



# CITY OF PALATKA PLANNING BOARD AGENDA

November 1, 2011

1. Call to Order.
2. Roll Call.
3. Approval of Minutes of the October 4, 2011 meeting.
4. Appeal procedures and ex parte communication.
5. **OLD BUSINESS**

**Case 11-41** (continued from the October 4, 2011 meeting)

Request for the following administrative text amendments to the City of Palatka Municipal Code and to provide recommendations to the City Commission:

**A. Sign Standards:**

In Section 62.1 amend definition for banner signs to exempt such signs from review and clarify allowable size and materials; provide definitions for bulletin board signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, gasoline price signs, and menu pricing boards, amend definitions for changeable copy signs, (electronic) changing signs, and directional signs, and indicate where such signs are allowed; and indicate where such signs are allowed; eliminate the exclusion from maximum number of signs for owner identification signs; clarify the maximum sign square footage for freestanding signs; eliminate the restriction that walls signs only be allowed in C-1, C-2, C-3, and M-1 zoning districts; prohibit portable signs; and require landscaping areas around new signs.

**B. Allow PUDs in PB & OPF** Amend Chapter 94 (Zoning) Section 94-111(b) to allow the Planned Unit Development Zoning District within the Public Buildings and Grounds and the Other Public Facilities (comprehensive plan map) land use categories.

**C. Required Parking Exemption for Downtown Single Residential Units** Amend Chapter 94 (Zoning) Section 94-161(i) and Section 94-162(i) to exempt the minimum parking requirement for single residential units within buildings within the Downtown Business and Downtown Riverfront zoning districts.

**D. Reduction of Minimum Parking Space Size** Amend Chapter 94 (Zoning) Section 94-261(f) to reduce the minimum size of parking spaces from 10 feet by 20 feet to 9 feet by 18 feet, and to allow for compact car spaces sized at 7.5 feet by 16 feet with compact spaces not to exceed 25% of total required parking spaces.

6. **NEW BUSINESS**

**Case 11-40**    **Address:**    3303 Reid Street  
                  **Parcel #:**    02-10-26-0000-0090-0021  
                  **Owner:**      Tony Alfiero  
                  **Applicant:**   Brian & Julia Warwick

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Request for a conditional use for a machine shop with assembling, packaging and fabricating in a completely enclosed building in a C-2 zoning district.

**Case 11-44    Address:    500 N. State Rd. 19**  
**Parcel #:    02-10-26-0000-0420-0020**  
**Owner:        Lowe's Home Center Inc.**  
**Applicant:    D. Eagle Rentals**

Request for a conditional use for sale of seasonal goods or commodities (Christmas Trees) in a C-2 zoning district.

**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.





**CITY OF PALATKA  
PLANNING BOARD  
Meeting Minutes  
October 4, 2011**

Meeting called to order by Chairman Carl Stewart at 4:00 pm. Mr. Stewart welcomed new members Sharon Buck and Daniel Sheffield. **Other members present:** Kenneth Venables, and Joseph Petrucci. **Members absent:** Sue Roskosh, Earl Wallace, Anthony Harwell and Joe Pickens.

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

**Motion** made by Mr. Petrucci and seconded by Mr. Venables to approve the minutes of the August 23, 2011 meeting. All present voted affirmative, motion carried.

Chairman Stewart read the appeal procedures and requested that disclosure of any ex parte communication be made prior to each case.

**NEW BUSINESS**

**NEW BUSINESS**

<b>Case 11-39</b>	<b>Address:</b>	<b>104 N. 19th Street</b>
	<b>Parcel #:</b>	<b>37-10-26-6850-3560-0000</b>
	<b>Owner:</b>	<b>SISL Inc.</b>
	<b>Applicant:</b>	<b>Pravin Patel</b>

Request for a conditional use for an indoor recreational facility (Internet Café) in a C-2 zoning district

Mr. Crowe gave an overview of his staff report. He advised that this is a mixed-use area with two residential dwellings on St. Johns Avenue to the south of this commercial strip plaza, which is a concern. He advised that Internet Cafes are allowed by conditional use and are narrowly defined by case law. He referred to his staff report, recommending some suggested limitations for such approval. From Staff's perspective, it is beneficial (for ease of administration) to know as much as possible about the use, so that it is easier to confirm that the use is operating within the constraints of their approval. He added that as this use is governed by the regulatory authority of state law, he believed that the City has a hand in enforcing that. The applicant is requesting to operate from 8:00 a.m. until midnight during the week and 8:00 a.m. until 2:00 a.m. on the weekend. He further advised that the department review requests were sent out. The Building Official advised that a business inspection would be required and a general inspection would be advisable, to make sure there are not any code issues with a change of use, prior to opening. The Fire Marshal responded that the business would have to comply with all fire and safety codes and the Water and Sewer department responded with no comment. He mentioned that he had hoped to get something back from the Police Department, but did not due to resource issues in that department. He added that is not the first request of this type and that the City has approved others, therefore we are looking at impact more than use itself in terms of the approvability. He recommended approval of this request with the recommended conditions as listed in the staff report.

Mr. Holmes advised that this is a land use consideration and the Board should determine if it is an appropriate use at that location based on the level of traffic impact, hours of operation, etc.

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Mr. Petrucci asked if the owners across the street were noticed and Mr. Venables asked if there were any comments received.

Mr. Crowe advised that all property owners were noticed within 150 feet of this parcel and that his office did not receive any comments for or against the request either from the advertisement or the notices sent out.

Ms. Buck asked how many parking spaces were there, and stated that she was concerned with the lounge at one end, the Internet Café and the other businesses there if there would be adequate parking and if not, that could potentially impact our Police Department.

Mr. Crowe advised that there is upward of 100 + spaces and that the other various uses there are mainly daytime uses. He advised that staff believed that there would be adequate parking, and this would be confirmed during the final site approval stage.

Mr. Sheffield questioned how many gaming stations would be established.

Mr. Crowe advised that level of information was not received. That basically the Board considers a use and it's up to the business owner to meet the parking and occupancy standards, which are calculated by square foot and use, and will be considered when the business inspection is made prior to opening.

Mr. Patel advised that he owns another game room in Jacksonville and has been in business for five years. He advised that they searched this location out based on the parking availability and access. He feels that it is the perfect location. He has 60 machines but will only be putting in 40 at this time.

Mr. Stewart asked Mr. Patel what his operating hours in Jacksonville were and if he has ever had a police call at the Jacksonville location.

Mr. Patel advised that he is open 10: a.m. until midnight during the week, on the weekend from 10:00 a.m. until 2:00 a.m., and that he has not had any problems with the police being called. Once they get established they will have security in place. He added that they expect on average to see 70 to 100 customers throughout the day, not all at one time.

Mr. Petrucci asked Mr. Patel what made him want to open up in Palatka.

Mr. Patel stated that he saw other sweepstakes businesses here and the software that they use. He believes his business will be a success because he has different software to offer that is very competitive here at this time.

Discussion continued regarding parking capacity and hours of operation and the sweepstake game play.

Mr. Holmes stated that with a conditional use, the Board can absolutely limit the activity in any fashion that is rational.

Mr. Petrucci stated that he did not believe parking was going to be an issue.

Mr. Venables added that most days that parking lot is mostly bare; that if people cannot park there they won't go there and said he believes any that problem with parking will fix itself. He checked with the convenience

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store across the street and they stay open until midnight each night and that there is probably more people in and out of that store in ten minutes than Mr. Patel will get in a half hour to an hour. There is a lot of foot and vehicular traffic at that store and he doesn't see that as being an issue for the nearby residences, in light of the fact that none of them responded to the notices. He ended by saying that he does not believe that the Board should limit the gaming stations, that right now with the economy the way it is, if Mr. Patel can fill that place up God bless him.

**Motion** made by Mr. Venables to approve with Staff recommendations with amendment to recommendation number two, to allow the business to operate until 11:00 p.m. Sun through Thursday, and closing Friday and Saturday nights at midnight. Mr. Petrucci seconded the motion. All members voted affirmative, motion carried.

Mr. Crowe introduced Charles Rudd as the new Main Street Manager and said that he has been helpful in some of the things were are getting ready to talk about right now.

Mr. Rudd said he was thrilled to be here, excited about Downtown Palatka and getting the organization rolling and making things happen.

### Case 11-41

Request for the following administrative text amendments to the City of Palatka Municipal Code and to provide recommendations to the City Commission:

Mr. Crowe explained that there are five items for the Board to consider and this is just a continuing cleanup of the sign code. He added that the main goal he has with the Board's assistance, is to fix the sign code so that it is responsive to businesses and help people to know where they are, while at the same time, keeping some limitations so as not to leave the City cluttered and unsightly.

1. **Sign Standards:** Amend Chapter 62 (Signs) Section to amend definition and provide design standards for changeable copy signs and directional signs; add definitions and provide design standards for bulletin board signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards, and promotional banners; clarify the maximum sign square footage for freestanding signs; eliminate the exclusion from maximum number of signs for owner identification signs; and require landscaping areas around new signs.

**A. Bulletin Board Signs.** After consulting with the Assistant to the City Manager and the Main Street Manager, Staff recognized the need for informational signs in the downtown area for businesses, residents, and officials to post flyers and notices of varying content. Staff recommends that bulletin board signs be freestanding public signs allowed in the Downtown Business and Downtown Riverfront Zoning districts with the following standards:

- 1) signs shall be located within the public right-of-way on sidewalks within two feet of the curb;
- 2) signs are intended to accommodate flyers, event notices, public notices, by means of stapling;
- 3) not more than one bulletin board sign is allowed for each two-block area of St. Johns Ave.;
- 4) sign structures shall be multi-sided with maximum two-foot overhang length to protect copy;
- 5) maximum six-foot height and three-foot width; and
- 6) sign area to be contained within brick structure.

Mr. Crowe advised that what staff is trying to encourage and allow effective and attractive communication.

Discussion: Mr. Venables said that he would not want to see the two feet from curb requirement changed to ten feet as it may create a maze, that the two feet from the curb creates a pattern and we already have success with that. He added that if we were to allow the bulletin board signs, he would want to see the two foot overhang removed as well. Ms. Buck expressed concern about potential problems from bulletin boards with flyers falling off the bulletin board and littering the area. Mr. Crowe responded that such flyers are going up on telephone poles and other surfaces anyway, and this is a move to concentrate information in areas where they can all be viewed. Mr. Petrucci said that he supported the idea of providing signs for information and communication.

**Motion** made by Mr. Venables and seconded by Mr. Sheffield to approve the sign standards for Bulletin Board signs as submitted with the following modifications; that language be inserted that no overhang shall be permitted and the sign is limited to not more than two feet from the curb. All present voted, resulting in 4 yeas and 1 nay. Motion carried.

- B. *Changeable Copy Signs.*** Changeable Copy signs are defined in Section 62-1 as signs “on which copy is changed manually in the field, i.e., reader boards with changeable letters or changeable pictorial panels.” Allowable signs for commercial zoning districts does not include changeable copy signs at this time.

Mr. Crowe explained that while these signs were approved in the past, the Code does not allow them. Staff recently conducted a windshield survey, observing the great majority of signs in the City, and determined that changeable copy signs are widespread within the City – of the approximately 240 freestanding signs in the City, 85 or 35% have changeable copy elements within the sign (two of these being stand-alone changeable copy signs). He stated that he believes that there are *three options available to the City* regarding changeable copy signs; 1) to continue to prohibit changeable copy signs, 2) to allow changeable copy signs with a maximum size limitation, or 3) to allow changeable copy signs with no limitations. Mr. Crowe added that the first option would result in a high number of nonconforming signs. The third option could result in an even higher level of visual clutter than what now exists along the City’s roadways, worsening both driver distraction and the general appearance of the City. He recommended Option # 2, given that the maximum sign size is 96 square feet; a 25% of sign size limitation seems a logical choice in this case since it would put sign size around 24 square feet, which is fairly standard in other jurisdictions that allow such signs. He noted that this is the size of the new Zaxby’s changeable copy sign component. However using this percentage could have the unintended consequence of an applicant making their overall sign bigger than a size normally requested to maximize the changeable copy element. Therefore he recommended a flat cap of 30 square feet for changeable copy signs.

Mr. Venables asked if there was a clear definition of changeable copy sign versus electronic sign.

Mr. Crowe advised that there are separate and distinct definitions with changing sign considered to be electronically controlled and changeable copy being manually controlled.

**Motion** made by Mr. Sheffield and seconded by Ms. Buck to approve the sign standards for Changeable Copy signs as presented with a maximum of 30 square feet. All present voted affirmative. Motion carried.

- C. *Directional Signs.*** Directional signs are defined in the Sign Code as “indicating vehicular or pedestrian traffic pattern or route, private directional signage allows for one directional sign per access drive entrance into a commercial, office, or industrial development not to exceed four feet in height and four square feet.” The current definition does not take into account public directional signage. Staff proposes to add language noting that public directional signage includes regulatory,

statutory, and traffic control signs erected on public property with permission as appropriate from the State of Florida, the United States, Putnam County, or the City of Palatka.

Mr. Crowe added that they want to allow public signs for directing people to areas of public interest as mentioned in the staff report and he recommends a limitation of 12 square feet. He said that he consulted with the Assistant to the City Manager to recommend allowable public directional sign destinations that would include historical and culturally significant structures and sites. districts or areas: environmentally significant areas; government building; hospitals; libraries; museums; public parking; and parks and recreation areas. He recommended adding the definition of public directional signs with a 12 square foot limitation.

**Motion** made by Mr. Venables and seconded by Ms. Buck to approve the sign standards as submitted for Directional signs with a maximum of 30 square feet. All present voted affirmative. Motion carried.

**D. *Downtown Gateway Signs.*** Staff consulted with the Assistant to the City Manager and Main Street Manager regarding the need for public signs located within the public-right-of-way at key intersections that serve as entryways to Downtown Palatka. Such signs will attract visitors to downtown as well as providing definition and positive structure for this area. The following standards are recommended:

- 1) only ground signs allowed, permanent structure housing a sign copy area;
- 2) maximum sign height eight feet, maximum size 100 square feet;
- 3) designed to accommodate promotional banners; and
- 4) externally illuminated only.

Mr. Crowe explained that this is kind of a welcoming sign, defining a gateway that says you are entering the downtown area and makes you feel that you are entering into something special. He added that the way it is designed would also allow a home for temporary banners (actually incorporated into the sign area) ie. special events etc... so they are not just thrown up anywhere.

Mr. Venables asked why we would not want to include internal illumination.

Mr. Crowe replied that this would not be in keeping with the historic character of downtown.

Ms. Buck asked if there was a limitation for these gateway signs so as not to be inundated with these at ever entry point.

Mr. Crowe advised that these would be public signs and it would be reasonable to limit these signs as Staff was anticipating a total of four gateway signs.

**Motion** made by Mr. Venables and seconded by Ms. Buck to approve the sign standards for the Downtown Gateway signs as submitted with maximum number of four signs and no banners allowed above the sign, with the City determining the locations of such signs. All present voted affirmative. Motion carried.

**E *Downtown Street Art Signs.*** Again recommended after consultation with the Assistant to the City Manager and the Main Street Manager, this sign type is intended to provide an outlet for artists while advertising downtown businesses in a unique manner. Much like the murals, downtown street art has the potential to create a lively, interesting environment to attract shoppers and other visitors. This sign is defined as a private freestanding, three-dimensional, non-moving object that

is not merchandise, and is used to attract the attention of potential customers. Examples of street art, enabled by sign codes, can be found in downtown Orlando and in the Riverside Avondale historic commercial district of Jacksonville. Local examples of (unpermitted) street art are the "Blues Brothers" located in the 700 block of St. Johns Avenue. Such objects would be allowed in the Downtown Business and Downtown Riverfront District on private property and on sidewalks within the public right-of-way with the following applicable standards:

- 1) objects must be inanimate and non-electrified;
- 2) objects shall not exceed six foot in height and 30 square feet;
- 3) one allowed per street address;
- 4) requires a minimum storefront width of 20 feet;
- 5) objects shall not encroach into the right-of-way more than two feet;
- 6) objects shall not be secured to the tree guards or tree grates or disturb the sidewalk pavement within the right-of-way;
- 7) maximum sign area on objects shall be eight square feet;
- 8) objects shall be constructed of durable materials such as decorative metal, wrought iron, wood with treated edges, or durable plastic, shall have a professional, finished appearance, and shall be maintained in good condition; and
- 9) the use of cardboard, plywood, paper, canvas or similar impermanent material is prohibited.

Mr. Crowe explained that Staff likes this type of sign and it scared them at first, but it is something that other towns have done to kind of liven things up a bit and we have some already, with the Downtown Blues Bar and it is also a great opportunity for collaboration between FLOARTs students and Downtown businesses. Such objects could make things interesting, call attention to businesses, and give a sense of activity and vitality going on.

Discussion took place regarding the different types of Street Art signs versus holiday displays, which determined that seasonal displays would fall under the sidewalk permits of wares and displays and are not considered signage.

Mr. Holmes suggested that the word "inanimate" be replaced with "unmoving."

**Motion** made Mr. Venables and seconded by Mr. Sheffield to approve the sign standards for the Downtown Street Art signs as submitted by staff with the correction above. All present voted affirmative. Motion carried.

**F. Educational/Interpretative Signs.** Staff consulted with the Assistant to the City Manager and Main Street Manager when determining the need to allow for this sign type.

Mr. Crowe advised that these are public signs located within parks that are meant to educate and draw attention to the significant historical, cultural, and environmental aspects of the City of Palatka, St. Johns River, and Putnam County. These signs are designed for pedestrian viewing and oriented at an angle that is between 45 and 60 degrees. Sign area shall not exceed 20 square feet.

**Motion** made Mr. Venables and seconded by Ms. Buck to approve the sign standards for the Educational/Interpretative signs as submitted by staff. All present voted affirmative. Motion carried.

**G. Electronic Changeable Copy Signs.** This is a new sign type not recognized in the Sign Code.

Mr. Crowe explained that although this sign was mistakenly permitted within the City for six businesses in recent years it is not allowed in the Sign Code in any zoning district. This type of sign has proved to be controversial in a number of jurisdictions. The nature of the controversy hinges on two aspects: potential driver distraction caused by jarring colors and moving text of electronic copy this has led to ongoing studies of these signs by the Federal Highway Administration. Some jurisdictions prohibit them while others take a careful approach to allow them with restrictions. He noted that Staff recommended to continue to prohibit these signs, but if they are going to be allowed, they should be restricted to intensive commercial (C-2) zoning districts with the following standards:

- 1) allowed only on major commercial roadways and C-2 zoning,
- 2) sign area the lesser of 20 square feet and 25% of total sign,
- 3) message change time to not less than one minute,
- 4) intensity decreased to 30% of maximum illumination from dusk to dawn,
- 5) light emanation no greater than 0.3 foot-candles measured 200 feet from the sign,
- 6) single color on black background,
- 7) no scrolling, flashing, or other movement other than change of text

Ms. Buck asked how the six existing managed to get out there and if there were height limitations.

Mr. Crowe stated that he can't speak to what previous Staff did in the past, but from discussion with existing Staff, he determined that the previous interpretation was that if something wasn't specifically prohibited, then it was allowed. He does not agree with that assessment because our code states specifically what IS allowed in each zoning district, there is not a prohibited sign section - this is not needed because if something is not allowed, then it is not allowed.

Discussion took place regarding the existing sign standards for changeable signs versus the proposed standards for electronic changeable copy signs and the rules of existing non-conformities.

**Motion** made Mr. Petrucci and seconded by Mr. Petrucci to allow electronic signs in the C-2 zoning district with the standards as submitted by staff. All present voted affirmative. Motion carried.

**H. Gasoline Price Signs:** This is more of a housekeeping measure intended to recognize existing gas price signs.

Mr. Crowe stated that the recommendation is to allow one gasoline price sign be permitted per gasoline station (this sign is not currently recognized in our code) to provide the price of gasoline only, not exceeding 16 square feet in area per side. The sign shall be affixed to a permanent sign structure or to a building, and should not be considered in the limitation of two signs per business.

**Motion** made Mr. Sheffield and seconded by Mr. Venables to approve Gasoline Price signs as submitted by staff. All present voted affirmative. Motion carried.

**I. Menu Pricing Sign:** This changeable copy sign is used for drive-through restaurants for the purpose of displaying a menu selection/pricing board.

Mr. Crowe stated that this sign is located in the area between the building and the drive-through lane and is not noticeably visible from a public right-of-way. Typically this sign has a sign face that does not exceed 25 square

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feet and shall not exceed a height of seven feet. This sign should also not be considered in the limitation of two signs per business.

**Motion** made by Mr. Sheffield and seconded by Ms. Buck to approve Menu Pricing signs as submitted by staff. All present voted affirmative. Motion carried.

**J. Owner identification signs:** The Sign Code defines this sign type as “any sign where the matter displayed is used principally to indicate the name or character of the primary use.” Owner identification signs are excluded from the limitation of not more than two (permitted) signs per property (Sec. 62-5). Given the large sign size allowed (96 square feet for freestanding signs and signs attached to buildings and 200 square feet for wall signs).

Mr. Crowe stated that Staff does not support this exclusion as the business name or logo is usually the main part of a sign in any case. He recommended eliminating the exclusion of the owner identification sign from Sec. 62-5.

No action was taken on the proposed Owner Identification sign amendment, as Mr. Petrucci had to excuse himself from the meeting, at which point the quorum was lost.

Mr. Stewart stated that the balance of the agenda items would be continued until the November 1, 2011 meeting.

Meeting adjourned at 5:00 p.m.



**Case 11-41**

**Request to Amend Municipal Code**  
**(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)**  
**Applicant: Building and Zoning Dept.**

## **STAFF REPORT**

**DATE:** October 25, 2011

**TO:** Planning Board members

**FROM:** Thad Crowe, AICP  
Planning Director

### **APPLICATION REQUEST**

Administrative request to consider the following administrative text amendments to the Municipal Code:

#### **Sign Standards**

The Board approved definitions and/or design standards for the following types of signs at the October meeting: changeable copy signs and directional signs; bulletin board signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, electronic changeable copy signs, gasoline price signs, menu pricing boards. Other signs on the agenda for consideration were not considered due to the loss of a quorum and are included on this month's agenda.

1. In Section 62.1 amend definition for banner signs to exempt such signs from review and clarify allowable size and materials; provide definitions for bulletin board signs, downtown gateway signs, downtown street art signs, educational/interpretative signs, gasoline price signs, and menu pricing boards, amend definitions for changeable copy signs, (electronic) changing signs, and directional signs, and indicate where such signs are allowed; and indicate where such signs are allowed; eliminate the exclusion from maximum number of signs for owner identification signs; clarify the maximum sign square footage for freestanding signs; eliminate the restriction that walls signs only be allowed in C-1, C-2, C-3, and M-1 zoning districts; prohibit portable signs; and require landscaping areas around new signs.

#### **Allow PUDs in PB & OPF**

2. Amend Chapter 94 (Zoning) Section 94-111(b) to allow the Planned Unit Development Zoning District within the Public Buildings and Grounds and the Other Public Facilities land use categories.

#### **Required Parking Exemption for Downtown Single Residential Units**

3. Amend Chapter 94 (Zoning) Section 94-161(i) and Section 94-162(i) to exempt the minimum parking requirement for single residential units within buildings within the Downtown Business and Downtown Riverfront zoning districts, subject to specific criteria.

#### **Reduction of Minimum Parking Space Size**

4. Amend Chapter 94 (Zoning) Section 94-261(f) to reduce the minimum size of parking spaces from 10 feet by 20 feet to 9 feet by 18 feet, and to allow for compact car spaces sized at 7.5 feet by 16 feet with compact spaces not to exceed 25% of total required parking spaces.

No public notice is required for Planning Board consideration of Code changes at the Planning Board level.

## **APPLICATION BACKGROUND**

### **Sign Standards**

Staff recommends the following changes to the Sign Code for the following signs, continuing the agenda presented by the Board at its October meeting.

*Banner Sign.* Section 62-1 defines these signs as “any sign(s) possessing characters, letters, illustrations or ornamentations applied to cloth, paper or fabric of any kind, either with or without a frame.” As described in Municipal Code Sec. 50-244 (Special Events) banners are currently only allowed in association with special events 30 days prior to event, must be on temporary structures, and require 8’ feet of vertical clearance above sidewalk). Other than these types of temporary banners, the Code does not allow banners (including Grand Opening, Going Out of Business, and Promotional Sales banners, as well as public/quasi public banners not part of Special Events that announce various events or activities.) Recognizing that such banners have been allowed in the past, providing affordable recognition for small businesses and public notification for civic and other events, Staff recommends revising the definition to exempt such signs from regulation. However to provide protection from excessive visual clutter Staff recommends that banners be placed only on buildings and existing signs (not changing the current allowance that Special Events banners can be on temporary structures), that banners not exceed 50 square feet and that banners be composed of durable and weather-resistant material such as canvas, cloth, heavy plastic, or similar materials. Additionally Staff recommends the definition be revised to identify banner signs as temporary signs.

*Bulletin board sign.* This sign type, recommended for approval at the October meeting, would be defined as a sign structure intended and reserved for the posting of temporary notices by individuals or public or quasi-public organizations, clubs, and the like, and is allowed in downtown zoning districts.

*Downtown gateway sign.* This sign type, recommended for approval at the October meeting, would be defined as a sign structure intended to provide an entrance feature to the downtown business district, and would allowed in downtown zoning districts.

*Downtown street art sign.* This sign type, recommended for approval at the October meeting, would be defined as a private freestanding, three-dimensional, non-moving object that is not merchandise, is used to attract the attention of potential customers, and is allowed in downtown zoning districts.

*Educational/interpretative sign.* This sign type, recommended for approval at the October meeting, would be defined as a Public signs located within parks or within City right-of-way meant to educate and draw attention to the significant historical, cultural, and environmental aspects of the City of Palatka, St. Johns River, and Putnam County. This sign type is allowed in downtown zoning districts and in the Recreation and Open Space zoning district.

*Gasoline price sign.* This sign type, recommended for approval at the October meeting, would be defined as a sign indicating the price of gasoline at service stations, and would be allowed in commercial zoning districts.

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

*Menu pricing boards.* This sign type, recommended for approval at the October meeting, would be defined as an illuminated freestanding changeable copy sign intended to display a menu selection/pricing board for restaurant drive-up windows located in the area between the building and the drive-through lane. This sign would be allowed in commercial zoning districts.

*Owner Identification Sign.* The Sign Code defines this sign type as “any sign where the matter displayed is used principally to indicate the name or character of the primary use.” Owner identification signs are excluded from the limitation of not more than two (permitted) signs per property (Sec. 62-5). Given the large sign size allowed (96 square feet for freestanding signs and signs attached to buildings and 200 square feet for wall signs), Staff does not support this exclusion as the business name or logo is usually the main part of a sign in any case. Staff recommends eliminating the exclusion of the owner identification sign from Sec. 62-5.

*Maximum Sign Size Clarification.* Sign Code Section 62-4 states that “no commercial advertising sign (excluding billboards) will be permitted to be erected having a square foot area of advertising surface showing in any one direction more than 96 square feet, and there shall be no more than two such signs on a lot having a 200-foot front footage.” The two-sign limitation is not enforceable since the definition of a sign is sufficiently vague (“any letter, figure, character, mark, plane, point, marquee sign, design, poster, picture, stroke, stripe, line, trademark or reading matter or illuminated service, which shall be constructed, placed, attached, painted, erected, fastened or manufactured in any manner whatsoever”) to definitively determine if a sign is an individual component sign as shown in the photo to the right or if a sign is the collective unity of several such component signs. Staff in the past has interpreted this in the latter manner, which makes a case for spelling this out more clearly.



: Sign Structure with Multiple Signs

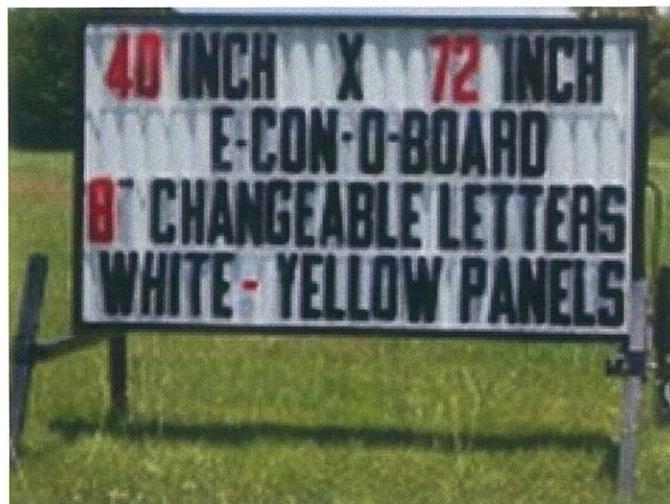
A second issue is the reference to the two-sign limitation on a lot having a 200-foot frontage – is this a lot with exactly 200 feet of frontage, or a lot that is greater (or less) than 200 feet of frontage? And what is the case for lots over 200 feet of frontage? Can they have unlimited signs or no signs? There does not appear to be consistency in the sign permitting process to determine patterns. Staff believes that it is a logical limitation for smaller lots to have one sign, and larger lots to have two, so there is a need to clarify this as well.

A third problem with the two-sign limitation is that window signs and wall signs are also considered signs, and with this limitation a business could not have the standard combination of pole or ground sign, wall sign, and window sign. Staff proposes to clarify that the two-sign limitation does not apply to window signs.

In summary Staff proposes to amend this section to state that the two-sign limitation refers to sign structures, is for lots with less than 200 feet of frontage, and does not include window signs.

*Wall Sign Prohibition in Certain Zoning Districts.* For reasons unknown, the Sign Code limits wall signs to the C-1, C-2, C-3, and M-1 zoning districts. This prevents its use in downtown and public zoning districts, where such signs are commonly found and are appropriately located. Staff recommends eliminating this prohibition.

*Portable Signs Prohibition.* Sign Code Section 62-14 allows portable signs in commercial zoning districts and also in the M-1 Light Industrial zoning district. These signs are allowed for new businesses for 90 days, or until a new sign is installed, whichever comes first. Businesses can also use these signs for promotional purposes up to 90 days. There are no limitations on the size of such signs. The City has rarely issued permits for such signs, indicating a low demand. Staff believes that these signs are unattractive and add to general visual clutter. Allowing banners as previously discussed would meet the need for temporary business signs. Given the appearance problem and the lack of interest by businesses in such signs, staff recommends deleting Sec. 62-14, which would result in the prohibition of these signs.



*n Example*

*Landscaping around signs.* Unlike the sign codes of many other jurisdictions, the City’s code does not require any landscaping around signs. Landscaping effectively frames signs and provides an attractive entry point for a business, and also “softens” the appearance of signs, particularly with large and tall signs allowed in the City. Staff recommends a simple standard that requires landscaping areas around the base of the sign, sized at or above the square footage of the sign to be installed, and including shrubs and groundcover plants.



Figure 3: Examples of Signs Without and With Landscaping

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

### Allow PUDs in PB & OPF

PUD zoning overlays are only allowed in commercial and industrial land use categories. The need for this change was demonstrated by the recent citation of the Putnam County School District for operating a warehouse in the old Moseley school location, which is an activity that is not in compliance with the Comprehensive Plan and Zoning Code. Staff is working with the School District and neighborhood residents to develop some site-specific conditions such as truck access, hours of operation, and screening and buffering. Staff recommends allowing PUDs in the PB (Public Buildings and Grounds) and also within the OPF (Other Public Facilities) land use category.

### Required Parking Exemption for Downtown Single Residential Units

The need for this change was demonstrated by a downtown property owner who wished to construct an apartment above his business. The Zoning Code exempts commercial uses from minimum parking requirements now, but residential uses must provide off-street parking. This is not practical, and in many cases not possible with downtown properties where the entire parcel is usually covered by a building. While Staff is not prepared to exempt all residential uses from parking requirements, since apartments might create parking shortages for businesses, at this time Staff does recommend exempting single residential uses within a building from the parking requirement. It is not anticipated that there will be enough upper floor residences to affect the public and private parking inventory.

### Reduction of Minimum Parking Space Size

The Zoning Code requires a minimum size of parking spaces of 10 feet by 20 feet. This is larger than the standard 9 feet by 18 feet size required in most other codes and results in unnecessary paving, which burdens businesses and reduces green space. Staff recommends the smaller size. In addition, Staff recommends that businesses be allowed to provide compact car spaces for not more than 25% of required parking. Compact car spaces are sized at 7.5 feet by 16 feet. Compact car spacing would require marking on the pavement or signage.

### PROJECT ANALYSIS

Per Section 94-38 of the Zoning Code, the Planning Board must study and consider the proposed zoning amendment in relation to the following criteria (if applicable), which are shown in *italics* (staff response follows each criterion).

*1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:*

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

The changes do not conflict with the Comprehensive Plan. The following policy is relevant to this application:

**Policy A.1.1.5** 9J-5.006(3)(c)1

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

“Upon Plan adoption, the City Building Official shall review the City Zoning Code to ensure that current signage regulations preserve the character of the City. Where, through citizen participation, it is determined that current signage regulations regarding location, size, height, motion, etc., should be revised, changes to the current regulation shall be discussed in public hearing and proposed changes considered for adoption by the City Commission. By June 2008, the City shall review the land development regulations to ensure that signage maintains the character of the City and does not adversely impact adjoining properties, public rights-of-way, and the St. Johns River.”

The proposed sign code changes are in keeping with this policy.

**Policy A.1.8.2** 9J-5.006(3)(c)5

“The Land Development Regulations shall include provisions for Planned Unit Developments as an optional overlay designation. PUDs shall be permitted within any land use area through land use amendment procedures defined in s. 163:3187, Florida Statutes.”

The proposed change to allow PUDs in the PB and OPF land use categories are in keeping with this policy.

*b. The existing land use pattern.*

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

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

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

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

The above criteria are not applicable.

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

The sign changes accomplish the following: clarify current vague sign standards, reduce visual clutter, allow businesses to effectively advertise, and provide a strong public sign component. These goals all improve living conditions in the City as a whole as well as its neighborhoods. Allowing PUDs in public land use categories helps to mitigate impacts on neighborhoods and the City as a whole. Eliminating the parking requirement for single residences in upper floor downtown buildings will encourage such uses and increase vitality in the downtown. Finally, reducing minimum parking space size and allowing for compact car parking spaces reduces paved areas, increases open space, and reduces development costs for businesses.

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

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

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

The above criteria are not applicable

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

See response to g. above.

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

See response to g. above.

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

These changes apply to many and multiple properties, and do not constitute a grant of special privilege.

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

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

See response to g. above.

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

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

The above criteria are not applicable.

### **STAFF RECOMMENDATION**

These proposed Zoning Code text amendments are in keeping with applicable criteria. Staff recommends approval of the following Code revisions of Case 11-41:

#### **Sign Standards**

1. In Section 62.1 amend definition for banner signs to exempt such signs from review and clarify allowable size and materials; amend definitions for changeable copy signs, (electronic) changing signs, and directional signs, and indicate where such signs are allowed; provide definitions for downtown gateway signs, downtown street art signs, educational/interpretative signs, gasoline price signs, and menu pricing boards, and indicate where such signs are allowed;
2. In Section 62-4 clarify the maximum sign square footage for freestanding signs; eliminate the exclusion from maximum number of signs for owner identification signs;
3. In Section 62-10 eliminate the restriction that walls signs only be allowed in C-1, C-2, C-3, and M-1 zoning districts;
4. Create new Section 62-15 to require landscaping areas around new signs.

#### **Allow PUDs in PB & OPF**

5. Amend Chapter 94 (Zoning) Section 94-111(b) to allow the Planned Unit Development Zoning District within the Public Buildings and Grounds and the Other Public Facilities land use categories.

(Sign Definitions and Standards, Allowing PUDs in PB & OPF Districts, Parking Exemption for Single Residential Uses in Downtown Zoning Districts, Reduction of Required Parking Space Size)

Required Parking Exemption for Downtown Single Residential Units

6. Amend Chapter 94 (Zoning) Section 94-161(i) and Section 94-162(i) to exempt the minimum parking requirement for single residential units within buildings within the Downtown Business and Downtown Riverfront zoning districts, subject to specific criteria.

Reduction of Minimum Parking Space Size

7. Amend Chapter 94 (Zoning) Section 94-261(f) to reduce the minimum size of parking spaces from 10 feet by 20 feet to 9 feet by 18 feet, and to allow for compact car spaces sized at 7.5 feet by 16 feet with compact spaces not to exceed 25% of total required parking spaces.



**Case 11-40**  
**Request for a Conditional Use for Machine Shop**  
**3303 Reid St.**  
**Applicant: Brian & Julia Warwick**

**STAFF REPORT**

**DATE:** October 24, 2011

**TO:** Planning Board members

**FROM:** Thad Crowe, AICP,  
 Planning Director

**APPLICATION REQUEST**

Conditional Use allowing a Machine Shop and assembling, packaging or fabricating in completely enclosed buildings. Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).

**APPLICATION BACKGROUND**

The application is for a repair and fabrication facility that would be located in the old Sunbelt Tool Rental Facility on Reid Street. The 3.65 acre parcel is located on the south side of Reid Street, and is the third lot west of N. Palm Avenue. The use involves repair of industrial equipment, which would be trucked to the facility and repaired on site within the existing building.

**Table 1: Site and Vicinity Land Use and Zoning Classifications**

<b>Property</b>	<b>FLUM</b>	<b>Zoning</b>	<b>Existing Use</b>
Site	COM (Commercial)	C-2 (Intensive Commercial)	Vacant commercial/industrial building
Property to North (across Reid St)	County CR (Commercial)	County C-2 (Commercial, General, Light)	Undeveloped
Property to South	County US (Urban Services)	County R-1A (Residential Single Family)	Undeveloped
Property to West	COM (Commercial)	C-2 (Intensive Commercial)	Undeveloped
Property to East	County US (Urban Services)	County C-1 (Commercial, Neighborhood)	Undeveloped

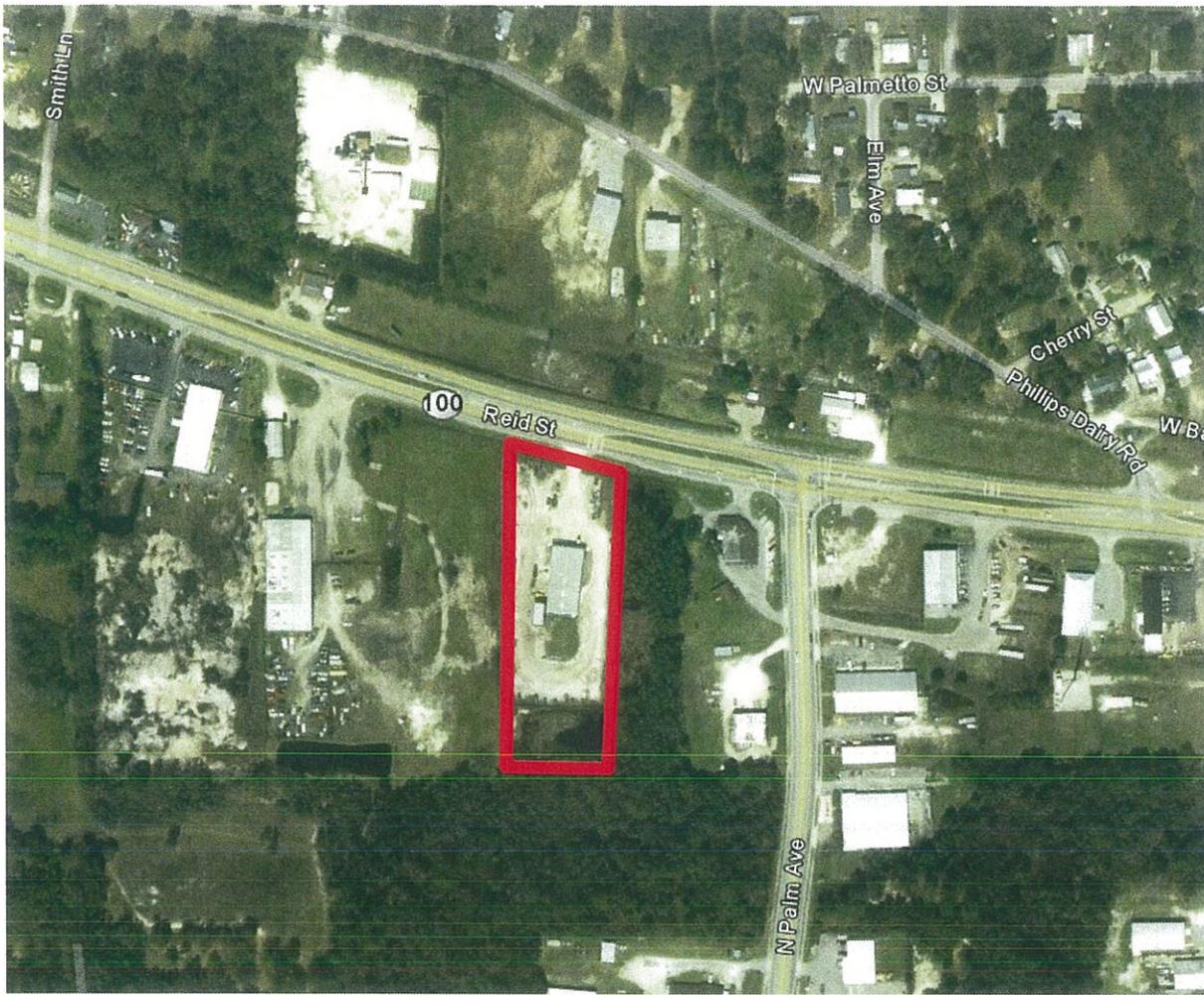


Figure 1: Aerial Map of Site and Vicinity (above)

Figure 2: Site – note sign in right foreground (below)



Section 94-3 of the Zoning Code governs Conditional Uses, and provides the authority for granting such uses to the Planning Board, although the decision can be appealed to the City Commission by an "aggrieved" person.

### **PROJECT ANALYSIS**

Criteria for consideration include the following (*italicized*) as well as the general finding that the conditional use will not adversely affect the public interest.

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

The application is not in conflict with applicable elements of the Comprehensive Plan.

*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.*

There is adequate vehicular access for the center through a single, developed curb cut on Reid Street. There are no turn lanes for the use but the low traffic levels of the proposed use would not necessitate them. The site is limited to right-in right-out vehicular movement owing to the median on this portion of Reid Street. Pedestrian access is deficient as there are no sidewalks on this portion of Reid Street. That being said, the proposed business would not attract pedestrians.

*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.*

Section 94-262 of the Zoning Code requires one space for each 1,000 square feet of floor area plus one space for each company vehicle. Based on the building size of 3,648 square feet and the 4 company vehicles, 8 parking spaces are required by code. Adequate and accessible parking is provided in the in the form of an improved parking lot, and loading occurs in a paved area just west of the building. The Applicant's site plan shows 17 parking spaces and one handicapped space, with the potential for additional spaces. The parking area does not include any striping to identify parking places.

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

An existing dumpster is provided east of the building. This dumpster is not screened in accordance with Zoning Code Sec. 94-311 (required screening by plants, opaque fencing, or masonry walls to provide between six and eight feet of screening).

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

The property is appropriately served by utilities.

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

The property does not comply with the City's landscape ordinance. Staff has confirmed with the City Attorney that Zoning Code Section 94-302(b)(3) requires that a Conditional Use conform with applicable sections of the landscape code. Conditional Use applicants in the past have not been required to conform to such Landscape Code requirements. In this case a street frontage buffer and other buffers along property lines are triggered by the Conditional Use. Staff is currently revising the landscape ordinance and will require compliance with the standards that are eventually passed for this and other conditional uses. As far as this criterion, there are no special circumstances that would require screening and buffering that is beyond what is required by the

Landscape Code. Therefore Staff believes that meeting the current code or whatever code changes are applicable will be adequate for the applicability of this criterion to this application.

*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.*

There is an existing pole sign on the property which the applicant intends to utilize. As with other conditional uses, Staff also proposes to include a condition that would include such a prohibition for future exterior lighting for this use.

*h. Required yards and other open space.*

See f. above.

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

The Comprehensive Plan and Municipal Code view compatibility in light of nonresidential uses impacting residential uses. This becomes relevant to this application since the undeveloped area to the rear has County residential zoning. The property has a retention pond in the rear and behind that a wooded area which serves to buffer this use from future residential uses.

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

There are no special requirements for this use in regard to the C-2 zoning district.

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

Not applicable.

#### *Impact on Public Interest*

Staff does not believe there would be any negative impacts on the public interest caused by the proposed use. The use is fairly intensive in regard to noise and the use of trucks, but all activities will occur within an enclosed space and the use will be appropriately located in a commercial/industrial area. The dumpster screening and eventual required landscaping improvements will have a positive effect on the appearance of the property.

A motion for approval should include any relevant conditions and the staff findings for approval. Per Section 94-3(6) should the Planning Board decide to deny the application, such a motion should include the reasons for doing so, including reasons pertaining to the criteria listed above.

#### **STAFF RECOMMENDATION**

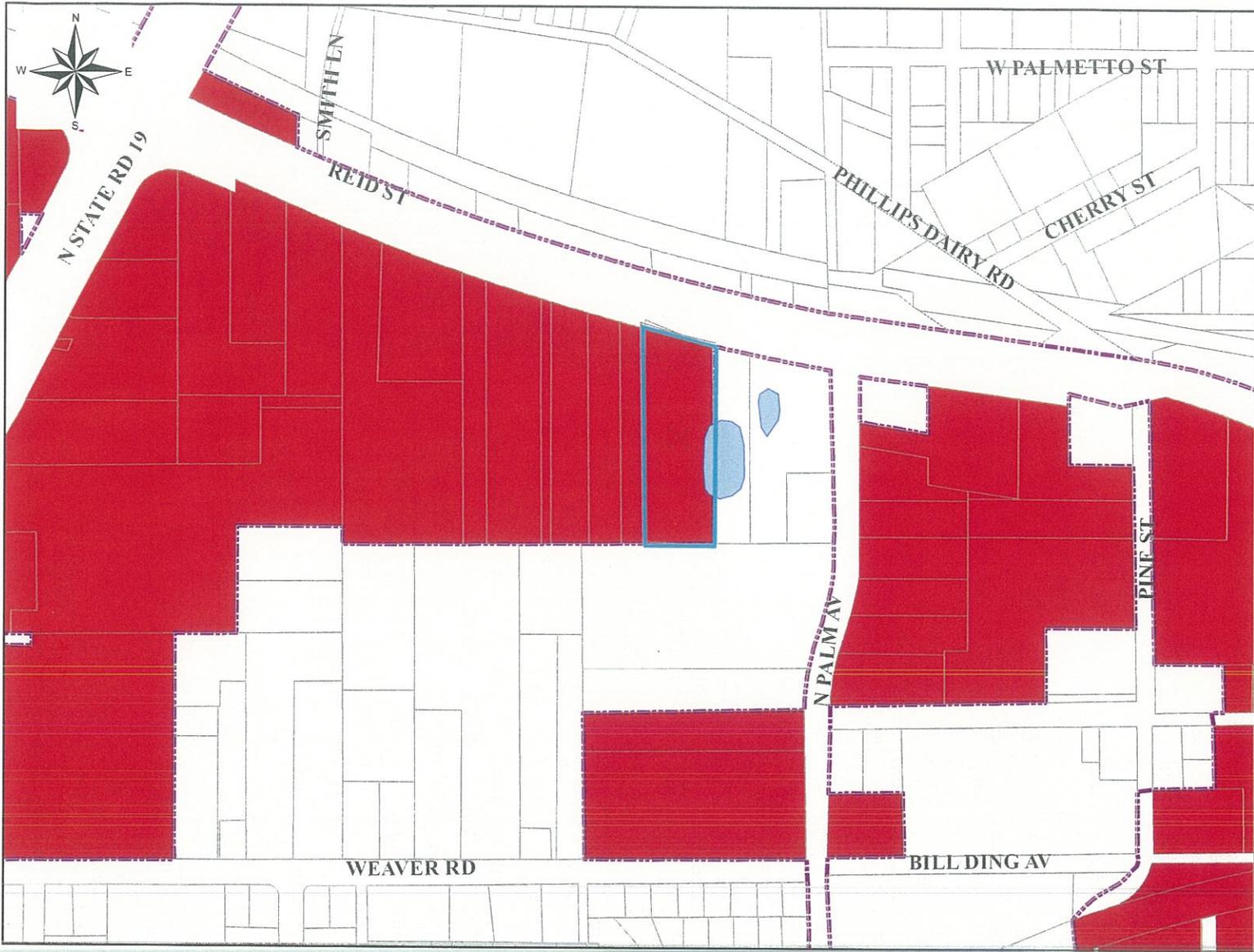
As demonstrated in this report, this application meets applicable conditional use criteria. Staff recommends approval of Case 11-40, conditional use for a machine shop and fabricating business with the following conditions:

1. The use is approved for a machine shop and also fabrication.
2. Repair and fabrication must occur within the building.
3. At the Applicant's choice, the use must comply with existing landscape buffering and screening standards or any such revised standards upon their adoption. Such planting requirements shall be determined after the Landscape Code changes are made and would not require Planning Board approval.

4. Parking spaces should be striped.
5. The dumpster must be screened according to standards of Zoning Code.
6. Exterior lighting must be shielded and downcast so as not to create glare that shines on adjoining properties or roadways.
7. All other applicable standards of the Municipal Code must be met.

ATTACHMENTS:      FLUM AND ZONING MAPS  
                            APPLICANT'S NARRATIVE  
                            APPLICANT'S SKETCH PLAN

# 3303 Reid Street FLUM

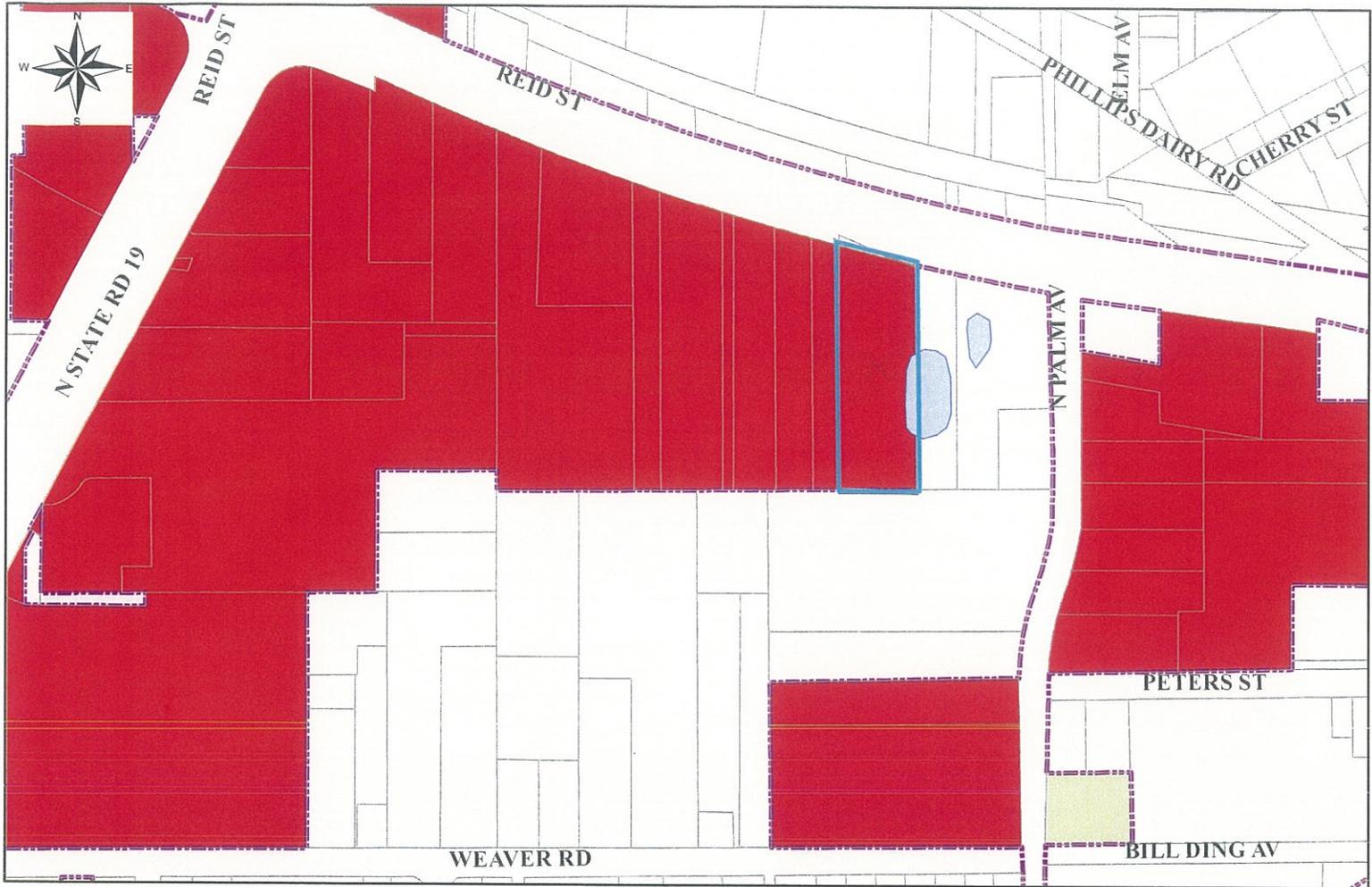


## Legend

- Rivers, Lakes
- Parcels
- City Limit
- Commercial District

Site(s)	Current FLUM
3303 Reid Street	COM(Commercial)

# 3303 Reid Street Zoning



## Legend

 Rivers, Lakes

 Parcels

 City Limit

## Palatka Zoning

 C-2

 COUNTY

Site(s)	Current Zoning
3303 Reid Street	C-2(Intensive Commercial District)

## Justification Statement

Industrial Reliability & Alignments, LLC is a locally owned limited liability corporation established in 2006. We perform mechanical maintenance, precision alignments, balancing, and consultation for production facilities throughout the Southeast. We employ an average of 15 employees. Most of our work is performed at the facilities we support via fully equipped mobile units.

We would like to establish a base facility for our company by purchasing the property located at 3303 Reid Street. We would use the property to house our offices and serve as parking and storage for our equipment and mobile units. We would also like expand the services we offer by rebuilding small pumps and performing fabrication work at the facility. The fabrication would include pump bases, guards, and other items requested by our clients.

Standard hours of operation would be from 7:30am to 4:30pm Monday through Friday. Weekend work would be on an as needed basis, but generally occurs at the clients' locations. We estimate employees working at this location to be a maximum of three to four office staff and four or five mechanics at a given time. We estimate a maximum of two semi-truck deliver or pickups per day at maximum capacity. All parking and loading will be performed on the property.

Signs, lighting, and exterior will remain as current other than adding our name to the sign and adding scrubs as required buffer. Adjacent properties include the VFW with wooded buffer on the left and Walters Towing and Auto crafters Body Shop on the Right. Our traffic will be less than adjoining businesses. The equipment and machinery used (cutting machines and welding machines) will be similar to that used for fabricating and adjusting parts on cars at a body shop.

Ingress, egress, refuse, and buffering are shown in the attached picture. Utilities are underground. All utilities are adequate as they exist.

We respectfully request approval for conditional use. The purchase of the property would allow for additional job growth in Palatka, allow our business to grow locally, and allow us to revive a building that had been vacant for over two years.



**Case 11-44**

**Request for a Conditional Use for Sale of Seasonal Goods**  
**500 N. State 19 (Lowe's Home Improvement Store)**  
**Applicant: D. Eagle Rentals**

## **STAFF REPORT**

**DATE:** October 25, 2011

**TO:** Planning Board members

**FROM:** Thad Crowe, AICP  
Planning Director

### **APPLICATION REQUEST**

Conditional Use allowing sale of seasonal goods (Christmas trees) in the Lowe's parking lot. Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).

### **APPLICATION BACKGROUND**

Sales of seasonal goods is regulated by Zoning Code Section 94-200. The applicant has sold Christmas trees in this location for a number of years. The event would take place within the Lowe's parking lot between November 15 and December 15, 2011. The zoning code provides the following definitions for the types of events that are requested.

The sale of seasonal goods or commodities are defined in the Zoning Code as a "temporary sale not to exceed 30 days in duration for the purpose of vending or selling goods or commodities relevant to the season to include but not be limited to spring plant sales, Fourth of July fireworks sales, and Christmas tree sales."

### **PROJECT ANALYSIS**

The Zoning Code provides several restrictions on seasonal goods sales:

- No activities on public rights-of way.
- Not more than one event in a six month timeframe.
- An additional business regulatory fee is required, equal to .5 percent of the total value of goods offered, not to exceed \$1,500.
- Proof of the value of the goods must be provided at the time of the fee payment.
- Nonprofit organizations are exempt from the fee if proof of nonprofit status is provided.
- A tent permit will be required; applicant will need to forward a copy of the fire retardant certificate at the time of permit issuance.

Regarding these restrictions and as shown in the Applicant's attached sketch plan, the tent will not occur on any public rights-of-way. All sides of the tent will be accessible to emergency vehicles. The additional fee will be assessed as it is a store sale and not run by a non-profit entity for charity purposes.



Figure 1: Lowe's Site – the red square shows the tent location (above)  
Figure 2: Tent location is to the right of the garden center (below)

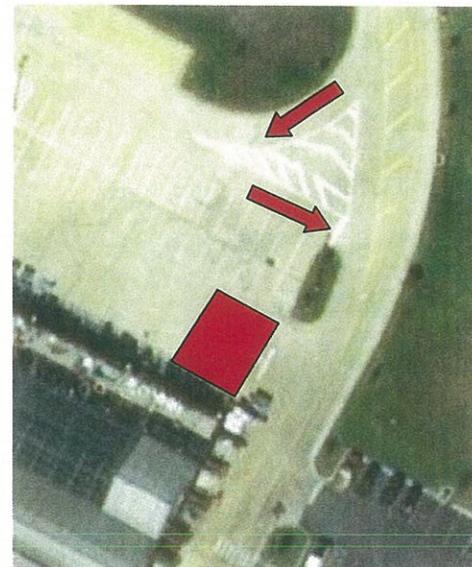


Per Section 94-200(c)(3) the Planning Board shall review such an application to ensure protection of the public health, safety, and general welfare. In addition to normal concerns of the planning board in considering conditional use requests, particular attention shall be given to traffic flow and control, auto and pedestrian safety, and the effect which such use and activity will have on surrounding uses, particularly where the adjoining use is residential.

#### Traffic Flow

The tent will be located at the northern end of the building adjacent to the garden center. The location allows for the use of electricity and water. The driveway north of the garden center will be blocked by the tent, but the driveway north of the double parking row and south of the one-way driveway will remain open for cars exiting the northern parking area, as shown in the graphic to the right.

Figure 3: Traffic Circulation in Northern Parking Area



#### Auto Safety

See above.

#### Pedestrian Safety

The tent will be adjacent to and accessed by the sidewalk that runs in front of the store. On a recent site visit Staff observed display items in front of the garden center that would obstruct the passage of pedestrians walking from the main store or garden center exits and force them to walk in the main driveway. Staff recommends that a clear path for pedestrians be present from the store entrance and garden center entrance to the tree tent.

#### Effect on Surrounding Uses

The area is a fairly intensive retail commercial area with no nearby residences. Staff believes there is adequate parking to serve this sales event and the normal activities of the store. No adverse impacts on surrounding uses are anticipated.

#### **STAFF RECOMMENDATION**

As demonstrated in this report, this application meets applicable seasonal goods sales criteria. Staff recommends approval of Case 11-44, seasonal goods sales of Christmas trees between November 15 and December 15 in the Lowe's parking lot, in accordance with the Applicant's site plan, and with the condition that a clear path for pedestrians be present from the store entrance and garden center entrance to the tree tent.

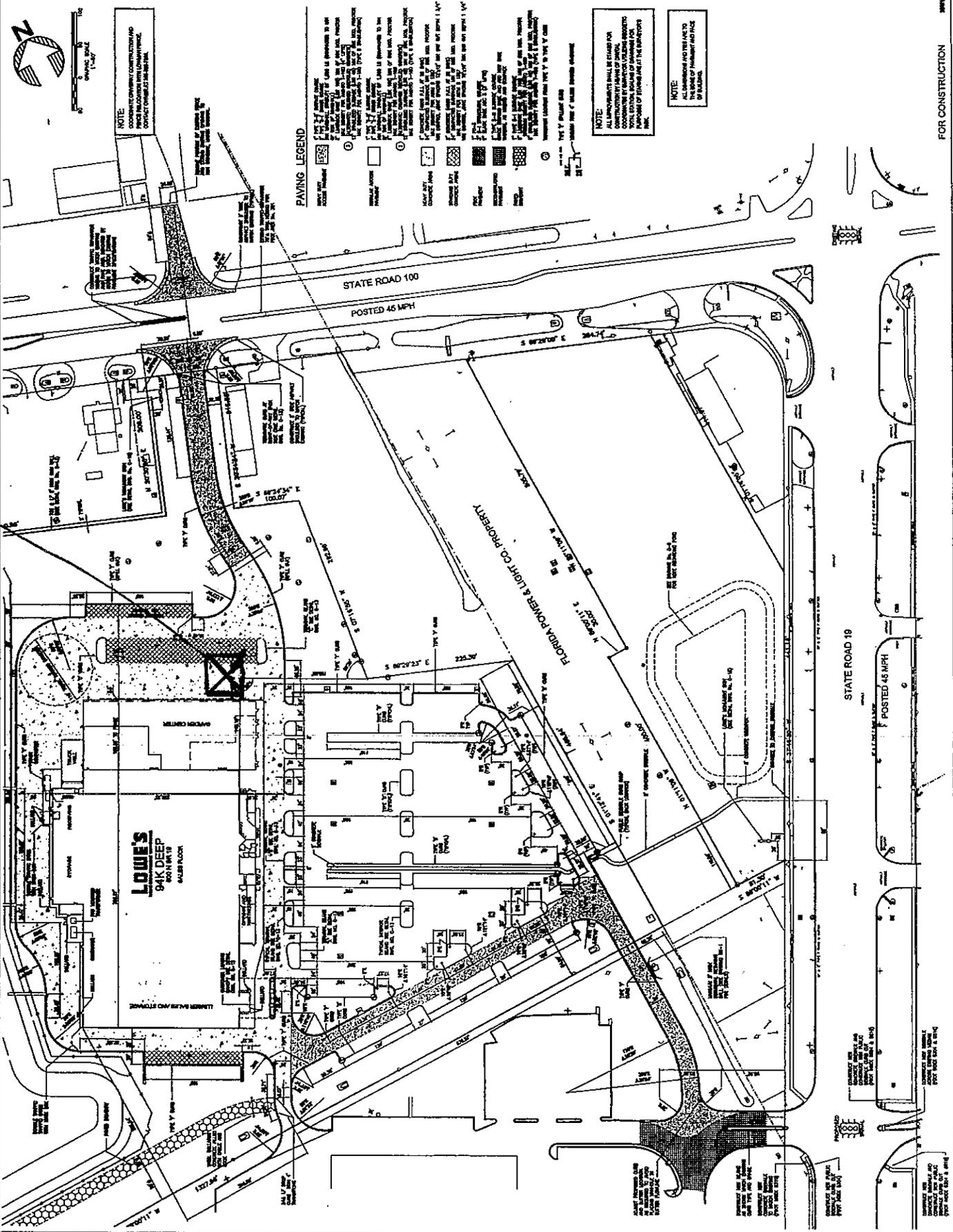
ATTACHMENTS:        APPLICANT NARRATIVES  
                              APPLICANT SKETCH PLAN

110-20-11

In Reference to the Lowe's Christmas Tree Sale  
This is the Annual Christmas Tree Sale From the Date  
of 11-15-11 thru. 12-15-11 Thank you Lowe's Agent.  
from 7am to 9pm Sunday through Saturd  
Randy W Baldwin

Randy W Baldwin

#1820 Palatka Tent



PAVING LEGEND

- 1" CONC. ASPHALT
- 2" CONC. ASPHALT
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- 98" CONC. ASPHALT
- 99" CONC. ASPHALT
- 100" CONC. ASPHALT

NOTE:  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND  
 COORDINATING WITH ALL AGENCIES  
 CONCERNED WITH THE PROJECT.  
 CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND  
 COORDINATING WITH ALL AGENCIES  
 CONCERNED WITH THE PROJECT.

NOTE:  
 ALL DIMENSIONS AND TOLERANCES TO  
 THIS PLAN SHALL BE IN ACCORDANCE  
 WITH THE STANDARD SPECIFICATIONS  
 FOR ROADWORK.

FOR CONSTRUCTION