

**CITY OF PALATKA
PLANNING BOARD AGENDA
October 1, 2013**



1. Call to Order.
2. Roll Call.
3. Approval of Minutes of the September 3, 2013 meeting.
4. Appeal procedures and ex-parte communication.
5. **OLD BUSINESS:** - none
6. **NEW BUSINESS:**

Case 13-44: Conditional use request to develop a hotel in the Downtown Riverfront zoning district.

Location: 100 Memorial Parkway

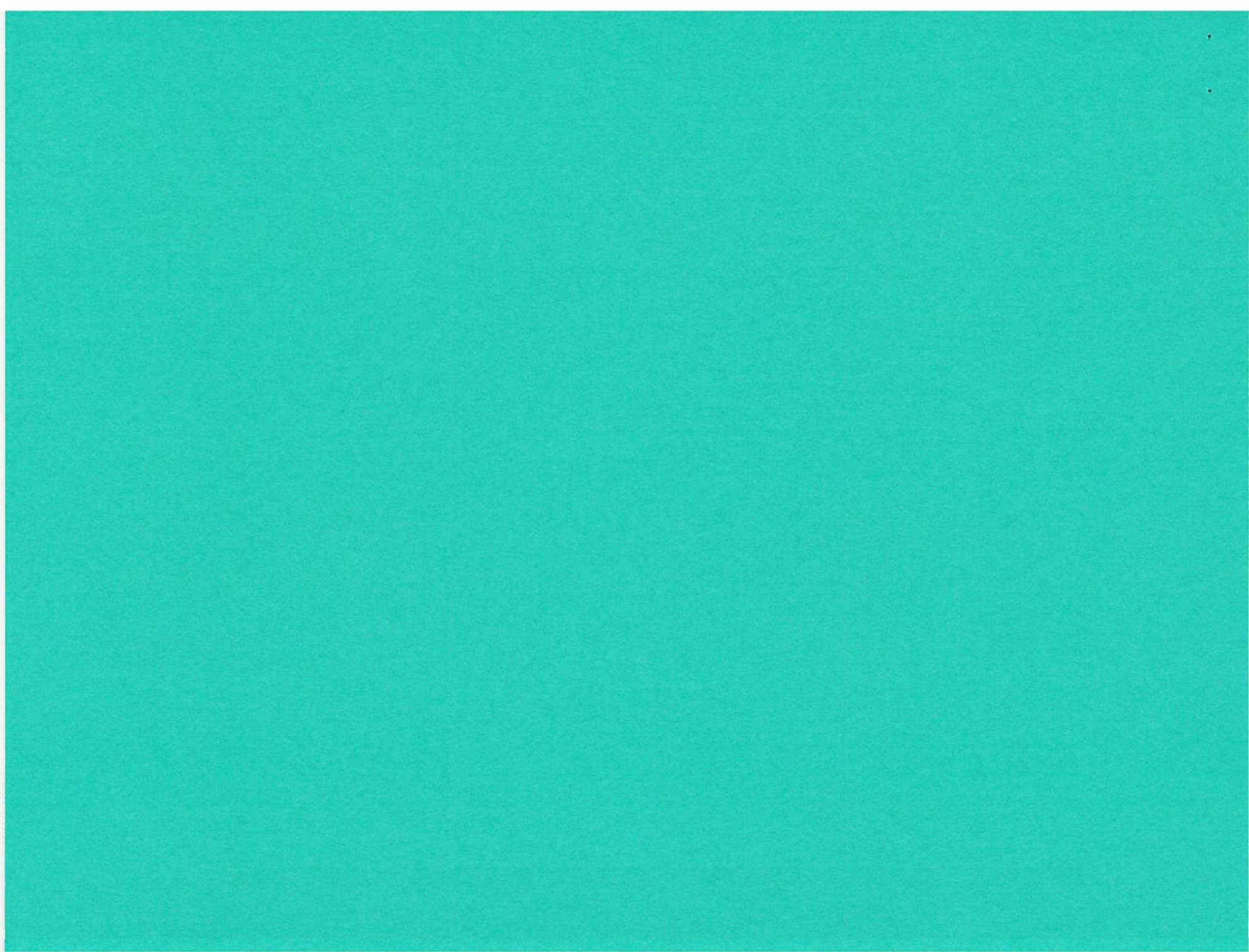
Applicant: Jonathan Griffith, City of Palatka

7. **OTHER BUSINESS - none**

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

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.





**CITY OF PALATKA
PLANNING BOARD MINUTES - DRAFT
September 3, 2013**

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

Motion was made by Mr. DeLoach and seconded by Ms. Gooding to approve the minutes for August 6, 2013 meeting. All present voted affirmative, motion carried.

OLD BUSINESS

Case 13-12: administrative request to amend the Municipal Code to revise various landscaping and tree protection standards as set forth in Zoning Code Chapter 94, Article VI and VII.
(Tabled from the August Meeting)

Mr. Crowe explained that the City's tree protection and landscape code was extensively reviewed over the past year. The revisions started off with the realization that these standards were deficient in a number of ways including unnecessary duplication, excessive or lenient regulation, and lacking in a clear strategic purpose. A workshop with the City Commission was held to discuss some of the flaws and potential solutions. He added that the proposed ordinance amendments were compared to other similar jurisdictions and that he also worked extensively with City Project Manager Jonathan Griffith, who has a degree in landscape architecture. There are a lot of wasted buffering requirements that mostly apply to new multi-family or commercial development. Other deficiencies include the lack of clear pruning standards for parking lot and buffer trees as well as minimal parking lot landscape standards. The City is in need of a tree/landscape code that strategically accomplishes the goals of urban canopy restoration and buffering/screening of uncomplimentary uses (lower intensity uses next to higher intensity uses). The City needs standards that maximize limited resources and include xeriscaping (for water conservation). He reviewed the proposed sliding scale for tree mitigation and the proposed buffering table. He added that if the site physically doesn't allow for landscaping, off-site mitigation would be allowed on nearby public rights-of-way or parks. The tree committee will hear appeals or alternative methods of meaning ordinance intent. He said that the amended standards would be more effective, strategic and incremental approach that will increase the attraction of new and existing businesses.

Mr. Petrucci asked why staff would remove the exemption for tree removal within ten feet of an existing or proposed building line, if there could be potential damage or keep development from happening. Mr. Crowe answered that it is not that such trees cannot be removed, but the property owner has to account for the loss. Tree protection should include the evaluation of all existing protected trees on the site are looked at and which of those trees are being removed. Based on what is being removed, a formula is applied and that will determine what has to be preserved or replaced. The goal is to get property owners to look at the value of the trees and quantify how they will make up for the loss of those trees. He stressed that these code revisions

provide for incremental progress to meet the landscape code for redevelopment and gave the example of conditional uses - as businesses come and go, some improvement occurs each time.

Mr. Wallace asked that some type of minimum standards be considered with regards to those commercial properties that annex into the City, either at the time of development or at the time of annexation. He added that there have been some previous annexations that have removed most or all of the trees while in the county and shortly thereafter annex into the city, seemingly to avoid tree protection. Mr. Holmes advised that clear parameters would be required to cover such situations. Mr. Crowe said that staff would look into maintenance and standards for annexation and bring those items back under separate consideration. He added that it had been brought to his attention that there were no standards in place that would require maintenance of vegetation on steep slopes to prevent serious erosion and staff would like such standards included as well.

Motion made by Mr. Sheffield and seconded by Ms. Moody to approve the text amendment as submitted along with annexation and erosion standards. All present voted affirmative. Motion carried.

NEW BUSINESS - None

OTHER BUSINESS

Request for recommendation to the City Commission to amend the City of Palatka Capital Improvement Plan (CIP) to include Florida Recreation Development and Acquisition program (FRDAP) items for the Riverfront Park. These items include the following:

- **Phase I:** Riverfront park nature based playground construction, boating facilities and exercise walk.
- **Phase II:** Riverfront Park fountain/splashpad

Mr. Crowe explained that the CIP is a component of the Capital Improvement Element of the City's Comprehensive Plan and is required under the Florida Statutes as part of the state-mandated comprehensive planning process. The CIP is a tool that helps the City to proactively plan for future capital needs and is intended to identify public facility improvements needed to accommodate future City growth and redevelopment. Staff is proposing this CIP update to meet requirements of the Florida Recreational Development and Acquisition Program (FRDAP), which is funding two riverfront park projects.

Mr. Griffith said that the first phase project includes a nature-based playground, boating facilities (such as docks, launches, restrooms, etc.), and exercise walk. The second phase project is a fountain and splashpad. FRDAP requires that such improvements be included in the CIP with a reference to FRDAP funding. He added that in order to apply for these grant funds, the items must be added to the CIP and must be considered by a recreation committee which, in the case of Palatka, means the Palatka Planning Board.

Ms. Gooding asked if additional benches could be put down by the riverfront. Mr. Griffith answered that the CRA did budget some funds for site improvements, which can include benches.

Motion made by Mr. DeLoach and seconded by Ms. Gooding to recommend approval of the CIP amendment to the City Commission.

DRAFT MINUTES
SEPTEMBER 3, 2013

Mr. Crowe added that the Historic Preservation board will be meeting on Thursday and one of the cases is a request for demolition of a historic apartment building located at 205 S. 3rd Street. Additionally, he advised that the appeal of the Planning Board's decision on July 2nd for the Church request at 211 St. Johns Ave. will be heard by the City Commission on September 12th, 2013.

With no other business, meeting adjourned.

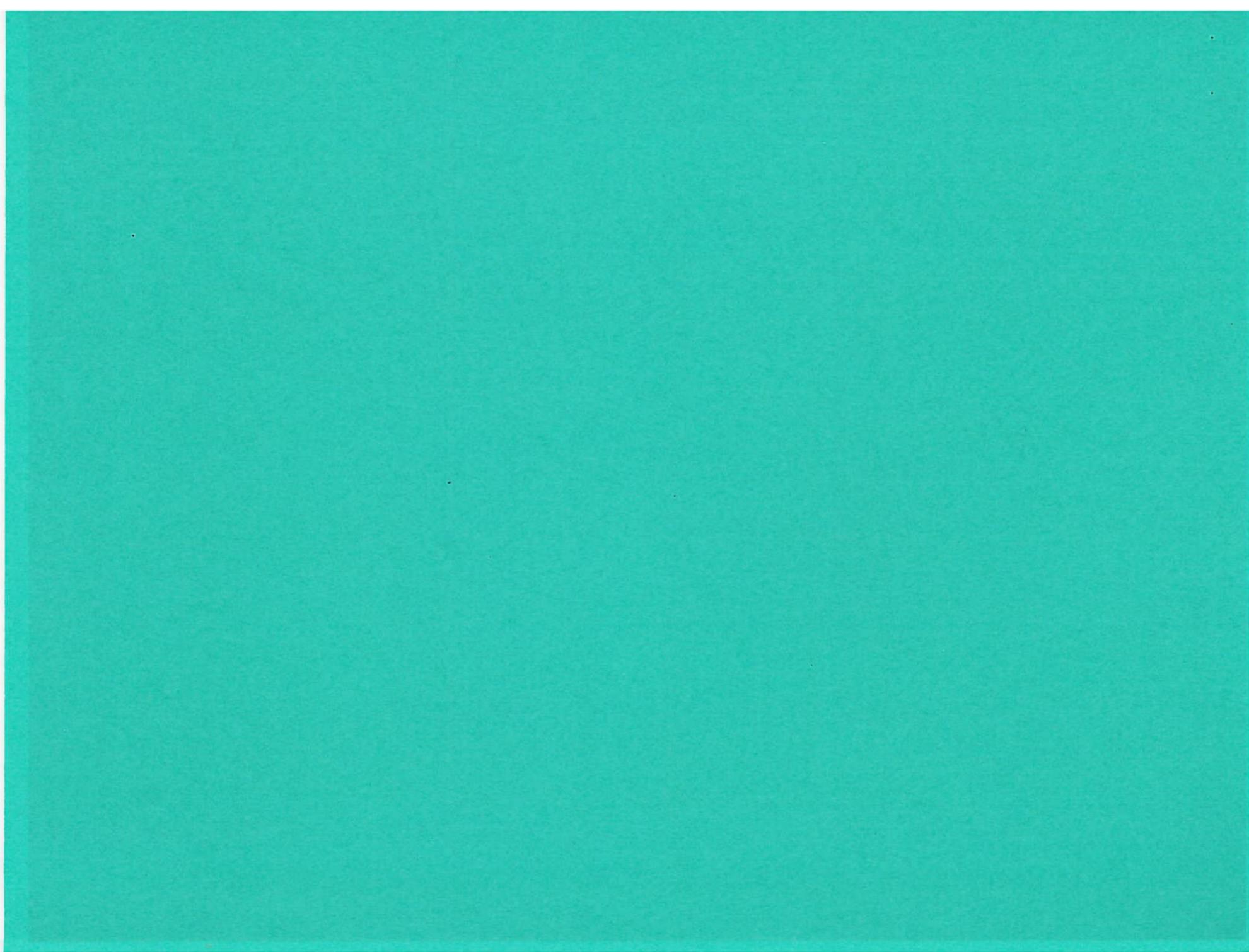


Table 1: Site and Vicinity Land Use and Zoning Classifications

Property	FLUM	Zoning	Existing Use
Site	COM (Commercial)	DR (Downtown Riverfront)	Undeveloped
Property to North	COM (Commercial)	DR (Downtown Riverfront)	"Century Block"
Property to East	REC (Recreation)	ROS (Recreation & Open Space)	Riverfront Park
Property to West	COM (Commercial)	DR (Downtown Riverfront)	Retail uses
Property to South	COM (Commercial)	DR (Downtown Riverfront)	Church

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

Palatka's riverfront has changed considerably since the times of the working waterfront. Uses such as a jail and a senior high rise replaced the industrial uses and wharfs of the past. The City began its waterfront master planning process in 2004 when a riverfront park and marina redevelopment plan was completed, but never adopted. In the Fall of 2009, the design firm Michael Redd & Associates conducted a series of riverfront master plan public "charrettes." The results of these workshops were translated into a riverfront master plan (attached with this report), approved by the City Commission on March 25, 2010. The city's revitalization efforts since that time have stayed close to this plan, which in fact includes a hotel on this property.

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. In fact it meets multiple goals, objectives, and policies pertaining to the promotion of mixed uses and infill development in the downtown. In particular the application is supported by the following Future Land Use Element policies and objective.

Policy A.1.6.1 *9J-5.006(3)(c)*

Provide incentives which direct development to infill in areas of the City with in-place water/sewer lines and paved road. These incentives may include, but not be limited to providing additional permitted land uses through special use designations under the City Zoning Code such as approved "mother-in-law" units with separate kitchens or home office operations for limited business activities.

Policy A.1.6.2 *9J-5.006(3)(c)3*

Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling within already developed commercial areas as identified on the Future Land Use Map.

Objective A.1.8 *9J-5.006(3)(b)9; F.S. 187.201(16)(b)3*

Upon Plan adoption, The City shall establish a program that provides the means for innovative development planning. The end goals of the program are to provide:

- *Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;*
- *Development that is adapted to natural features in the landscape such as wetlands, vegetation and habitat, and which avoids the disruption of natural drainage patterns; and*

- *A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.*

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.

Vehicle access for the hotel is by driveways from Memorial Pkwy. on the south and S. 2nd St. on the north. Upon project completion there will be sidewalks on all rights-of-way around the property for adequate pedestrian access.

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.

Downtown zoning districts exempt commercial uses from the minimum parking requirement. However the hotel site plan shows 70 parking spaces, which equates to one space per room. The Zoning Code in other zoning districts requires 1.1 spaces for every room, which in this case would amount to 77 spaces. Staff believes that the 70 spaces will suffice, particularly since there is ample public parking in the immediate vicinity.

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

A dumpster or trash cans must be screened in accordance with Zoning Code Sec. 94-311 (screened by plants, opaque fencing, or masonry walls to provide between six and eight feet of screening). As noted on the site plan this screened dumpster is located in the western part of the property.

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.

Downtown zoning districts are exempt from tree protection and buffering requirements with the exception of "specific" landscape requirements, meaning parking lot shade trees. The Applicant has met the code requirement of providing shade trees within all parking lot landscape islands.

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.

The hotel would have a wall sign that would conform to Sign and Zoning Code standards.

h. Required yards and other open space.

The DR zoning district only has one such standard, which is a 25-foot wide lot width. In addition this property is designated by the Commercial Future Land Use Map category, which limits impervious surface to no more than 70% of a parcel. The building and parking area take up an estimated 80% of the property and therefore does not comply with this standard. However the Planning Board voted unanimously at their August 6, 2013 meeting to eliminate this requirement within downtown zoning districts. The City Commission approved the item on first reading and it is scheduled for adoption prior to the October Board meeting.

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

In the recent cases of several downtown conditional uses, staff has emphasized the importance of this criterion and in one case used it for the reason for recommending denial. Staff's belief is that St. Johns Ave. uses should as much as possible be limited to retail, restaurant, or personal services that will generate foot traffic and storefront display interest and therefore attract shoppers and support businesses. It should be noted that the proposed hotel does not front on St. Johns Ave – in fact City staff required that the hotel be pulled back from this street and front on Memorial Pkwy., which would preserve future retail space along St. Johns/Lemon. It is also the case that a hotel is a complimentary use to retail, personal services, and restaurant uses since these hotel guests provide the potential for up to more than 100 diners and shoppers at downtown businesses.

In addition, staff has worked with the hotel developer to ensure that while the building will be a modern facility, its appearance and the site layout will be compatible with the downtown development pattern. Design elements such as recessing and projecting the front façade, varying the roofline height, use of first-floor red brick, window verticality, and first and fourth floor window lintels will enhance compatibility and also make for a more interesting and pleasing building appearance. The site design emphasizes the building by pulling it up to the street (and preserving Lemon St. frontage for future retail buildings) and screening the parking lot with a streetwall and plantings. Frequent shade tree plantings in the parking lot and public rights-of-way will ensure future shade and improved site appearance.

Staff also recognizes that the DR zoning district requires that "architectural and aesthetic appearance shall be maintained and compatible with the unique historic character downtown," as noted in the Development Standards section of this zoning district. The building and site design meets the intent of this standard as noted above.

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

There are no special requirements for a hotel in the Municipal Code.

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

A review of the criteria above indicates that the proposed conditional use would not present a substantially negative impact on the overall public interest of the surrounding area and the City as a whole. In fact staff believes that in accordance with the City's revitalization plan the motel will stimulate economic activity in the downtown area and serve as an attractive downtown landmark.

A motion for approval should include any relevant conditions and 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, Staff believes that this application meets applicable conditional use criteria. Staff recommends approval of Case 13-44, conditional use for maximum 70-room hotel, subject to the design represented in the site plan and building elevations included with this report.

ATTACHMENTS: APPLICANT'S NARRATIVE, SITE PLAN, AND BUILDING ELEVATIONS
 PALATKA RIVERFRONT PARK CONCEPTUAL MASTER PLAN



Building & Zoning Department
201 N 2nd Street
Palatka, FL 32177
(386) 329-0103 phone
(386) 329-0172 fax

September 21, 2013

Thad Crowe
City of Palatka
201 North Second Street
Palatka, FL 32177

RE: 100 Memorial Parkway Conditional Use Request
Section 94-3- Conditional Uses

Dear Mr. Crowe:

The City of Palatka respectfully requests a conditional use to locate a 70 room Hampton Inn per zoning code section 94-3. The City is making this request on behalf of SHP Hospitality to facilitate the subsequent development of this City owned property. SHP Hospitality and the City of Palatka have an active sale-purchase agreement for the property described above. To assist your review of the conditional use request the following explanations are formatted in response to *section 94-(4) Conditional Use Findings*.

Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

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

The existing lot is located in the downtown riverfront area. This parcel of land is the subject of the City's riverfront redevelopment efforts. The buildings shown are the result of the City's negotiations with SHP Hospitality to make the best use of the property. The location of the proposed buildings are intended to maximize retail continuity along St. Johns Avenue and position the buildings along the lot-line, as would be typical in this downtown setting. The plan is in keeping with the comprehensive plan's promotion of mixed-use infill development.

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.

The proposed plan allows for vehicular access from Memorial Parkway and Second Street. The two points of ingress and egress are offset so as to not encourage through traffic, thereby reducing non destination traffic through the site. The building and parking configuration allows emergency vehicular access. Pedestrian safety and convenience is achieved through multiple walks bordering the property and walks throughout the property from parking areas to buildings.

- 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.*

The Downtown zoning districts exempt commercial uses from parking requirements. The proposed site plan makes the best use of the property assuming the need for 70 parking spaces, maximum retail frontage on St. Johns Avenue and a 70 room hotel. The parking area is to be screened on the north and west by a landscape buffer and brick street wall and on the south by a strip of land approximately 20' in width. The southern buffer is to be deeded to the First Presbyterian Church after landscaping and sidewalk improvements are made as part of the City's Southern Riverfront Improvement Project scheduled for 2014. The proposed parking lot includes terminal islands and canopy trees that will minimize the urban heat island effect and any potential glare from cars or parking surfaces.

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

The proposed plan includes a common refuse area at the southwest corner of the site. This area will be screened by a solid wall and landscaping.

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

The property is served by all needed utilities. No improvements to the City's utility systems are needed to construct the proposed 70 room hotel.

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

The downtown zoning districts are exempt from buffering requirements and tree protection. The proposed plan includes the required number of shade trees within the parking area. A more extensive landscaping plan including ornamental building foundation plantings will be developed at a later date. The City of Palatka is also pursuing streetscape improvements adjacent to the project on Memorial Parkway and Second Street.

- 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.*

The Hotel will have a wall sign located on the Hotel and a monument sign at the corner of Second Street and St. Johns Avenue that will comply with the City of Palatka Sign standards.

- h. *Required yards and other open space.*

The downtown zoning districts are exempt from buffering and building setback requirements. The site plan provides for multiple side yards or courtyard spaces that are an extension of the buildings. The configuration of buildings fronting the street, interior parking and small landscaped yards or courtyards is appropriate given the downtown setting.

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

As part of the negotiations with SHP Hospitality, the City requested retail frontage along St. Johns Avenue. The proposed development is in keeping with recent cases regarding downtown conditional uses and the vision developed through multiple community input meetings (i.e. workshops, public hearings, master plan design charrettes) from 2004-2009. The proposed Hotel and retail/commercial uses are complimentary to the existing businesses in the downtown corridor. Furthermore, these uses

create additional retail continuity along St. Johns Avenue. The retention and creation of retail space in the downtown core is instrumental in reaching a critical mass of retail and commercial stores. Retail and commercial are complimentary to one another. The addition of a 70 room hotel will create additional consumers to support the intended retail/commercial core of St. Johns Avenue. The positioning of the Hotel between the church and the proposed retail provides a transitional buffer from more active areas to areas of worship.

The design of the building is intended to be compatible with the existing downtown architecture and style(s). The use of brick on the first floor reflects a predominant material used in downtown Palatka. The placement of shade trees in and throughout the property is intended to visually interrupt the façade of the proposed buildings. The hotel height of 45' is lower than the historic First Presbyterian Church clock tower. This is significant because the clock tower, which is recognized as an iconic figure of downtown Palatka, is given prominence by keeping the height of the hotel lower. The projecting roof line and facades emulate the existing verticality and horizontal division of buildings in downtown Palatka. The architectural style of the proposed buildings does not "recreate history" or mimic existing architectural detail. The architectural style is intended to at times contrast existing historic architecture in an effort to distinguish buildings of historic or cultural significance and to emulate the horizontal and vertical composition of existing architecture to appropriately stitch in new infill structures.

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

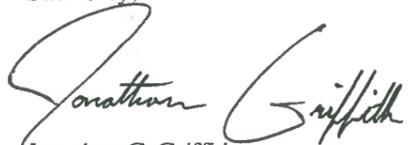
Not applicable

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

Not applicable

Should you have any questions, or need additional information, please do not hesitate to contact me at (386) 329-0103.

Sincerely,



Jonathan C. Griffith
Project Manager / Grants Administrator

SOUTH 2ND STREET

SCALE 1"=20'-0"

LIGHTING LEGEND

- 100 Watt PSMH Cutoff Wall Pack 120-277 Volt Light
- HID Parking/Roadway with quad-tap CWA ballast. Includes 400-watt PSMH lamp, Type III. Mount on Concrete Light Pole by Seminole Pole, Inc. or equal

TREE LEGEND

COMMON NAME	BOTANICAL NAME	SIZE
GREEN ASH	Fraxinus pennsylvanica	6" Trunk Diameter @ breast ht
RED MAPLE	Acer rubrum	6" Trunk Diameter @ breast ht
DATE PALM	Phoenix Canariensis Canary	(+/- 8' Tall) (+ 1' Clear Trunk)

5' SIDE LAP FOR 6" CONCRETE CURB
 18.0' PARKING SPACE
 SIDE LAP FOR 6" CONCRETE CURB
 6" CONCRETE PARKING SEAM
 TYPICAL SECTION OF CONC. SIDEWALK ABUTTING CONC. PAVING

REVISIONS	DATE

Hampton Inn

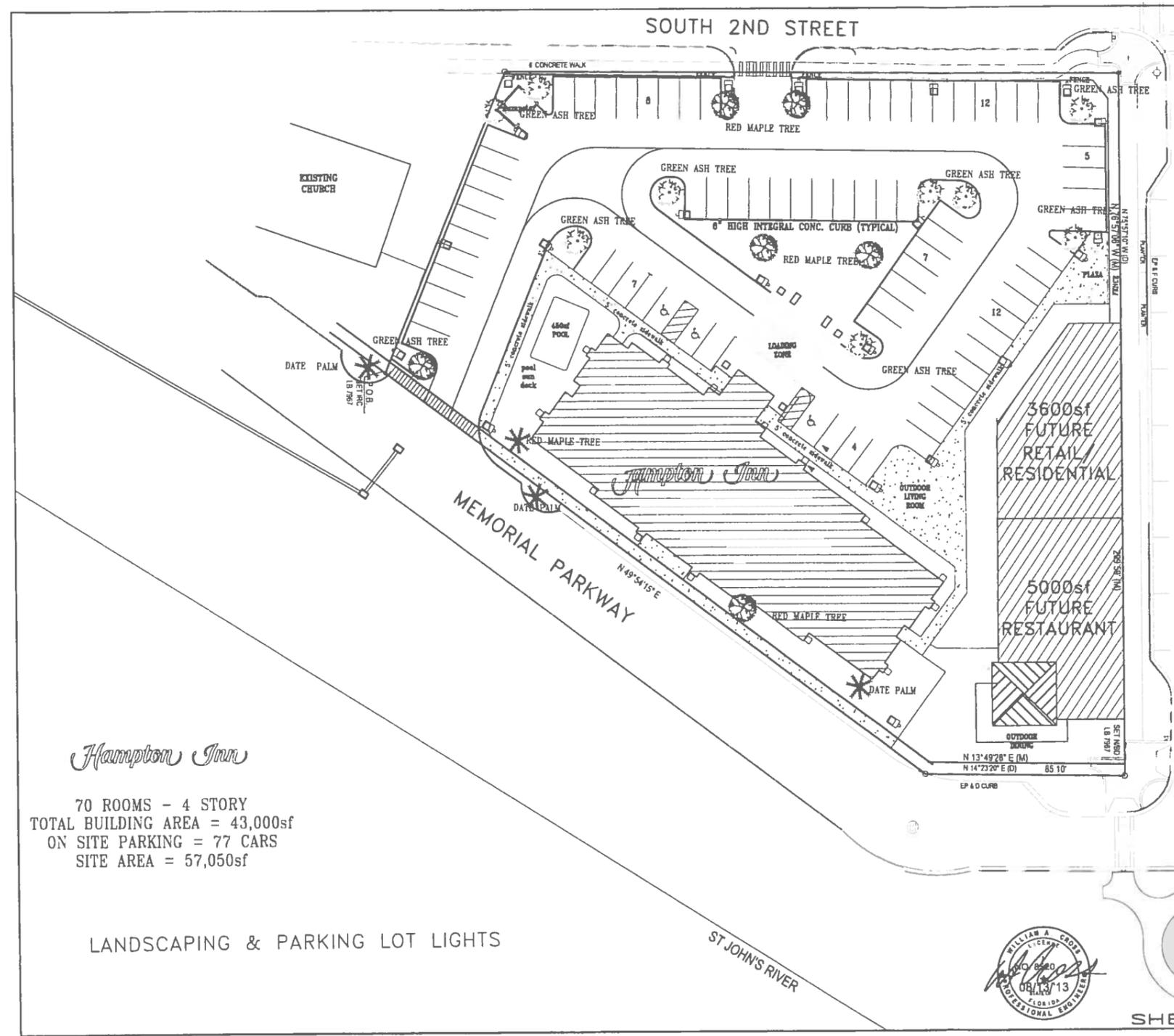
70 ROOMS - 4 STORY
 TOTAL BUILDING AREA = 43,000sf
 ON SITE PARKING = 77 CARS
 SITE AREA = 57,050sf

LANDSCAPING & PARKING LOT LIGHTS



W.A. CROSS
 CONSULTING ENGINEERING, INC.
 P.O. BOX 2818
 ORMOND BEACH, FL. 32175
 Certificate of Authorization No.9250
 (386) 672-3069 Phone & Fax
 (386) 451-7697 Cell Phone
 wcross2@cfi.r4r.com

SHEET 7 / 7





1 RIVERFRONT ELEVATION
SCALE: 1/8" = 1'-0"

COLOR SCHEDULE	
1	RED BRICK (EXHIBIT A) TO LOCAL ARCHITECTURE
2	YELLOW SAND TONER BY: 410 - ANTI-ACRYLIC CREAM 100000000
3	OFF-WHITE TONER FOR FINE 100000000
4	GRAY TONER (EXHIBIT B) BY: 410 - ANTI-ACRYLIC CREAM 100000000
5	ALUMINA SANDSTONE (EXHIBIT C) BY: 410 - ANTI-ACRYLIC CREAM 100000000

Mixed Use Commercial/Office/Retail
 (Note: Footprints for illustrative purposes only. Final Design to be provided by CDP.)

Hotel

Memorial Parkway (Upper Promenade)
 • Approx. 75 Parking Spaces
 • Enhanced Walkway with Street Tree Enhancements
 • Activity Nodes (Shade, Vendors, Trolley Stops, Lower Promenade Access)
 • Closed During Events
 • Special pavement

2nd Street Traffic Calming
 • Speed Table at Pedestrian Crossing

Kids Zone
 • Naturalistic Playground
 • Mothers Shade Area
 • Dry Beach

Lower Promenade
 • Linear Park
 • Rails to Trails Access
 • Directly on Water

Event Lawn:
 • Temporary Stage
 • Festival Vendor Pads

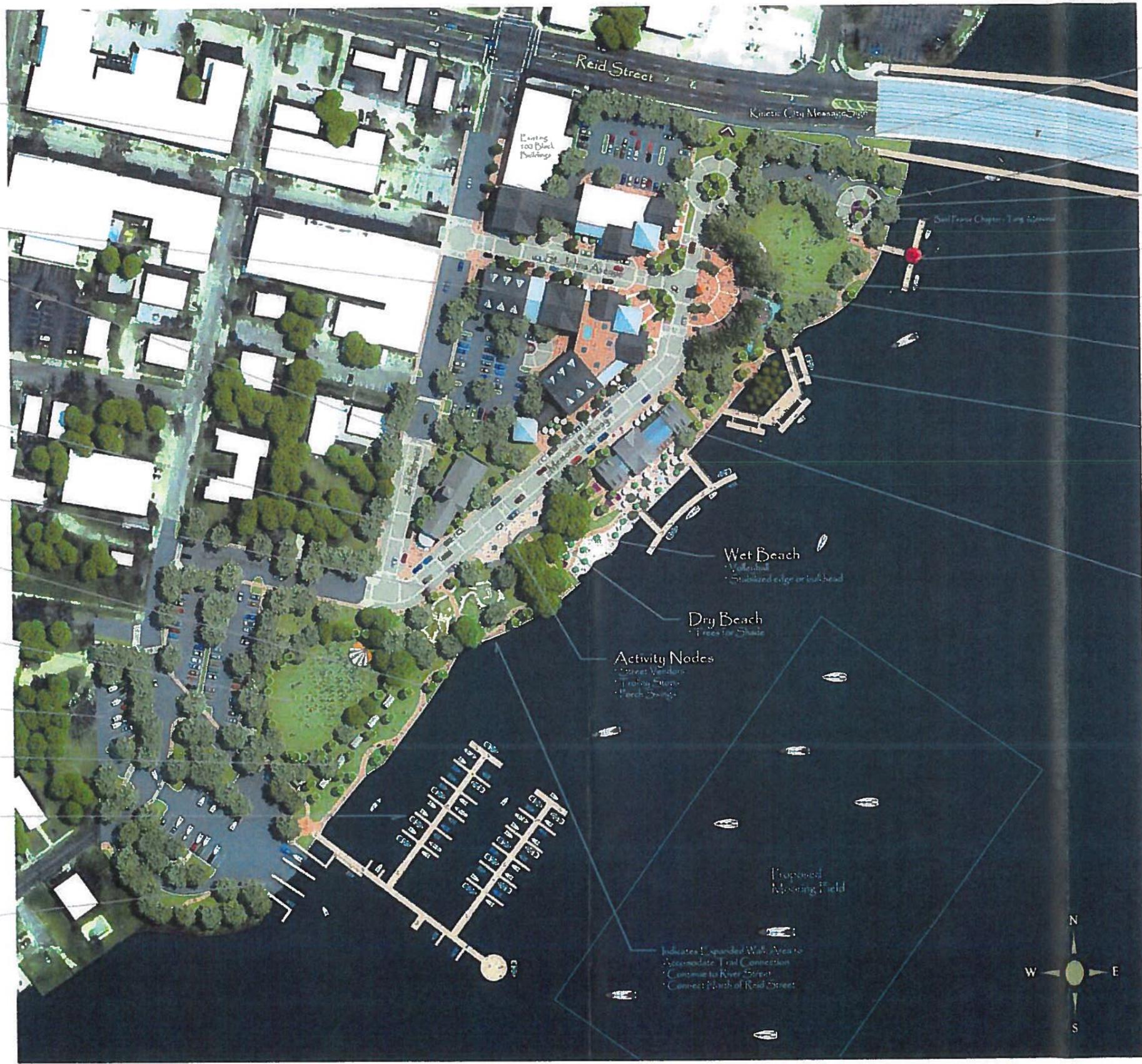
Additional Boat Parking

Picnic Shelters/ Shade Structures

City Pier/ Expanded Docks
 • Floating Docks Attached to Existing Pier for better boater access.

New Boat Launch With Boat Parking
 • Third Boat Launch Ramp with upgrades to Existing Ramps

Conceptual Master Plan



Buffer Area with Berm Along Reid Street
 • Themed Garden
 • Sound Attenuation
 • Park Entrance Themed Planting

Restored Boat Launch
 • Soft Launch
 • Non-Motorized Vessels only

Parking Area
 • Soft Launch Access & Parking
 • Bus/Trolley Van Dropoff

Existing Boardwalk and Gazebo
 • Canoe Pole/Fishing

North Lawn
 • Free Play/Level Field/Open Area
 • Festival Events/Festival Vendor Accommodations

Lemon Street Plaza
 • Relocated Clock Tower
 • St. Johns Terminus Plaza
 • Major Interactive Water Feature
 • Naturalistic Waterfall to Lower Promenade/
 • Creekwalk

Cypress Micro Habitat Educational Area
 • Replicates Cypress Dome (*Taxodium distichum*)
 • "Daughter" Trees at Edges, Larger (10-18") Trees at Center
 • Ecotone (Edge) Plantings of Rushes, Sedges
 • Extends Landward
 • Educational Graphics & Signage
 • Outdoor Chess Area with Shade

Waterfront Restaurant
 • Outdoor Dining (Elevated Terrace)
 • Transient Boat Docks (1/2-10)
 • Additional Public Restrooms/Showers



Scale: 1"=40'
 March 25, 2010



MICHAEL REDD & ASSOCIATES, PA.
 PLANNING, DESIGN AND CONSTRUCTION SERVICES
 10000 W. 11TH AVENUE, SUITE 1000, DENVER, CO 80202

Palatka Riverfront Park