
 - Alleviation of negative environmental impacts
 - More efficient provisions of services
 - Elimination of enclaves
- Develop or promote annexation incentives such as:
 - Tax breaks
 - Traffic/road/sidewalk/parks improvements
 - Provisions or reimbursement of drainage improvements
 - Improved urban services and quality of life
 - City sewer
 - Professional fire/rescue and lower fire insurance rates

Mr. Crowe said that is just a start, if we get direction the next step will be for us to go out and see how other communities are enticing annexation. Commissioner Kitchens said that dedicated Fire protection and lower fire insurance is a big selling point for a lot of people, but people do not want to pay the city taxes. Mr. Holmes said water & sewer are going to be your biggest carrot, water is huge and with the costs of septic tanks and the regulations that are in place they will be huge deal too.

- Enforce voluntary annexation agreements once a property owner's land becomes contiguous to the City to include time limits to apply for annexation
- Work with County to define long-term geographical extent of city-provided urban services
- Assess funding sources for urban services
- Promote the use of a Joint Planning Area with Putnam County
- Three possible EAR approaches to annexation and provision of urban services
 1. Continue "piecemeal" voluntary annexation
 2. Work with County to develop urban service and planning district in unincorporated area under City's sphere of influence
 3. Pursue annexation referendum for "Greater Palatka"

Mr. Crowe said just for the sake of discussion, he wanted the group to think about if Palatka were to grow to “build-out” scenario. Ideally, maybe it would be through natural barriers with the river to the East, in the North, West and South there is a series of wetlands. He said that they’ve tried to piece together the natural boundaries of the City - in the long run this is a plus because it helps to determine a City’s identity with clear boundaries, as opposed to an urban sprawl kind of situation. He said obviously this is very conceptual, and what would have to be studied is, how do you get to this, this is a long range vision, do want to approach this “piecemeal” voluntary annexation process, or work with the County to identify what land uses take place in this area, what agreements can we come up with, with the County to control development in this area and how water & sewer would be provided in this area in the long term. Or, do we just look at how they want to bring this property in and how to “sell” what the City has to offer, you may want to look at an overall referendum for annexation, or do none of the above. He ended by saying this is really a policy decision and the time is right to kind of think through it and come up with some ideas of what Palatka wants to do. Mr. Anderson said that this completes everything they had to say and what they are looking is the Planning Board to recommend transmittal of this EAR with the changes that have taken place in this workshop to the Commission. Mr. Crowe said, we should back up, we do need some direction in the EAR regarding annexation and growth policies.

Discussion ensued regarding the recommendations for issue #5 for annexation and municipal boundary.

Mr. Venables said annexation policies should be developed by the Commission, which is the policy making body. Discussion ensued. Mr. Crowe explained that they are not proposing the procedure for annexation be changed at this time, that this is a long-range vision. He asked if they want to keep on with voluntary annexation, hammer out a working arrangement with the County on municipal boundaries, or pursue an annexation referendum for “Greater Palatka.” This is a way to frame long-term growth. The city has been on “auto pilot” for a long time. This is a way to make a decision to grow. Consensus was that if they try to force people to come into the City, they will encounter hard resistance. Mr. Crowe said all plans should be marketed to the public. Mr. Wallace suggested that they continue as they’ve been doing, that the infill will correct itself as the need for city utilities increases. Commissioner Kitchens said she didn’t believe in forcing citizens to come in, people come in as they need water & sewer and they do it voluntarily. Commissioner Norwood said what they are currently doing is providing a service. The City can provide the same level of service to a broader sector of the Community. He likes option #2 – Work with the County to develop urban service and planning district in the unincorporated areas that are under City’s sphere of influence. This will give the City opportunity to create revenue to run the City and keep employees. They need to look at alternative ways of generating revenue. They can’t continue to piecemeal. Commissioner Kitchens said they can’t garner as much in taxes with all the forced cuts coming from Tallahassee. These new individuals will want more services than the City can provide. Commission Brown said in some areas people on one side of the Street are getting city services, but people who may not be in the City on the other side of the Street are getting the same services. They need to tell people about the insurance breaks people will get by annexing into the City and before the Commission decides which way they want to go, they need to outline incentives. Mr. Holmes asked if they can give a tax break to people who annex for a period of time to get them to come into the City. Mr. Crowe said other cities do this; they write up development agreements with developers who are developing properties, there is nothing to prevent the City from doing this across the board. Mr. Wallace said they can try to sell people in the enclaves on the benefits of coming into the City but not a referendum. Commissioner Kitchens said that residential property doesn’t pay for itself and if they can’t tax them, there is no benefit to the City. Growth on its own is not

always good. They don't need more people, they need more money. More people does not always equate to more money. She doesn't want to force someone to annex against their will. Mr. Crowe said from a planning perspective they want efficient delivery of services. Mr. Boynton said they won't know what the recommendation is until they go through a series of workshops and disseminate the information. That's what the recommendation is today. No one here wants to commit to piecemeal, or referendum, or anything in between. They can start moving forward with workshops over the next year, once they adopt this EAR. Nothing's ever been put together on this. Much of this data is there and incentives are there, but to say what they are going to chose tonight is going too far. Mr. Crowe said that this is just a way of framing the information; are the strategies they can use.

Discussion followed concerning voting tonight to move this forward to the City Commission with changed adopted by consensus. Mr. Wallace said they do not want to recommend forced annexation.

(Regular Meeting)

Motion was made by Earl Wallace to pass along the draft EAR to the Commission with changes and concerns as discussed and noted. Anthony Howell seconded the motion. DISCUSSION: Mr. Holmes said they need a motion to recommend the transmittal of the draft document to the Commission. Ms. Sayeed said the local Planning Agency transmittal is a statutory requirement and has to recommend to the City Commission to transmit this to DCA. Mr. Holmes said it will go to the City Commission regardless, and that they can recommend to transmit it as is, with changes, or not to transmit it. Mr. Wallace said they've been given a lot of information and that they need more time to make a recommendation to transmit what is being proposed. Commission Kitchens asked if they can ask for an extension past May 1. Ms. Sayeed said with the current legislative priorities, she can't make that recommendation. Discussion ensued regarding continuing the Planning Board meeting to Monday, April 11, 2011. After discussion, all prior motions were and seconds were withdrawn by their respective makers.

Motion made by Earl Wallace to continue the Planning Board meeting to Monday, April 11, 2011 at 4 pm. Zach Landis seconded the motion. All members present voted in favor, motion carried.

Public Comment:

Mr. Boynton reiterated to the group that there are three major sections, the first section, Community-wide assessments are the policies, the next sections are the recommendations to consider it in the future; they are not concrete, hard and fast issues - they can add or subtract from them. That's not a big deal. Part 1 is statutory changes and other inconsistencies. That needs to be done. The major issues sections are five areas of concern that were determine through past workshop and that's where they came up with issues. None of this is concrete; they are just proposing that we look at them in the future. These are just recommendations for consideration; it's a "kitchen sink" type recommendation. They don't want to miss the deadline at any cost. Next there could be a very important comp plan change that needs to be submitted ASAP. Right now, CDP can't do their project. They need to get this submitted by May 1. Then they need to get the comp plan changed. They don't want to further complicate the issue, but there are things out there that will be coming in May to the Planning Board. The CDP plan is not outside the zoning ordinance; the zoning changes made to the zoning ordinance weren't carried over to the Comp Plan.

Planning Board meeting
Minutes and proceedings
April 5, 2011

Normand Jutras, 412 Mulholland Park, Palatka, said as to historic preservation, to adopt policies to enable historic tax exemptions, he believed it should also fall into economic development category for repairs and new improvements, especially infill lots, that already have infrastructure. Property owners should receive tax abatement for accelerated additions over a 10 year period on any improvements made. In 10 years you triple or quadruple taxes on a vacant lot. It shouldn't apply to just historic buildings. He also commented that the city should consider adjusting the CRA districts to match historic districts. He has a piece of property in the historic district that is not in the CRA district and he doesn't want it in the CRA district – he would like to see the Historic Districts adjusted to match the TIFF HIP district. The historic preservation state department says the local community can set boundaries and they can shrink boundaries they've already set.

No further discussion, motion passed unopposed.

With no further business, meeting adjourned at 6:20 pm.