



CITY OF PALATKA

PLANNING BOARD MEETING

MINUTES MAY 1, 2012

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

Motion made by Mr. DeLoach and seconded by Mr. Sheffield to approve the minutes as submitted for the April 3, 2012 meeting. All present voted affirmative, motion carried.

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

OLD BUSINESS

Case 11-42 To consider an administrative text amendment to the Future Land Use Element of the Comprehensive Plan to extend the Community Redevelopment Area Plan through November 10, 2043 (Policy A.1.2.2)

Mr. Crowe stated that this is a pretty straightforward amendment to the Comprehensive Plan which is intended to recognize the Community Redevelopment Area (CRA) and Plan and to allow for the extension of the program for 30 years. He added that there are three separate tax increment financing districts within the overall CRA; the Central Business District, the North Historic District, and the South Historic District. He said that all of the notice requirements have been met for the extension and the next step, should this item get the board's recommendation for approval, will be to go to the City Commission for transmittal to state agencies for review and then for final adoption.

Mr. Harwell asked who establishes the guidelines for the tax increment financing (TIF) funds.

Mr. Crowe said the CRA is comprised of the City Commission and several other members.

Mr. Holmes added that the distribution of TIF funds is subject to the statutes, which state that funds can only be spent by for a project that is within the district and that the expenditure has to be something that was contemplated within the adopted CRA plan. He explained that there are currently some pretty clear rulings on how the money is to be spent and to whom it is given to from the State Attorney General's office.

Discussion continued regarding the accumulation and distribution of the CRA funds.

Motion made by Mr. DeLoach and seconded by Mr. Sheffield to approve the request. All present voted affirmative. Motion carried.

NEW BUSINESS

Case: 12-21 To consider Adoption of amended Flood Map as part of Future Land Use Map series of the Comprehensive Plan

Mr. Crowe explained that this is a housekeeping measure that we really have to do. The Future Land Use Map has a series of maps, one being a Flood Plains Map. This map stems from Federal Emergency Management Administration (FEMA) flood zone maps. FEMA is systematically updating flood maps across the country and our update occurred in February. The City also recently replaced its existing Floods Code with the new model code, developed by FEMA, which conforms to the Florida Building Code regarding rules for construction and

development in flood hazard areas and administration of other floodplain management standards. He added that it was important that the Comprehensive Plan floods map had same boundaries that FEMA has established and that any development within that area would have to meet the flood plain requirements. Communities that conform to the FEMA flood requirements and have consistent maps continue to be eligible to participate in the National Flood Insurance Program which helps to prevent higher flood insurance costs for City property owners. He recommended approval.

Discussion continued regarding the National Flood Insurance Program.

Motion made by Mr. Sheffield to recommend approval of this item to the City Commission for adoption. All present voted affirmative. Motion carried.

Other Business:

The Board members requested a card be sent to Mrs. Venables on behalf of the Board.

With no further business, meeting adjourned at 4:20 pm.