



CITY OF PALATKA  
PLANNING BOARD  
Meeting Minutes  
**January 3, 2012**

Meeting called to order by Chairman Carl Stewart at 4:00 pm. **Other members present:** Earl Wallace, Kenneth Venables, Joe Pickens and Joseph Petrucci. **Members absent:** Daniel Sheffield, Anthony Harwell and Sharon Buck. **Also present:** Planning Director Thad Crowe, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

**Motion** made by Mr. Pickens and seconded by Mr. Venables to approve the minutes as submitted for the December 6, 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**

**Case 11-51** Request for a conditional use for indoor recreation facility, in a C-2 (Intensive Commercial) zoning district.

**Location:** 333 N. State Rd 19.  
**Owner:** F & H Properties, LP  
**Applicant:** Crystal A Rodriguez

Mr. Crowe gave an overview of the staff report and mentioned that there are some deterioration problems with the building, that are fixable and that generally the site is well landscaped, but some of the island landscaping is deteriorating and in need of maintenance. He advised that 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 no comments were received for or against the request and that the request meets all applicable standards for conditional use and criteria set out in the Comprehensive Plan. There are some concerns about sufficient parking, and he advised the Board that they had the ability to set the parking standards when a use is not specifically mentioned in the parking table. He recommended approval with the following conditions:

1. The use shall be limited to an indoor recreation facility including video and similar games; pool tables, air hockey tables, and similar games, and birthday/special event rooms. The extent of these indoor activities shall not exceed the required parking as shown in the following table.

One Space	per	Employee (peak time)
One Space	per	Machines
Two Spaces	per	Billiard or other table
Three Spaces	Per	Occupant Load

2. The area north of the building shall be converted to parking, requiring the removal of the chain link fence around it. Spaces shall be striped and landscape islands installed in accordance with the landscape code.
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. Meeting the current Code would require the following:
  - \* planting trees and hedges along the rear buffer to create more of an effective visual screen.
  - \* two trees planted within the SR 19 buffer.
  - \* one tree planted within the Weaver Street buffer.
  - \* replacement of crepe myrtle trees in landscape islands with shade trees, or at a minimum professional pruning of trees to guide toward tree growth.
  - \* supplementing hedge along SR 19 and Weaver Street frontage or;

A second option would be to defer landscape improvements until after the Landscape Code changes are made, and this would not require Planning Board approval. Mr. Crowe recommended, as with past applications, that this choice be made by the Applicant.
4. The entire property must be maintained properly, including removal of litter and weeding and mulching of landscape areas.
5. Areas of disrepair on the building exterior must be repaired and repainted to match the rest of the building.
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.

Mr. Petrucci stated that with this type of facility there will probably be a lot of minors that are not of driving age and asked if there was any leeway given for that in the parking calculations.

Mr. Crowe advised that staff looked at other cities and came out on the generous side of what is required elsewhere and that some of these parking standards may come from surveys that were done some time ago and/or some cities that have a lot of public transportation. He stated that the Board has the ability to reduce the parking requirement if they want, that the parking was cautiously calculated with concerns of possible overflow parking on State Rd.19 or even Weaver Road.

Mr. Petrucci asked how the responsibility of landscaping is determined between the two tenants.

Mr. Crowe replied that ultimately the property owner is responsible, and that the tenants need to work it out with the Landlord that these conditions are going to be complied with.

Steven Semran, a partner of the proposed business was present representing his wife Chrystal, the owner. He stated that he is a disabled veteran and released a couple of years ago from ten years of military service and that he and his family are relocating to Palatka from the Keys. He said that this is his family's dream and they intend to bring good clean family fun to Palatka, and hire several people. He said that they decided on Palatka because it is centrally located, there is a need for more clean family entertainment and he has family in the near area.

Mr. Venables asked if any of the city departments had any comments regarding this request.

Mr. Crowe advised that no objections or comments were received from staff or the public.

**Motion** made by Mr. Pickens and seconded by Mr. Venables to approve the request subject to staff recommendations and the parking requirements as indicated in the staff report. All present voted affirmative. Motion carried.

**Case 11-53** Request for a conditional use for an establishment serving alcohol to be located within 300 feet of a church, in a DB (Downtown Business) zoning district.

**Location:** 409 St. Johns Ave.  
**Owner:** Schiano Family Trust  
**Applicant:** Luiz C. Janko

Mr. Crowe gave an overview of the staff report and advised that as with the previous conditional use requests; staff would recommend that the applicant wait until the landscape ordinance is amended especially as they are of limited ability with the way the lot has been developed. He recommended approval with the following conditions:

1. Sale of beer and wine will be allowed in conjunction with a restaurant, which will continue as the principal use.
2. The use must comply with revised planting standards upon their adoption. Such planting requirements shall be determined after the Landscape Code changes are made and would not require Planning Board approval.
3. This use shall provide screening for the garbage carts in the form of a three-sided fence, or a privacy fence shall be provided along the property line adjoining the neighboring residence to the south.
3. All other current standards of the Municipal Code must be met.

James West Gaywich, representing the owner, stated that a lot of their patrons have requested a glass of wine with their dinner. He stated that with regard to the landscaping requirement he would check with the owner of the parking area in the back. He added that the several pastors and priests have patronized their establishment and have not made any comments on the placard on the wall.

Mr. Pickens asked if there were any comments received regarding the request.

Mr. Crowe advised that no comments were received for or against it.

**Motion** made by Mr. Venables and seconded by Mr. Pickens to approve the request as submitted, subject to staff recommendations.

Discussion: Mr. Petrucci asked to the applicant's point of the possible issue of buffering the trash cans, if this gets approved how that would be addressed. Mr. Crowe advised that based on what the applicant said, he did not have any objection to the Board including language to allow staff to work with the applicant on this matter to the degree practicable to screen the refuse, without having to come back before the Board. All present voted affirmative. Mr. Venables amended his motion and seconded by Mr. Pickens to additionally allow staff to work to every degree practicable to achieve this requirement. All present voted affirmative. Motion carried.

**Case 11-54** Administrative request for a text amendment to the Comprehensive Plan Future Land Use Element to add policies pertaining to the protection of the municipal airport from incompatible uses.

Mr. Stewart advised that staff has asked that this case be tabled until the next meeting.

**Motion** made by Mr. Petrucci and seconded by Mr. Venables to table this request. All present voted affirmative. Motion carried.

Mr. Pickens stated that the cooperation of the City has been appreciated by the College and staff in working through this.

**Case 11-41** Administrative request for text amendment to the Sign Code and Zoning Code to clarify allowable location for specific sign types.

Mr. Crowe advised that back in October when Planning Board considered the various amendments to the sign code and the time when the City Commission considered them, a lot of feedback had been received from various business owners with concerns about existing signs and that he has met with the City Attorney and they agreed it should come back before the Planning Board before the revisions got too far away from what was previously approved. He summarized that one new thing was to clarify that if a sign is not defined and not specified where that sign can go in terms of the zoning code that the allowed locations will be strictly limited as specified in Chapters 62 and 94; also proposed allowing banners on temporary structures; institute standards and limitations to electronic changing signs such as an eight second minimum message time, brightness tied to the size of sign, and grandfathering the existing electronic changing signs. He stated that gasoline price signs are allowed as part of overall signage allowance.

Discussion took place regarding the minimum message time of a changing sign. Mr. Crowe advised that the sign code can be tweaked along the way and that the computers that control this and other electronic sign elements can be reprogrammed to meet any future changes. He

reminded the Board that his intention with the Sign Code changes was not to change current Code standards but clarify ambiguity and conflict and generally make the code more clear.

**Motion** made by Mr. Pickens and seconded by Mr. Petrucci to approve the amendments to the Zoning and Sign codes for sign definitions and standards as submitted. Discussion: Mr. Venables requested to amend the motion. Mr. Pickens and Mr. Petrucci agreed. Mr. Venables proposed to approve the administrative text amendments to the sign code and the zoning code as submitted, except to change the standard for the electronic signs from the eight second minimum message time to a 30 second minimum message time. Amendment vote resulted in 4 nays and one yea, motion failed. Original motion vote resulted with 4 yeas and 1 nay, original motion passed.

#### OTHER BUSINESS

Mr. Wallace commented that he would like to see some sort of a trip or density threshold for rezoning that would require a Planned Unit Development. It was the Board consensus that this be put on a future agenda for discussion.

Meeting adjourned at 5:05 pm.