



CITY OF PALATKA PLANNING BOARD MINUTES April 2, 2013

The meeting was called to order by Chairman Carl Stewart at 4:00 pm. **Other members present:** Judith Gooding, Earl Wallace, Joe Pickens and Anthony Harwell. **Members absent:** Vice-Chairman Daniel Sheffield, Joe Petrucci, George DeLoach and Lavinia Moody. **Also present:** Planning Director Thad Crowe, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

Mr. Motion was made by Ms. Gooding and seconded by Mr. Wallace to approve the minutes for March 5, 2013 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.

Case 13-09: A request for a conditional use for non-temporary outdoor sales.

Location: 3523 Reid Street
Parcel #: 02-10-26-0000-0130-0010
Applicant: Ahearn & Dennis Investments, LLC

Mr. Crowe some of the issues brought about last month were pertaining to the required screening in front to include parking lot area and along either side, to the building line. He explained that the Code does require screening between parking lots and roads in the form of a hedge; we added the option of fence for some flexibility. Mr. Crowe said that he is recommending the buffer continue on both sides of the property to the building front, which would equate to approximately 8 additional palms (four on either side). Mr. Crowe believes this would soften the effect of outdoor sales from the highway and give it a classier look. He noted that there were some changes to the parking lot layout, adding additional spaces along the vendor area and referred to the amended site plan submitted by the applicant. He reviewed the following recommended conditions as listed in the staff report:

1. a three to four-foot tall visual screen shall be provided between the right-of-way and parking and display areas, consisting of a hedge, masonry wall, or wood or aluminum fencing;
2. palm trees or another acceptable type of understory tree(s) shall be planted along the side property lines on a 20-foot spacing from the front property line to the front wall of the main building;
3. a six-foot high masonry wall, privacy fence, or hedge contained within a thirty foot landscape buffer shall be required along the rear property line at the time that adjacent residential development occurs;
4. the trash receptacle area shown at the rear of the parking row to the west of the building must be screened on three sides with a gate on one side – the site plan or narrative shall be revised to reflect this;
5. all outdoor areas shall be cleaned of litter and refuse after each day of operation - this is an operational standard that shall be included as a condition of approval in the approval letter;
6. adequate restroom facilities shall be shown on the site plan, any outdoor portable toilets shall be screened in a similar manner as trash receptacles;
7. Mr. Chad Dennis will be the designated market manager, and the point of contact and the responsible party for this conditional use permit, with this designation being transferrable to another individual in the future with that person's name and contact information being provided to the Building and Zoning Department;

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8. Use of the facilities shall be based on the parking standard of Given that the site plan shows 33 parking spaces and four outside vendor spaces and the Property Appraiser records indicate that the building is 9,276 square feet including the canopy overhand area in front of the building, 35 parking spaces are required (based on one parking space per vendor and one parking space per 300 square foot of sales area, therefore with the three vendors areas shown on the site plan and the Applicant's state intent to use no more than 3,000 square feet of interior space for the use, at least thirteen parking spaces shall be required for the use), therefore the applicant will have to provide two more parking spaces or remove 600 square feet of sales area from use;
9. uses are subject to Sign Code, signs are allowed for individual vendors and displays, limited to the premises of each display area and not more than 20 square feet in size;
10. the following signs are prohibited: "human" signs, inflatable figures or objects, pennants and banners other than the allowance of two banners as defined in the Sign Code, snipe signs, and any other sign not allowed by the Sign Code;
11. display items are to be arranged in an organized and neat manner, on tables or racks, and may not be sold from vehicles;
12. No automobiles, motorcycles, boats, or other motorized vehicles; heavy equipment; live animals; or personal services shall be offered for sale;
13. all merchandise shall be brought into the building at the end of each business day except for larger items that are not easily moved, with such items being screened by fencing or vegetation that shall be maintained in an attractive and neat appearance;
14. The site plan shall be revised to show fire lanes, restrooms, exterior lighting, and additional required landscaping; and
15. The site plan or narrative shall include verbiage regarding days and hours of operation; the means, such as stalls, tables or other structures by which merchandise is to be displayed; and the specific types of goods requested for sale.

Mr. Crowe added that other than car lots, this will be the first approved outdoor sales, if approved, and he believes that it is important to ensure that it looks good and doesn't increase the level of clutter.

Ms. Gooding asked if all business would be required to do this.

Mr. Crowe advised that any conditional uses and new development will be required as per the code.

Chad Dennis, 3523 Reid Street, stated that he is good with all of the recommendations with the exception of putting up a hedge; he believes this would hide his business. He also stated that he would not want to put any more money into additional Palm trees, as he has already planted several. He stated that this was an old metal building that they have remodeled and updated and believes that the property has improved greatly. He added that putting four Palm trees along the north side would place them in the middle of the asphalt which is shared with his neighbor.

Mr. Crowe replied that planters would be acceptable to avoid damaging the asphalt, and that the current landscape code is much more stringent, but through consultation with the City Attorney, a compromise has been reached to allow a minimal amount of landscaping for existing structures.

Mr. Holmes stated that there is a balance between a progressive code, with the idea of bringing Palatka up to the standards of maybe what other Cities do and then you have the other end of the scale, is to not do anything and let people do whatever they want to do - somewhere in the middle there is a balance, and where that balance is

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would be the Boards. He believes that Mr. Crowe, in an effort to be business friendly, has given consideration to compromise on some of those things. Mr. Crowe has pointed out that the current Landscape Code is cost prohibitive for someone trying to open a small business in the City. Mr. Holmes added that while these are tough time, he recognizes the need to try and evolve to make the City more esthetically pleasing.

Mr. Harwell asked if there could be a compromise of low scale diverse plant life instead of a hedge.

Mr. Crowe replied that he has to speak to the intent of the Landscape Code, and the intent is to screen uses.

Discussion continued regarding possible compromises.

Motion made by Ms. Gooding to approve the request with amendments to the Staff recommendations to remove items (1) and (2) of the conditions. With no second, motion failed.

Mr. Pickens asked if there was any consensus on not having a fence, but there be additional shrubbery that would provide an additional screening affect above what is already there.

Mr. Crowe stated that if it were the consensus of the Board, a middle point could be eliminating item no. (1) and amend item no. (2) to require interspersed planting that could be defined allowing some visibility, for the front and the sides.

Motion made Mr. Pickens and seconded by Mr. Wallace to approve the request with staff recommendations with the exception of the deletion of item (1) and (2), inserting in Lou thereof, a condition that the applicant provide additional natural screening that mature of at least three feet in high and interspersed at a minimum of not less than ten feet apart for the front and side area as approved by staff. All present voted affirmative, motion carried.

NEW BUSINESS

Case 13-10: Administrative request to annex, amend the Future Land Use map from County US (Urban Service) to City COM (Commercial) and rezone from County C-2 (light commercial) to City C-2 (Intensive Commercial).

Location: 1095 N. State Rd. 19
Parcel #: 02-10-26-6870-0000-0441
Owner: Donna Jaquith-Bryne

Mr. Crowe stated that this request meets the annexation, Future Land Use map and the rezoning criteria and is compatible with the surrounding zoning and land uses. He added that currently there is a Bail Bonds office located there and they have plans to add a car lot there in the future. He recommended approval of this request.

Motion made by Mr. Pickens and seconded by Ms. Gooding to approve the request to annex, amend the Future Land Use map to City COM (Commercial) and rezone to City C-2 (Intensive Commercial). All present voted affirmative, motion carried.

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Case 13-11: Administrative request to annex, amend the Future Land Use map from County US (Urban Service) to City COM (Commercial) and rezone from County IL (Industrial Light) to City C-2 (Intensive Commercial) located at 421 & 425 N. Palm Ave.

Location: 421 & 425 N. Palm Ave.
Parcel #: 01-10-26-8650-0030-0400
Owner: Ernest W. Matchett

Mr. Crowe stated that this case is similar to the last one and is going from county commercial to city commercial. The applicant wants to come into the City to take advantage of our urban services, it is in keeping with the character of the surrounding area and uses. He added that this request meets the annexation, Future Land Use map and rezoning criteria and recommended approval.

Motion made by Mr. Pickens and seconded by Mr. Harwell to approve the request to annex, amend the Future Land Use map from County US (Urban Service) to City COM (Commercial) and rezone from County IL (Industrial Light) to City C-2 (Intensive Commercial) located at 421 & 425 N. Palm Ave.

Case 13-12: amend the Municipal Code to revise various landscaping and tree protection standards as set forth in Zoning Code Chapter 94, Article VI and VII.

Mr. Crowe stated that this is an overhaul of the landscape code and to provide for standards for tree protection. He recommended that the Board table the request to allow for additional staff review.

Motion made by Mr. Wallace and seconded by Mr. Pickens to table this request for next meeting. All present voted affirmative, motion carried.

Other Business – Mr. Crowe advised that he had put together a Planning training presentation for the Board but would rather wait until more of the members are present to present it.

ADJOURNMENT

With no further business, meeting adjourned.