



CITY COMMISSION ITEM
PALATKA PLANNING BOARD
Minutes of Regular Meeting
June 7, 2011

Meeting called to order by Board member and Acting Chairman Kenneth Venables at 4:30 pm.

Other members present: Sue Roskosh, Earl Wallace, Joseph Petrucci and Joe Pickens.

Members absent: Anthony Harwell, Zachary Landis, Carl Stewart and Ezekiel Johnson.

Also present: Planning Director Thad Crowe, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

Acting Chairman Venables offered the sympathy and condolences of the Board to Mr. Stewart in the loss of his wife.

Motion made by Sue Roskosh and seconded by Joe Pickens to approve the minutes of the February 1st April 5th and April 11, 2011 meetings. All present voted affirmative, motion carried.

Ms. Sprouse read "To Appeal Any Decision." Acting Chairman Venables requested that disclosure of any ex parte communication be made prior to each case.

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 C-1 (General Commercial)

Ms. Raby was present.

Mr. Crowe advised that this proposed rezoning has a companion Future Land Use amendment. He explained that the existing building sits on split zoning, that the back half of the building is in residential zoning, the front half is in commercial zoning, and the rear part of the property is undeveloped with multi-family residential zoning. He further explained that the owner would like to rezone the middle part of the parcel and the rear of the building (zoned single-family residential) to commercial. He said that the proposed zoning is the same as the current adjacent zoning and that this application meets the rezoning criteria. He recommended approval for this request.

Motion made by Joe Pickens and seconded by Joseph Petrucci to accept staff recommendations to approve the request. Motion passed 5-0.

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 (Residential Low Density) and rezone from County R-1A (Residential 1-A, Single-Family) to R-1A (Single-Family Residential).

Mr. Crowe explained that there are single-family and multi-family designations in the City and County areas surrounding this parcel, and that this area is part of a County enclave that we are nibbling away little by little. He said that it does meet the annexation, Future Land Use Map amendment, and rezoning criteria and recommended approval. Mr.

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Petrucci asked why the applicant was pursuing this application. Mr. Crowe advised that the applicant wanted to connect to city utilities.

Motion made by Joseph Petrucci and seconded by Sue Roskosh to approve the request. Motion carried 5-0.

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

Mr. Crowe advised that this has been done traditionally every year for the past several years and the sale time period will be from June 24 through July 5th. He added that there is sufficient parking, that the sale area will be contained within a parking row and that no designated ingress or egress areas will be blocked. He advised the Board of a notice glitch with this item, that it was discovered a little too late that the 30 day mail notice to surrounding property owners requirement was not met, that the notices were sent out just 20 days in advance.

Mr. Holmes stated that certified notices to surrounding properties was not sent in the specified time frame of 30 days, however, strict application of these notice timeframes would place a hardship on the applicant, as there will not be another meeting between now and the time when the sales would commence. He added that noticing efforts were made in a 20 day range and the publication requirement was met. There are grounds for appeal but he believed such grounds would hinge on the ability of an appellant's ability to prove that they were prejudiced by the fact that they only received 20 days notice instead of the 30 days.

Mr. Pickens asked staff if they had received any communication from anyone who might have felt aggrieved by the absence of the additional 10 days. Mr. Crowe advised that no communications had been received and recommended approval. Mr. Wallace commented that this request has come before the Board year after year, with the same people and there have been no objections or complaints received.

Mr. Pickens stated that as this is a reoccurring seasonal event for a number of years, and in the absence of anyone having indicated they felt aggrieved by the absence of 30 days notice, and on the advice of the City Attorney, he would move to approve.

Motion made by Joe Pickens and seconded by Earl Wallace to approve the request. Motion carried 5-0.

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 feet of another licensed establishment selling alcohol.

Mr. Crowe advised that the applicant has requested to have this case tabled to the July meeting to allow for appropriate notification, as the applicant also wanted to discuss required buffering conditions with staff. Mr. Holmes would recommend that the Board ask if there anyone who is here today for this case that cannot come back for the next meeting and allow them to get their comments on the record. No one spoke to the request.

Motion was made by Joe Pickens and seconded by Earl Wallace to table the request until the July 5, 2011 meeting. Motion carried 5-0.

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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 in the following three tables:

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

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. 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 Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. 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 Elem. 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 OPF	No change	
Edgar Johnson Senior Ctr.	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 Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
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	
Residential 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	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

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He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.

(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

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blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that “maybe we will write a letter” and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today’s action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today’s action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

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Mr. Pickens told the Board that he would abstain from voting on the St. Johns River State College item that was removed from table no. 2, due to the fact that he is the president of the college.

No one spoke to this request.

Motion made by Mr. Wallace and seconded by Ms. Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. Motion carried 5-0.

St. Johns River State College	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
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Mr. Crowe advised that this item is as the others were - a corrective measure.

Motion by Joe Petrucci and seconded by Sue Roskosh to approve the request for St. Johns River State College. Motion carried 4-0, with Mr. Pickens abstaining.

Mr. Crowe gave an overview of Table no. 3 and advised that all of the measures are meant to be corrective in the eyes of the Comprehensive Plan, and to reflect what is actually there, if it is commercial or residential it should appropriately reflect what is there.

No one spoke to the request.

Mr. Wallace asked what portion of the airport was included. Mr. Crowe stated that it included the airport and Kay Larkin Circle, adding that most of the airport is publically owned, but that there were a few parcels that are privately owned within the airport boundaries. The zoning for most of those will not change, with the exception of the airport area being changed from Industrial to AP-2.

Mr. Petrucci if the Rolling Hills zoning would be appropriate. Mr. Crowe advised that staff did a field visit and determined which homes were duplexes and which were single-family to make sure the correct Future Land Use category was assigned.

Motion made by Joe Petrucci and seconded by Joe Pickens to approve Table no. 3. Motion carried 5-0.

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)~~ C-2 (Intensive Commercial)

Mr. Crowe advised that Reid St. is a commercial corridor and that this request meets the annexation, Future Land Use Map amendment, and rezoning criteria. He added that the applicant wants to connect to city utilities to expand his existing business and recommended approval.

Mr. Geck stated that he currently has C-4 zoning in the County and wanted to know if the requested city zoning was the equivalent. Mr. Crowe advised that it was the closest equivalent without going to a different category and this zoning would allow for the sale and associated preparation of his sauces.

No one spoke to this request.

Motion by Joe Pickens and seconded by Ms. Roskosh to approve the request. Motion carried 5-0.

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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 Buildings Grounds & Facilities) and County US (Urban Service) to PB (Public Buildings and Grounds) and rezone from County C-2 (Commercial, General, Light) and County AG (Agriculture) to C-1 (General Commercial)

Mr. Crowe gave an overview of the request, advising that it meets the annexation, Future Land Use Map amendment, and rezoning criteria. He stated that the current use is an allowable use in the requested C-1 zoning and recommended approval for this request.

Motion made by Joe Petrucci and seconded by Sue Roskosh to approve the request. Motion carried 5-0.

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)

No one spoke to this request.

Mr. Crowe advised that this is currently an industrial area and the requested future land use and zoning is in keeping with the general character of that area. He stated that the request meets the annexation, Future Land Use Map amendment, and rezoning criteria. He recommended approval of the request.

Motion made by Joe Petrucci and seconded by Sue Roskosh to approve the request. Motion Carried 5-0.

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)

Mr. Crowe advised that this case has been withdrawn by the applicant, basically due to the desire to not be double taxed. No action was taken.

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).

Mr. Crowe advised that the property is contiguous to the City limits and the proposed future land use and zoning are in keeping with the surrounding area and the Comprehensive Plan. He recommended approval of the request. Discussion ensued regarding the surrounding City and County zoning and land use designations. Kenneth Schwing, 126 Elderberry Lane, stated that they plan to build affordable housing for veterans as it is very conveniently located to the VA Hospital. They propose only to build on part of the property and leave as much as they can for recreation areas for the Veterans.

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Don Holmes commented that at this time, the Board should simply consider the Future Land Use and Zoning categories and associated allowances and not any proposed use, as there is no PUD or developers agreement and would not want anyone to feel misled, if it doesn't turn out to be veterans housing. Mr. Crowe advised that a PUD may be preferred in the future, as it is a heavily treed area and tree preservation among other things would be looked at. He added even though this is requested for a higher density than what is currently there, it is in keeping with the surrounding area and he also believes that there would be more tree preservation, and a better project when going with a higher density.

Motion made by Joe Petrucci and seconded by Joe Pickens to approve the request. Motion carried 5-0.

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 & Facilities) and County US (Urban Service) to PB (Public Buildings and Grounds) and rezone from County R-2 (Residential, Mixed) and County AG (Agriculture) to C-1 (General Commercial).

Mr. Crowe gave an overview of the request, stating that the property is contiguous to the city limits if the Abundant Life Church is annexed, that one property follows the other as their requests do on the Agenda, and complies with the annexation, zoning and Comprehensive Plan criteria and recommended approval.

No one spoke to this request.

Motion made by Joe Pickens and seconded by Joe Petrucci to approve the request. Motion carried 5-0.

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).

Mr. Crowe gave an overview of the case and advised this is an existing residential building, acquired with the intention of commercial improvement for a barber shop and take out restaurant. He added that the parcel is contiguous to the City limits once the Palatka Baptist Temple and the Abundant Life Ministries annexations take place and that it considered compact development and it complies with the zoning and Comprehensive Plan criteria. He recommended approval. Discussion took place regarding the contingency of contiguity of this request based of Baptist Temple and Abundant life annexations.

No one spoke to this request.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve this request contingent upon the actual annexation of the properties identified in cases numbered 11-19 and 11-23. Motion carried 5-0.

Motion made by Joe Pickens and seconded by Earl Wallace to reconsider case 11- 23. Motion carried 5-0.

Motion made by Joe Pickens and seconded by Joe Petrucci to approve case 11-23 contingent upon case 11-19 being approved. Motion carried 5-0.

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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.

Mr. Crowe advised we have enough sticker shock trying to get people to annex into the city, and believes that extending the current 90 day connection requirement to one year allows a more appropriate time frame.

Motion by Joe Pickens and seconded by Sue Roskosh to approve the request. Motion carried 5-0.

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).

Mr. Crowe reviewed each of the four text amendments. He stated that item numbers 1 and 3 recognizes that older neighborhoods in the community do not conform to cookie-cutter setback standards. He added that these changes will allow flexibility to apply for variances into setback encroachments. The intent is not to allow for overcrowding but to allow for reasonable use of properties in the older neighborhoods. Regarding the sign change (number 2) he advised that Code only allows wall signs in our commercial districts and that in the past signs have been permitted in error. He added that the proposed changes would allow basically what is out there now in our commercial districts and provide rational criteria for varying from sign size and height.

Discussion took place regarding current sign types and sizes and the need for a happy medium. Several members commented that the City allowed overly large and tall signs, which were not needed.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve the text amendments as submitted. Motion carried 5-0.

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.