

*City of Palatka*  
*Building & Zoning Department*  
*201 N 2<sup>nd</sup> Street*  
*Palatka, Florida 32177*  
*386-329-0103 phone*  
*386-329-0172 fax*

**BOARD OF ZONING APPEALS**  
**May 11, 2010**  
**4:00PM, Palatka City Hall**

**AGENDA**

1. **Call to Order**
2. **Roll Call**
3. **Approval Minutes of the April 13, 2010 Meeting**
4. **Read "To Appeal Any Decision"**
5. **OLD BUSINESS – None**
6. **NEW BUSINESS**

- A. **Case ZB 10-16** Request to allow a proposed use of an existing Single-Family home as a facility for the Children's Advocacy Center in an R-1A zoning district.

**Location:** 513 S 19<sup>th</sup> St.

**Parcel:** 12-10-26-6850-3970-0040

**Owner:** Todd G + Alisha Gipe **Agent:** None

1. PUBLIC HEARING
2. REGULAR MEETING

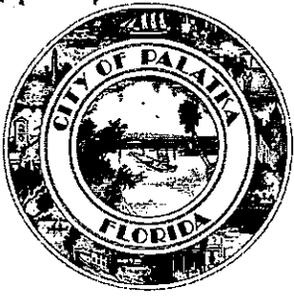
- B. **Case ZB 10-17** Request for an 8' variance to the setback to construct a carport in a R-1A zoning district.

**Location:** 105 Underwood Dr.

**Parcel:** 11-10-26-9101-0010-0010

**Owner:** Joanna Crawford

1. PUBLIC HEARING
2. REGULAR MEETING



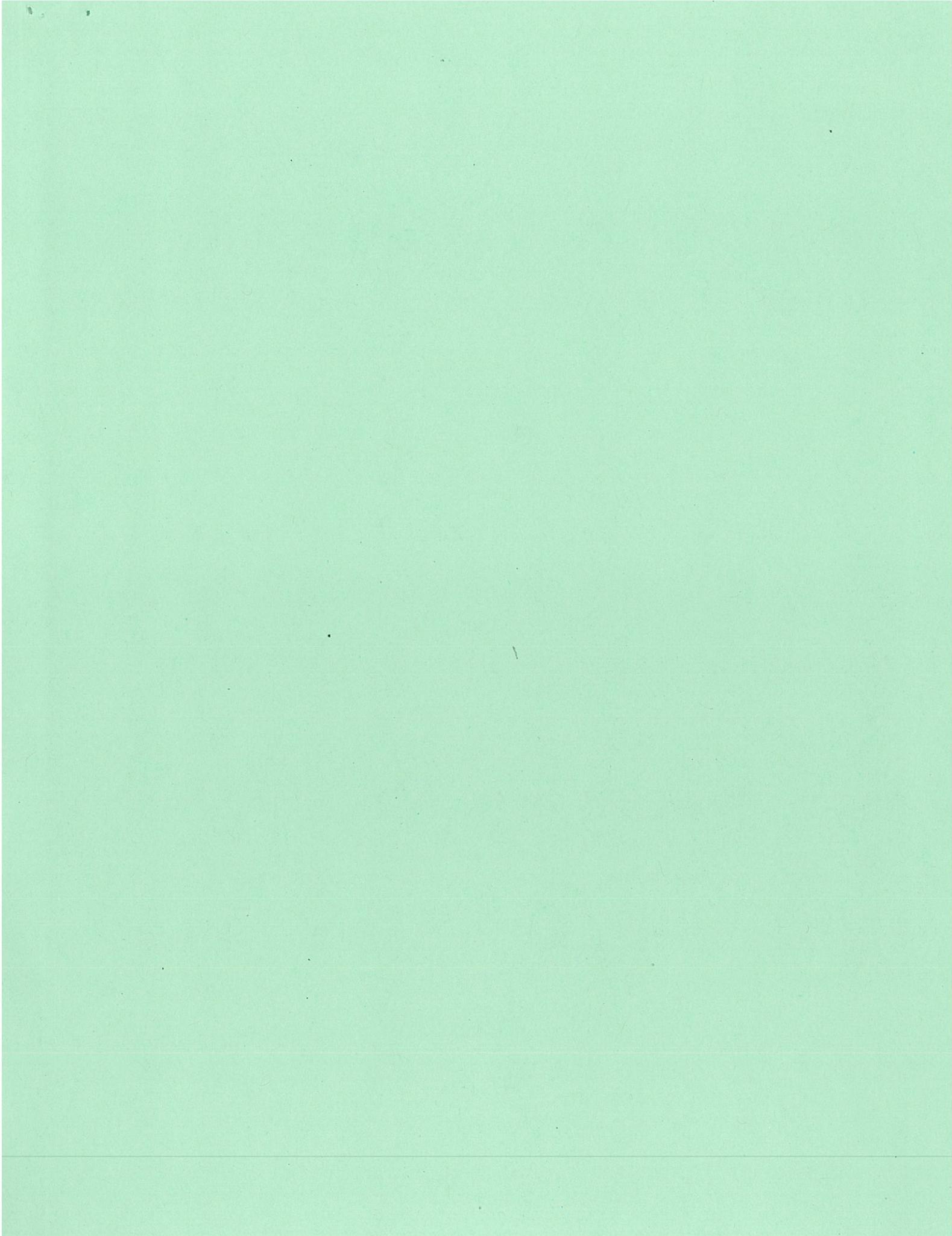
*City of Palatka*  
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*Palatka, Florida 32177*  
*386-329-0103 phone*  
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**7. ADJOURN**

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE BOARD OF ZONING APPEALS WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS THAT 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.



**Zoning Board of Appeals  
Regular Meeting Minutes 04/13/10**

Meeting called to order at 4:00pm by Chairman Ellsworth Lowry Taylor III.

The following members were present: Cleveland Hobbs, Marcia Lane, Dwight Parker and Betty Willis.

The following member was absent: Blanch Rogers.

Staff Present: Director of Building & Zoning Debbie Banks and Recording Secretary Deena McCamey.

**Motion-** made by Mrs. Willis to approve the minutes of the May 14<sup>th</sup>, 2009 meeting. Mr. Hobbs seconded the motion. All those present voted affirmative. Motion passed

“To Appeal any Decision” read by Debbie Banks.

**Old Business-** No Old Business

**New Business-**

**Election of Officers:** Board Officers are Ellsworth Lowry Taylor III, Chairman and Cleveland Hobbs Vice Chairman.

**Motion-** made by Mrs. Willis with second by Ms. Lane to retain the current Chairman and Vice Chairman. All those present voted affirmative. Motion passed.

**Case # 10-05**                      Block 321 (bounded by N 17<sup>th</sup>, N 18<sup>th</sup>, Ocean & Washington Streets)  
Owner: PHA  
Agent: John Nelson  
Request: For a two foot variance to allow an eight foot fence in an  
R-1 zoning district.

Mr. Hobbs recused himself for the record from this case due to conflict of interest.

Mr. Nelson, Palatka Housing Authority, 400 N 15<sup>th</sup> Street, stated he was here to request a 2' variance for fencing on the North Side public housing community. He stated that during the year of 2005 they had installed approximately 6,343 lineal feet of fencing ranging from 6' to 8' variety, of the 8' variety they had installed 346 feet to one block of housing units. Mr. Nelson said the fencing was erected so the children could have a place to play that is secure between the buildings and the backyard and to keep people from running through and cars driving through. With the fencing in place the play yard is only accessible either by the apartments or the entrance fence which is only unlocked when mowing or meter reading is needed.

Mr. Taylor asked if the caps on the tops of the fence drawings were included in the fence that was installed.

Mr. Nelson stated yes, they were there originally, but there are some now missing from people taking them off.

Mr. Taylor asked why the PHA didn't pull a permit for the fencing.

Mr. Nelson replied at that time PHA didn't know they needed a permit.

**Zoning Board of Appeals  
Regular Meeting Minutes 04/13/10**

**Case # 10-05 Continued-**

Ms. Banks told the board that a permit is not required to install fencing, but they should have come to the board for a variance. She also told the board she didn't know why staff did not require it at that time.

Mr. Nelson admitted error on the first block, on the other 6,000 lineal feet of fencing the PHA fell within the criteria.

Sylvia Cooper, 1800 Ocean Street, asked if the fencing is going to remain where it is now or are they going to be moving it across the street or whatever?

Mr. Nelson replied "NO" the fences are where they are and they will remain there.

**Discussion-** Mrs. Willis asked staff if they had any responses from the notices to neighbors or the advertisement.

Ms. Banks replied she had not.

**Motion-** to approve the variance request made by Mr. Parker, Ms. Lane seconded the motion with the understanding they won't do this again. All those present voted affirmative. Motion passed.

**Motion to adjourn-** Mrs. Willis made motion to adjourn. Ms. Lane seconded the motion. All those present voted affirmative. Motion passed.

**Meeting adjourned-** at 4:19pm.



**Case:** ZBA 10-16

**Location:** 513 S 19<sup>th</sup> St.

**Parcel #:** 12-10-26-6850-3970-0040

**Applicant:** Todd G + Alisha Gipe

Request to allow a proposed use of an existing Single-Family home as a facility for the Children's Advocacy Center in an R-1A zoning district.

Todd Gipes, owner of 513 S 19<sup>th</sup> St. has applied to the Zoning Board of Appeals to appeal my interpretation of the R-1A zoning district code concerning the location of a Children's Advocacy Center at this residence. He told me the Sheriff's Dept. is going to purchase the home if he can clear the way for the use. The scenario he presented to me is: When a child gets abused and they need to provide testimony and be physically examined, they will be taken to this home at any hour of the day or night and a team of medical and law enforcement personnel will show up at the house, do what needs to be done and then leave. In his narrative he explains it little differently but similar to his verbal explanation a couple of months ago. Nowhere in the R1-A code is there a "shelter" type of provision for an activity such as this and it does not meet the definition of child care. Mr. Gipes thinks the use could be considered an accessory use. I said without anyone living in the house it would not be accessory to anything and if someone were living there I still not believe it met the intent of the permitted accessory uses and structures for the zone. I requested an opinion from the City Attorney and have attached him comments for your information.

This case was properly advertised and notices sent to surrounding property owners within 150' of the subject parcel. Several calls have been received requesting more information about the request.

The Municipal Code is inserted below for your reference. The zoning district is R-1A however R-1A refers you back to R-1AA which is why that is included.

**Sec. 94-141. R-1AA single-family residential district.**

(a) *Intent.* The R-1AA district is intended to provide for single-family residential areas of low density. Certain structures and uses designed to serve governmental, religious, noncommercial recreational and other immediate needs of such areas are permitted or are permissible as conditional uses within the district, subject to restrictions and requirements necessary to preserve and protect its low density single-family residential character.

(b) *Permitted principal uses and structures.* The following uses are permitted in the R-1AA district:

- (1) Single-family dwellings, including those community residential homes declared to be single-family units by state statutes.
- (2) Railroad rights-of-way.
- (3) Family day care homes.

(c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the R-1AA district are as follows:

- (1) Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.

- b. Do not involve the conduct of business on the premises.
- c. Are located on the same lot as the permitted or permissible principal use or structure, or on a contiguous lot in the same ownership.
- d. Are not of a nature likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
- e. Do not involve operations or structures not in keeping with the character of a low density single-family neighborhood.

(2) Noncommercial gardens, plant nurseries and greenhouses, servants' quarters, private garages, tool houses, garden sheds and garden work centers, disaster shelters, children's play areas and play equipment, private barbecue pits, private swimming pools, private boathouses, docks and slips, and the like are permitted in these districts.

(d) *Prohibited uses and structures.* The following uses and structures are prohibited in the R-1AA district: Any use or structure not specifically, provisionally or by reasonable implication permitted in this section, or permissible by conditional use.

(e) *Conditional uses.* (Conditional uses are permissible after public notice and hearing and subject to the provisions of section 94-3.) Conditional uses in the R-1AA district are as follows:

- (1) Planned unit developments (PUD). (See article IV of this chapter and section 94-2, definitions.)
- (2) Patio housing. (See section 94-197 and section 94-2, definitions.)
- (3) Publicly owned and operated parks, recreation areas and utility structures.
- (4) Golf courses and related clubhouse facilities; except driving tees or ranges, miniature courses and similar uses operated for commercial purposes separately from golf courses.
- (5) Private bath, swim, tennis or country clubs and community owned and operated recreation clubs and associations.
- (6) Houses of worship, provided the minimum lot area shall be 40,000 square feet.
- (7) Subdivision or other development entranceways when built in conformity with chapter 62.
- (8) Essential services. (See section 94-2, definitions.)
- (9) Child care facilities. (See section 94-2, definitions.)
- (10) Home occupations. (See section 94-2, definitions.)

**Sec. 94-142. R-1A single-family residential district.**

(a) *Intent.* The R-1A district is intended to provide for single-family residential areas of low density. Cluster housing and certain structures and uses designed to serve governmental, educational, religious, noncommercial recreational and other immediate needs of such areas are permitted or are permissible as conditional uses within the district, subject to restrictions and requirements necessary to preserve and protect its low density residential character.

(b) *Permitted principal uses and structures.* Permitted principal uses and structures in the R-1A district are the same as for the R-1AA district.

(c) *Permitted accessory uses and structures.* Permitted accessory uses and structures in the R-1A district are the same as for the as for R-1AA district.

(d) *Prohibited uses and structures.* Prohibited uses and structures in the R-1A district are the same as for the R-1AA district.

(e) *Conditional uses.* (Conditional uses are permissible after public notice and hearing and subject to the provisions of section 94-3.) Conditional uses in the R-1A district are the same as for the R-1AA district, and in addition:

- (1) Schools, colleges and universities, both public and private.
- (2) Cluster housing. (See section 94-196 and section 94-2, definitions.)

**PHOTO:**



## Debbie Banks

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**From:** Don Holmes [don@donholmeslaw.com]  
**Sent:** Thursday, April 15, 2010 2:04 PM  
**To:** Debbie Banks  
**Cc:** Woody Boynton  
**Subject:** RE: Zoning Board of Appeals

Debbie

I have scheduled the May 11 ZBOA meeting. For the record, I agree with your interpretation of the issue presented, i.e. I would agree that a facility to be used for the occasional interview/examination of alleged victims of crime would not fall within the uses permissible within the R-1A district. It is my understanding that the proposed facility would NOT be utilized as a residence and, as you have indicated, "residential use" is the essence of the R-1A district. I would also agree that the use could not be considered an "accessory use" within the R-1A district under the circumstances at hand since there is no "principal use" of the site which falls within the permissible uses of the R-1A district. Unless the facility falls within one of the specific uses that are permissible by special exception within the R-1A district, it is my opinion that the use at issue would NOT be permissible at the site unless the zoning classification of the site was changed. I have not reviewed the relevant circumstances regarding the possibility of changing the zoning classification of the site and it is not my intent to express an opinion within this e-mail regarding the propriety of changing the zoning classification of the site. Neither is it my intent to offer an opinion regarding the potential legitimacy of the use of the site within the R-1A district as an "accessory use" IF the structure was ALSO used as a full-time residence by one or more people.

In the event you have any question, feel free to call or e-mail. If my understanding of the intended use of the structure appears inaccurate as stated above, please advise.

Don

**TAX ADVICE DISCLOSURE:** Pursuant to the requirements of Internal Revenue Service Circular 230, we advise you that any federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of: (1) avoiding penalties that may be imposed under the Internal Revenue Code or (2) promoting, marketing or recommending to another party any transaction or matter addressed in this communication.

**CONFIDENTIALITY NOTICE:** The information and all attachments contained in this electronic communication are legally privileged and confidential information, subject to the attorney-client privilege and intended only for the use of intended recipients. If the reader of this message is not an intended recipient, you are hereby notified that any review, use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately of the error by return email and please permanently remove any copies of this message from your system and do not retain any copies, whether in electronic or physical form or otherwise.

Thank you.

Donald E. Holmes, P.A. (386) 328-1111

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**From:** Debbie Banks [mailto:dbanks@palatka-fl.gov]  
**Sent:** Tuesday, April 13, 2010 1:00 PM

## Departmental Review Request

Address: 513 S 19<sup>th</sup> Street

Case #: ZB 10-16

Parcel #12-10-26-6850-3970-0040

**Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.**

- |  |  |
|--|--|
| <input type="checkbox"/> Rezoning                          | <input type="checkbox"/> Site Plan Review                            |
| <input type="checkbox"/> Annexation                        | <input type="checkbox"/> Small Scale Amendment ( 9.99 acres or less) |
| <input type="checkbox"/> Large Scale Amendment(10+ acres)  | <input type="checkbox"/> Concurrency Review                          |
| <input type="checkbox"/> Conditional Use Request           | <input type="checkbox"/> Variance                                    |
| <input type="checkbox"/> Street Closing/Street Name Change | <input checked="" type="checkbox"/> Other                            |

**Meeting Date: May 11, 2010**

**Response Deadline: April 23, 2010**

**Date submitted by applicant: April 12, 2010**

**Date forwarded to Departments for review: 4-14-10**

**Submitted to:**

- |   |                                      |                                   |
|---|--------------------------------------|-----------------------------------|
| <input type="checkbox"/> Water/Sewer/Streets/Sanitation     | <input type="checkbox"/> Sewer Plant | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> Police                             | <input type="checkbox"/> Water Plant | <input type="checkbox"/> Golf     |
| <input type="checkbox"/> Fire                               | <input type="checkbox"/> Parks       | <input type="checkbox"/> Airport  |
| <input checked="" type="checkbox"/> Chief Building Official | <input type="checkbox"/> Weed & Seed |                                   |

**Current Property Use: residential**

**Proposed Property Use: Children's Advocacy Center**

**Property Address: 513 S 19<sup>th</sup> St.**

**Parcel Number: above**

**Current Land Use Designation: RES**

**Requested Land Use Designation: NA**

**Current Zoning Classification: R-1A single family residential**

**Requested Zoning Classification: NA**

**Acreage:**

**# of Units**

**Todd & Alisha Gipe**

None

**Owner/Applicant Name**

**Agent Name**

Same as above

**Owner/Applicant Address**

**Agent Address**

Palatka, FL 32177

**City/State/Zip**

**City/State/Zip**

386.227.0097

**Phone Number**

**Phone Number**

**Planning Director's Comments:** Mr. Gipes wishes to appeal my interpretation of the R-1A zoning district code concerning the location of a Children's Advocacy Center at this residence. A pending sale of the house is contingent upon the Zoning Board of Appeals decision. The scenario he presented to me is: When a child gets abused and they need to provide testimony and be physically examined, they will be taken to this home at any hour of the day or night and a team of medical and law enforcement personnel will show up at the house, do what needs to be done and then leave. In his narrative he explains it little differently but similar to his verbal explanation a couple of months ago. Nowhere in the R1-A code is there a "shelter" type of provision for an activity such as this and it does not meet the definition of child care. Mr. Gipes believes this could be considered an accessory use. I said without anyone living in the house it would not be accessory to anything and if someone were living there I still do not believe it met the intent of the permitted accessory uses and structures for the zone. I have also asked for the City Attorney's opinion.

Thank you,

*D. Banks*

- No Comments  
 Comments Attached

Reviewed by: \_\_\_\_\_

Title: \_\_\_\_\_

*Jeff Wilson*  
*CB*

COMMENT ATTACHMENT to Case: ZB 10-16

April 28, 2010

The present City of Palatka zoning code for R-1A single family residential district does not appear to allow the intended use, as described. The R-1A zoning district is intended to provide a single-family residential area. The description as presented did not state that the home located at that address will be occupied by a family or in fact, be occupied by anyone on a permeate basis. The intended use as stated will only be used intermittently by a number of government agencies.

The use as an "Accessory use" could be applied if there was a single-family residential use established as a principal place of abode, as described in the code. This does seem to be the case as described in the application.

CBO

4/14

### Departmental Review Request

Address: 513 S 19<sup>th</sup> Street  
 Parcel #12-10-26-6850-3970-0040

Case #: ZB 10-16

<b>Please review the enclosed request and make any comments in writing to Building &amp; Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.</b>		
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment ( 9.99 acres or less)	
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review	
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input checked="" type="checkbox"/> Other	
<b>Meeting Date: May 11, 2010</b>	<b>Response Deadline: April 23, 2010</b>	
<b>Date submitted by applicant: April 12, 2010</b>	<b>Date forwarded to Departments for review: 4-14-10</b>	
<b>Submitted to:</b> <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input checked="" type="checkbox"/> Police <i>Chief Getchell</i> <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed	<input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
<b>Current Property Use: residential</b>	<b>Proposed Property Use: Children's Advocacy Center</b>	
<b>Property Address: 513 S 19<sup>th</sup> St.</b>	<b>Parcel Number: above</b>	
<b>Current Land Use Designation: RES</b>	<b>Requested Land Use Designation:NA</b>	
<b>Current Zoning Classification:R-1A single family residential</b>	<b>Requested Zoning Classification: NA</b>	
<b>Acreage:</b>	<b># of Units</b>	
<b>Todd &amp; Alisha Gipe</b>	None	
<b>Owner/Applicant Name</b>	<b>Agent Name</b>	
<u>Same as above</u>	_____	
<b>Owner/Applicant Address</b>	<b>Agent Address</b>	
<u>Palatka, FL 32177</u>	_____	
<b>City/State/Zip</b>	<b>City/State/Zip</b>	
<u>386.227.0097</u>	_____	
<b>Phone Number</b>	<b>Phone Number</b>	
<p><b>Planning Director's Comments:</b> Mr. Gipes wishes to appeal my interpretation of the R-1A zoning district code concerning the location of a Children's Advocacy Center at this residence. A pending sale of the house is contingent upon the Zoning Board of Appeals decision. The scenario he presented to me is: When a child gets abused and they need to provide testimony and be physically examined, they will be taken to this home at any hour of the day or night and a team of medical and law enforcement personnel will show up at the house, do what needs to be done and then leave. In his narrative he explains it little differently but similar to his verbal explanation a couple of months ago. Nowhere in the R1-A code is there a "shelter" type of provision for an activity such as this and it does not meet the definition of child care. Mr. Gipes believes this could be considered an accessory use. I said without anyone living in the house it would not be accessory to anything and if someone were living there I still do not believe it met the intent of the permitted accessory uses and structures for the zone. I have also asked for the City Attorney's opinion.</p> <p>Thank you,</p> <p><i>[Signature]</i></p>		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u><i>Jerry S. Getchell</i></u> Title: <u><i>Chief of Police</i></u> <span style="float: right;"><u>4/15/2010</u></span>	

# Application for Zoning Variance

Variance means a grant of relief from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter, where specific enforcement would result in unnecessary hardship.

Application Number: ZB-10-16
Date Received: 04/12/10
Hearing date: 05/11/10

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$130.00 (Checks payable to the City of Palatka) to:

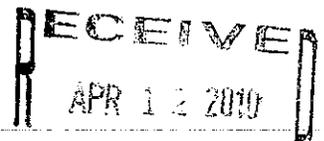
**City of Palatka Planning & Zoning**  
 201 N 2<sup>nd</sup> Street  
 Palatka, FL 32177

FOR INFORMATION REGARDING THIS FORM, CALL (386)329-0103

TO BE COMPLETED BY APPLICANT			
Property Address: 513 SOUTH 19 <sup>th</sup> STREET		Parcel Number: 12-10-26-6850- 3970-0040	Current Property Use: SINGLE-FAMILY HOME
Current Zoning Designation: R-1A	Use of surrounding property: SINGLE-FAMILY RESIDENTIAL	Proposed Square Footage? existing = 2077	Lot size/acreage: 0.44 ac.
Required Attachments: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Project Narrative**		_____ Legal Description _____ Fees _____ Site Plan	Number & types of structures on property: 1 existing house 1 existing shed
Variance(s) Requested: Allow the proposed use of an existing single-family home as a facility for the Children's Advocacy Center (a processing facility for abuse victims)			
Owner Name: TODD G. & ALISHA B. GIPE			
Owner Address: 513 SOUTH 19 <sup>th</sup> STREET PALATKA, FL 32177			
Phone Number: 386-227-0097			
Agent Name: SELF			
Agent Address: _____ _____			
Phone Number: _____			

\*Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

\*\*Project Narrative: Explain reason for request, provide drawings if necessary.



Application Number ZB - \_\_\_\_\_  
Hearing date: \_\_\_\_\_

10. This application submitted by:

Signature of owner(s): Todd G. Gipe Alisha B. Gipe  
Print owner(s) names(s): TODD G. GIPE ALISHA B. GIPE  
Signature of Agent(s): \_\_\_\_\_  
Print Agent(s) names: \_\_\_\_\_

**Sec. 94-67. Variances generally.**

The board of zoning appeals may authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done. Variances may be granted on development standards requirements only.

STATE OF FLORIDA  
County of PUTNAM

Before me this day personally appeared TODD G. GIPE who executed the foregoing application and acknowledged to and before me that \_\_\_\_\_ executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 11<sup>th</sup> day of April, A.D. 2010



[Signature]  
Notary Public

My commission expires: Dec 7, 2013 State of FL at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Requirement:	4. Surrounding Uses:	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative	

**PROJECT NARRATIVE (DETAILS OF THE PROPOSED USE OF THE EXISTING HOME):**

The subject existing, single-family residence is currently for sale and the owners were approached by staff from the Putnam County Victim Advocates and the Children's Advocacy Center of Volusia and Flagler Counties.

The Children's Advocacy Center of Volusia and Flagler Counties has received money, through a grant obtained by the Putnam County Sheriff's Office, to obtain a home-like facility to serve as the Palatka office for the Advocacy Center. The following paragraphs are obtained from their website (<http://www.childrensadvocacy.org>) and they provide a general description about the agency's mission and the proposed use.

The Children's Advocacy Center is proud to have been the first nationally accredited, full-service Children's Advocacy Center in the state of Florida. The Child Advocacy Model of Child Protection, which began in 1985 in Huntsville, Alabama, provides a coordinated, multi-disciplinary approach to child abuse. Prior to this approach, abused children were forced to tell and retell the uncomfortable details of their abuse to police, child protective services, medical personnel, educators and others. This stressful process was often as terrifying to children as the trauma they originally suffered.

At the Advocacy Center, children relate the details of their abuse one time, to a trained interviewer in a *home-like*, safe atmosphere. The disclosure is videotaped and the tape is shared with law enforcement and the State Attorney's Office. Additional sharing of information is accomplished through the multi-disciplinary team. In addition to the Child Protection Team and Family & child Trauma Treatment Services, the multi-disciplinary team consists of law enforcement, State's Attorney, Department of Children and Families, Guardian Ad Litem, the judicial system and school district personnel. All agencies involved with the child and family meet at the Advocacy Center and create an informed, coordinated plan that provides optimal, unduplicated community services.

**Contact for Current Owner:**

Todd G. Gipe; 386-227-0097

**Contact for more information about potential future owner & proposed use :**

Children's Advocacy Center of Volusia and Flagler Counties  
Maryann Barry, President & CEO  
1011 West International Speedway Boulevard  
Daytona Beach, FL 32114  
(386) 238-3830; 386-846-3677

Please run once in the public notice section on April 23, 2010

## **PUBLIC NOTICE (section)**

Notice is hereby given that the **CITY OF PALATKA ZONING BOARD OF APPEALS** will hold a public hearing on May 11, 2010 at 4:00 P.M. at Palatka City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to allow a proposed use of an existing Single-Family home as a facility for the Children's Advocacy Center in an R-1A zoning district. ZB 10- 16

**Location:** 513 S 19<sup>th</sup> St.

**Parcel #:** 12-10-26-6850-3970-0040

**Applicant:** Todd G + Alisha Gipe

All interested parties are invited to attend this public hearing. Please call the City of Palatka Building Dept. at (386)329-0103 with any questions.

Deena McCamey  
Secretary for the Zoning Board of Appeals

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PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING DEPARTMENT AT (386) 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.



SALLY JAN SMITH ZB 10-16  
501 S 19TH ST  
PALATKA FL 32177

DANIEL T + CHARLENE SHEPARD  
522 S 19TH ST ZB10-16  
PALATKA FL 32177

BUFORD GERALD JR + BETSY COX  
1803 DIANA DRIVE ZB 10-16  
PALATKA FL 32177

COLLEEN S MATHEWS ZB 10-16  
1915 DIANA DR  
PALATKA FL 32177

ALMA B BAKER ZB 10-16  
618 S 18TH ST  
PALATKA FL 32177

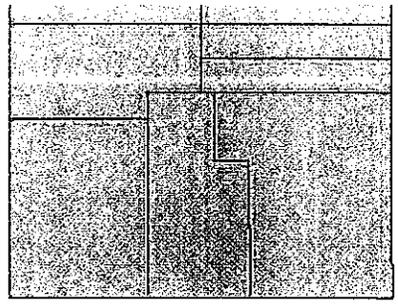
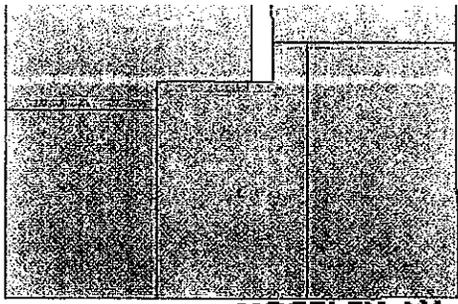
GARY BRYANT ZB 10-16  
604 S 18TH ST  
PALATKA FL 32177

STACIE K CLEMENTS ZB 10-16  
510 S 19TH ST  
PALATKA FL 32177

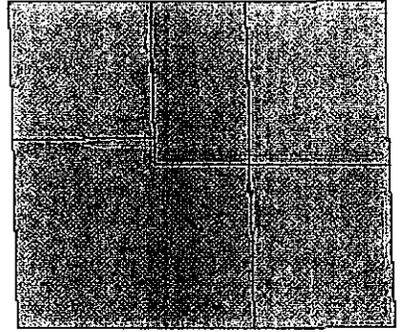
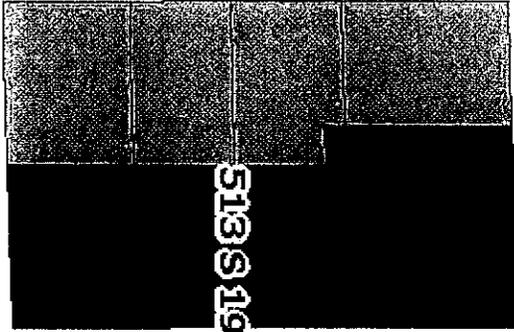
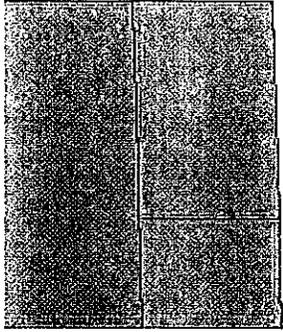
DONNA GAIL CURTIS ZB 10-16  
500 S 19TH ST  
PALATKA FL 32177

REEVES PATRICIA A + JEFFREY B  
LEACH C/O PATRICIA A REEVES  
PO BOX 601 ZB 10-16  
PALATKA FL 32178

CARR ST

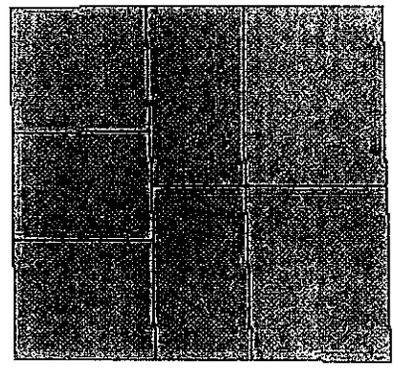
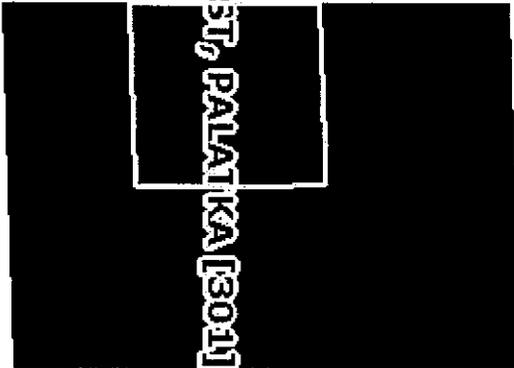
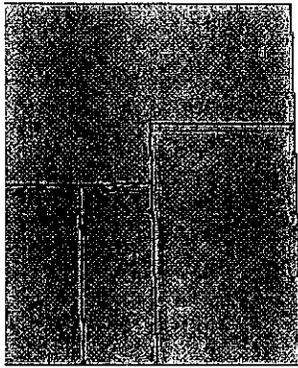


MOSELEY AV



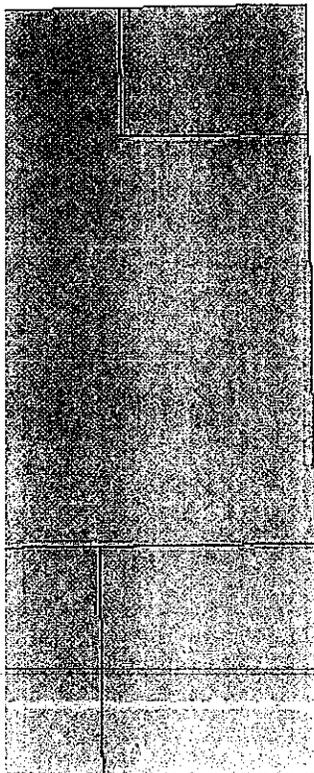
S 19TH ST

513 S 19TH ST, PALATIKA [301]

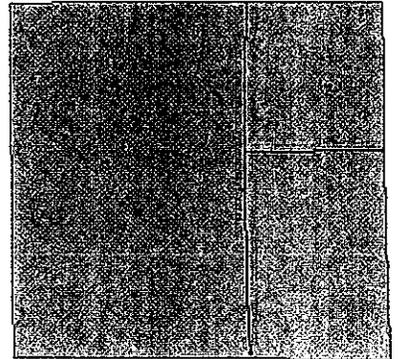
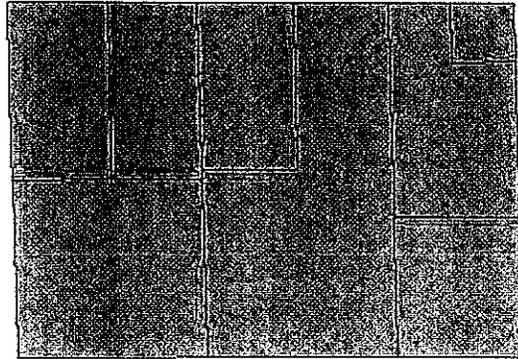


DIANA DR

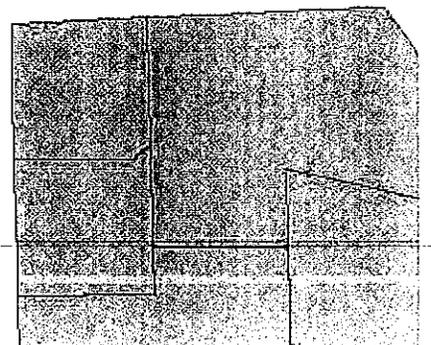
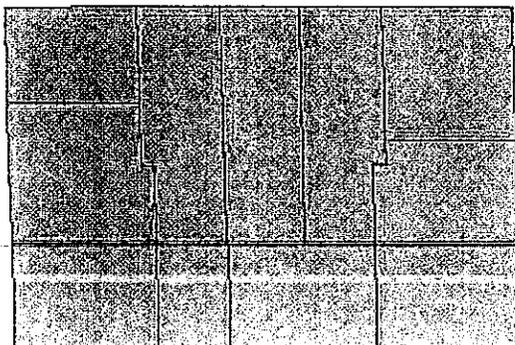
S 18TH ST

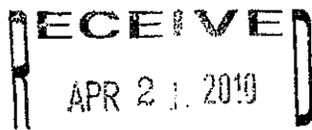


CRILL AV



S 17TH ST





April 18, 2010

BY: \_\_\_\_\_

To: Palatka Zoning board of appeal  
From: Col of T. Ross  
301 S. 19th

On May 11, you will be hearing an appeal to rezone a house at 513 S. 19th to be used as a processing facility for abused victims.

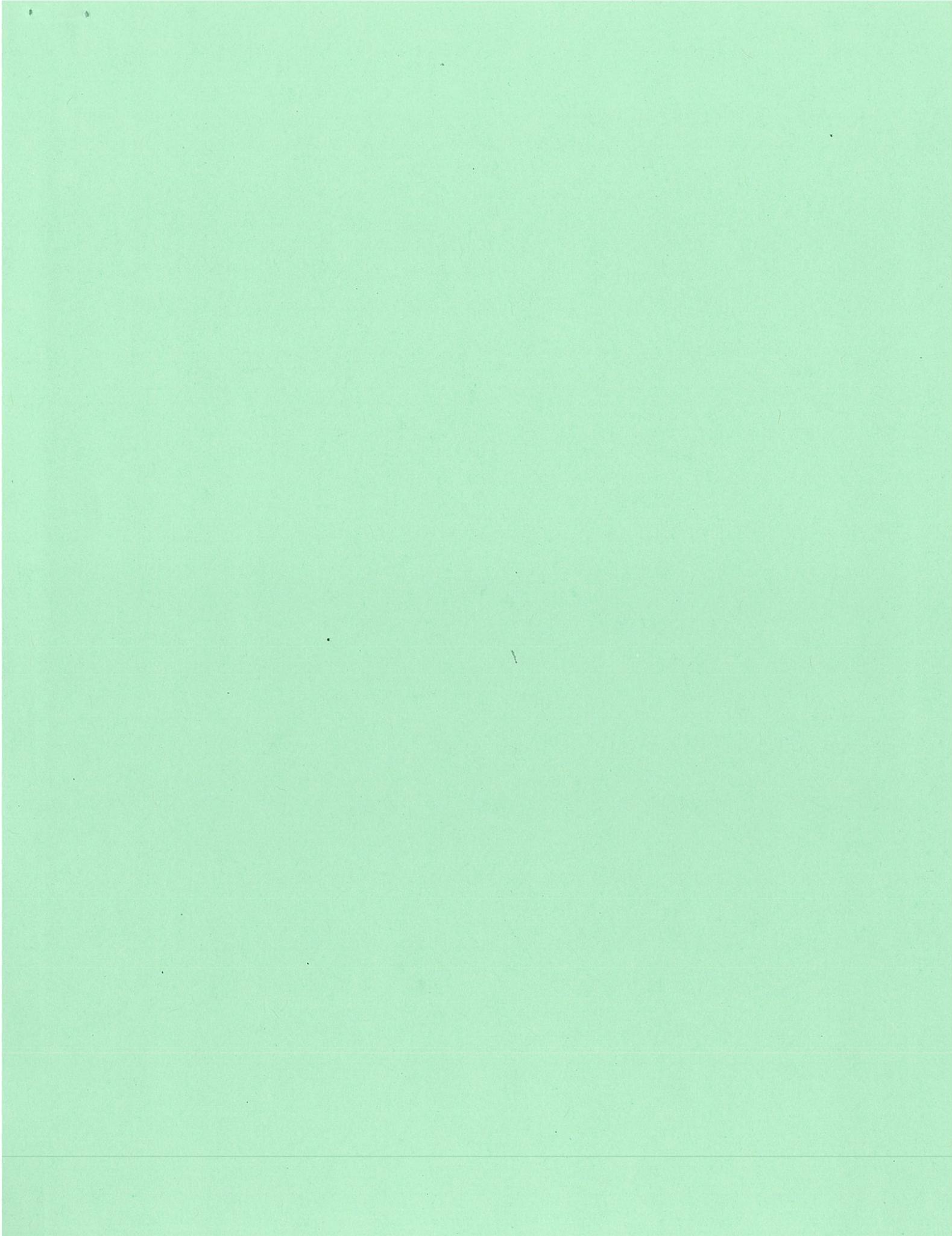
This letter is a request for you to deny Mr. Gup's proposal to change the zoning from residential to special variance -

This street in particular takes pride in each home lawn and wonderful brick road. This is a very charming neighborhood and as you know there is very little "charming" in Palatka

I oppose this proposal - Property Value  
will go down - lots of traffic on  
the old brick street - burden on the  
Palatka Police.

I look forward to seeing you  
on May 11, as do my neighbors.

Sincerely -  
Carol Ross -



**Board of Zoning Appeals**

**May 11, 2010**

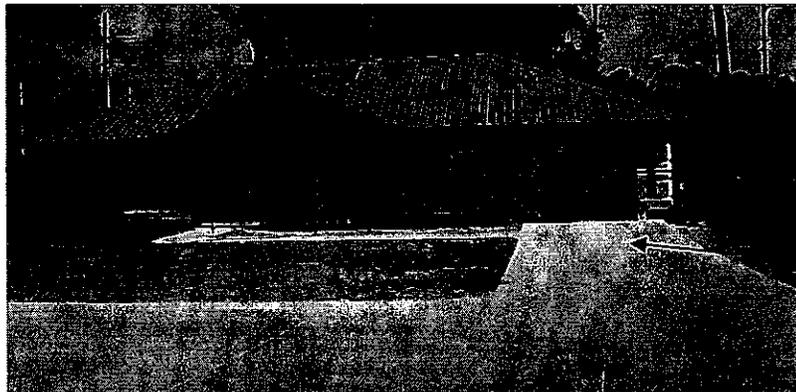
**Case:** ZB 10- 17

Request for an 8' variance to the front setback to construct a carport in a R-1A zoning district.

**Location:** 105 Underwood Dr.

**Parcel #:** 11-10-26-9101-0010-0010

**Applicant:** Joanna Crawford



Existing garage

Proposed garage site



House to the rear

House fronting Underwood.

This parcel was split in order to construct a home for the subdivider's relatives. All setbacks were met for construction. The proposed carport would be constructed directly in front of the existing garage. Property to the east has a large metal garage, to the west is a large drainage ditch then county residential, to the north is Crill Ave. with a realtor across the street and to south is a residence. Staff recommends approval.

## Departmental Review Request

Address: 105 Underwood Dr.

Case #: ZB 10-17

Parcel #11-10-26-9101-0010-0010

**Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.**

- |   |  |
|---|--|
| <input type="checkbox"/> <b>Rezoning</b>                          | <input type="checkbox"/> <b>Site Plan Review</b>                           |
| <input type="checkbox"/> <b>Annexation</b>                        | <input type="checkbox"/> <b>Small Scale Amendment (9.99 acres or less)</b> |
| <input type="checkbox"/> <b>Large Scale Amendment(10+ acres)</b>  | <input type="checkbox"/> <b>Concurrency Review</b>                         |
| <input type="checkbox"/> <b>Conditional Use Request</b>           | <input checked="" type="checkbox"/> <b>Variance</b>                        |
| <input type="checkbox"/> <b>Street Closing/Street Name Change</b> | <input type="checkbox"/> <b>Other</b>                                      |

**Meeting Date: May 11, 2010**

**Response Deadline: April 23, 2010**

**Date submitted by applicant: April 12, 2010**

**Date forwarded to Departments for review: 4-14-10**

**Submitted to:**

- Water/Sewer/Streets/Sanitation
- Police
- Fire
- Chief Building Official**

- Sewer Plant
- Water Plant
- Parks
- Weed & Seed

- Cemetery
- Golf
- Airport

**Current Property Use: residential**

**Proposed Property Use: Children's Advocacy Center**

**Property Address: 105 Underwood Dr.**

**Parcel Number: above**

**Current Land Use Designation: RES**

**Requested Land Use Designation: NA**

**Current Zoning Classification: R-1A single family residential**

**Requested Zoning Classification: NA**

**Acreage:**

**# of Units**

**Joanna Crawford**

None

**Owner/Applicant Name**

**Agent Name**

Same as above

**Owner/Applicant Address**

**Agent Address**

Palatka, FL 32177

**City/State/Zip**

**City/State/Zip**

325-0199

**Phone Number**

**Phone Number**

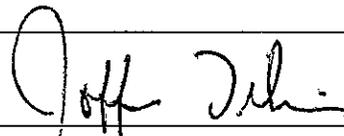
**Planning Director's Comments:** Owner requesting a variance of 8' from front setback to construct a carport. Thank you,



- No Comments
- 
- Comments Attached

Reviewed by: \_\_\_\_\_

Title: \_\_\_\_\_

  
\_\_\_\_\_

*CB*

# Application for Zoning Variance

Variance means a grant of relief from the requirements of this chapter which permits construction in a manner otherwise prohibited by this chapter, where specific enforcement would result in unnecessary hardship.

Application Number: ZB - 10-17
Date Received: 04/12/10
Hearing date: 05/11/10

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$130.00 (Checks payable to the City of Palatka) to:

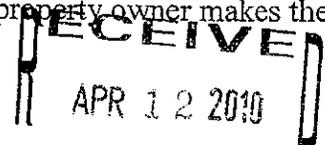
**City of Palatka Planning & Zoning**  
 201 N 2<sup>nd</sup> Street  
 Palatka, FL 32177

FOR INFORMATION REGARDING THIS FORM, CALL (386)329-0103

TO BE COMPLETED BY APPLICANT			
Property Address: 105 Underwood Dr. Pal. FL. 32177		Parcel Number: Lot 1 Block 1 Unit 2	Current Property Use: Res. House.
Current Zoning Designation: Res. (R-1A)	Use of surrounding property: Res.	Proposed Square Footage? 299 sq ft.	Lot size/acreage: 9000 sq ft
Required Attachments: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Project Narrative**		<input type="checkbox"/> Legal Description <input type="checkbox"/> Fees <input type="checkbox"/> Site Plan	Number & types of structures on property: 1
Variance(s) Requested: Set Back Reduced For Carport out Garage Door.			
Owner Name: Joanna Crawford			
Owner Address: 105-2 Underwood Dr. Pal. FL. 32177			
Phone Number: 386.325.0199			
Agent Name: N.A.			
Agent Address:			
Phone Number:			

\*Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

\*\*Project Narrative: Explain reason for request, provide drawings if necessary.



BY: \_\_\_\_\_

Application Number: ZB \_\_\_\_\_

Hearing date: \_\_\_\_\_

10. This application submitted by:

Signature of owner(s): Joanna Crawford

Print owner(s) names(s): Joanna Crawford

Signature of Agent(s): \_\_\_\_\_

Print Agent(s) names: \_\_\_\_\_

**Sec. 94-67. Variances generally.**

The board of zoning appeals may authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest, where, owing to special conditions, literal enforcement of the provisions of this chapter will result in unnecessary hardship, and so that the spirit of this chapter shall be observed and substantial justice done. Variances may be granted on development standards requirements only.

STATE OF Florida

County of Putnam

Before me this day personally appeared Joanna Crawford who executed the foregoing application and acknowledged to and before me that She executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 12 day of April A.D. 2010.



Trisha Leary  
Notary Public

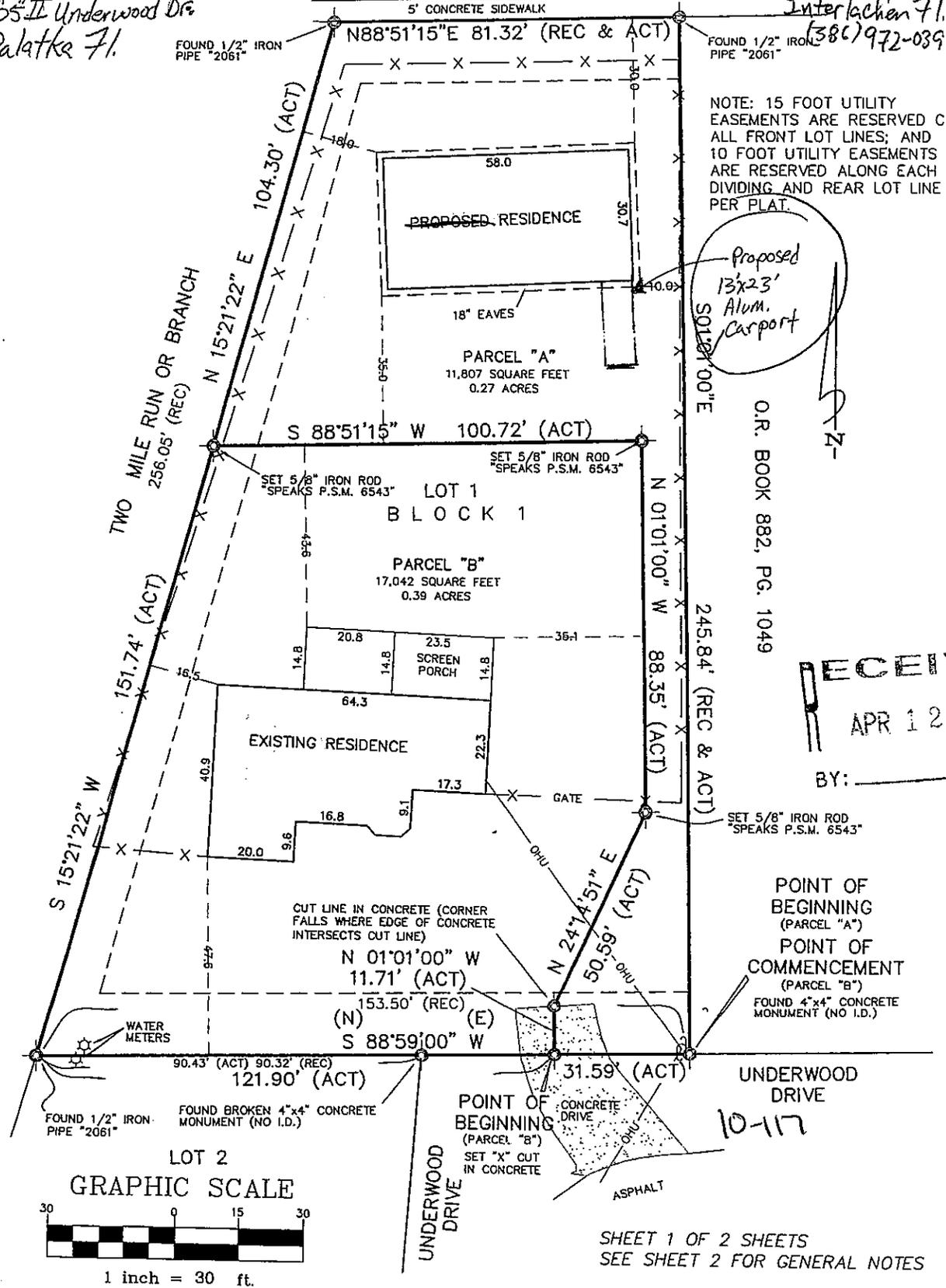
My commission expires: Oct. 23, 2012 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Requirement:	4. Surrounding Uses:	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative	

Joanna Crawford  
105 II Underwood Dr  
Palatka Fl.

1026 Hwy 20  
Interlachen Fl.  
(386) 972-039

GRILL AVENUE (STATE ROAD NO. 20)

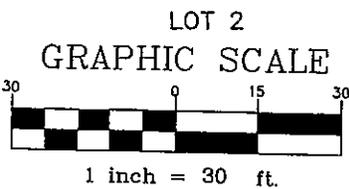


RECEIVED  
APR 12 2010

BY: \_\_\_\_\_

POINT OF BEGINNING (PARCEL "A")  
POINT OF COMMENCEMENT (PARCEL "B")  
FOUND 4"x4" CONCRETE MONUMENT (NO I.D.)

POINT OF BEGINNING (PARCEL "B")  
SET "X" CUT IN CONCRETE  
CONCRETE DRIVE  
ASPHALT



SHEET 1 OF 2 SHEETS  
SEE SHEET 2 FOR GENERAL NOTES

FOR: GLEN CRAWFORD

PARTY CHIEF: SPEAKS F.B. METADATA FIELD DATE: SEPTEMBER 16 09 DRAFTER: SPS

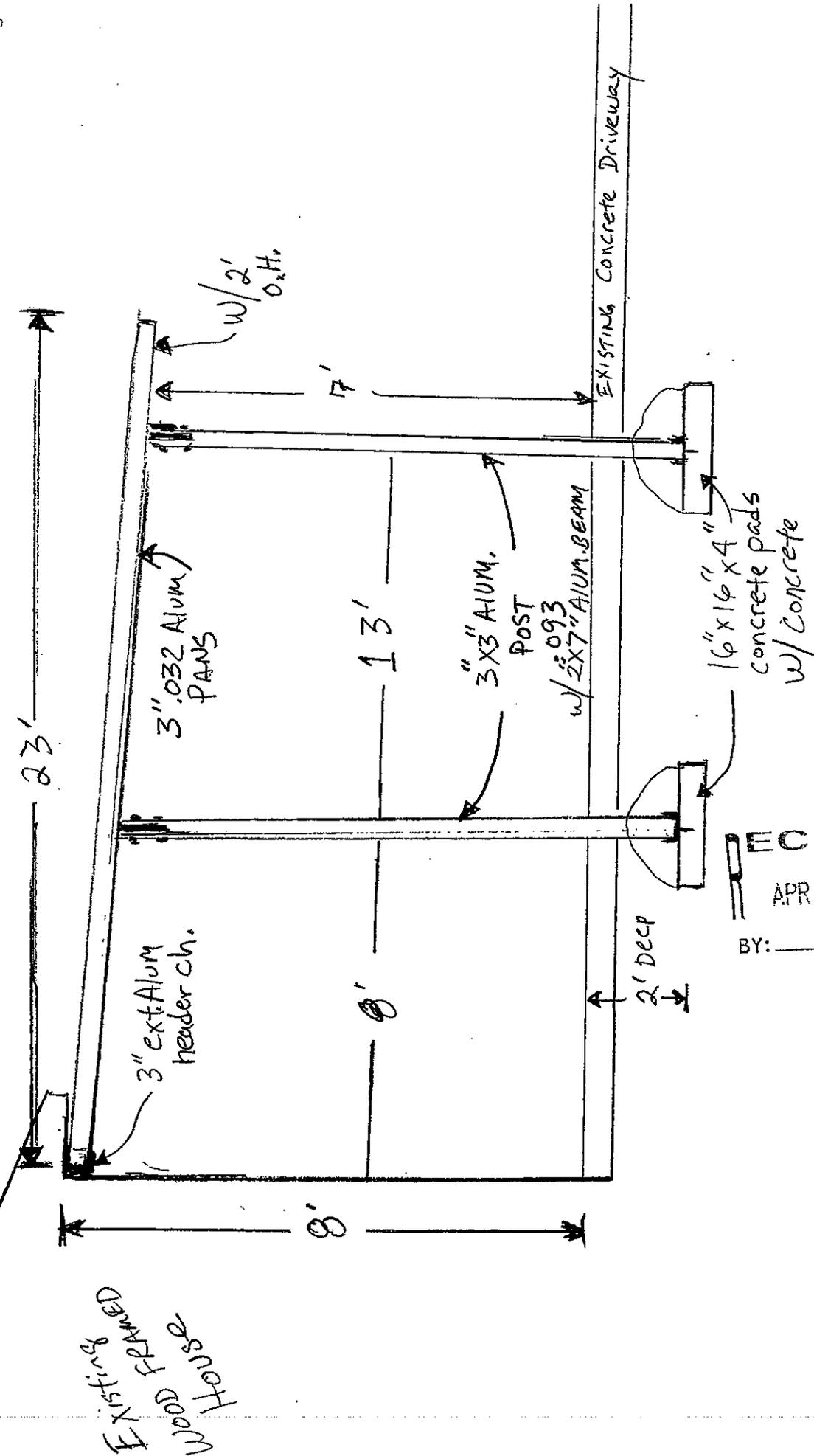
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

L.B. NO. 7643  
FIELD DATE SEPTEMBER 16 2009  
SIGNATURE DATE SEPTEMBER 17 2009  
SCALE 1" = 30'  
CHECKED BY: SPS

**Speaks Land Consulting, Inc.**  
PROFESSIONAL SURVEYORS AND MAPPERS  
250 NICHOLS ROAD  
FLORAHOME, FLORIDA 32140  
(386) 546-1290  
  
STEPHEN SPEAKS, PSM CERT. NO. 6543

LEGEND  
X-X FENCE  
(REC) = RECORD  
(ACT) = ACTUAL  
⊕ = UTILITY POLE

SIDE VIEW



Existing  
WOOD  
FRAMED  
HOUSE

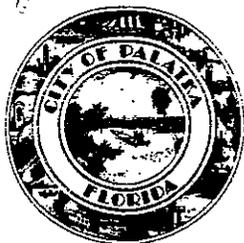
Contractor: J&D Alum.  
Products LLC.  
1026 Hwy 20  
Interlachen Fl.  
(360) 972-0391

RECEIVED  
APR 06 2010  
BY: \_\_\_\_\_

RECEIVED  
APR 12 2010  
BY: \_\_\_\_\_

DOB: Alum Carport  
Joanna Crawford  
105 #1 Underwood Dr.  
Palatka Fl. 32177

10-17



# *City of Palatka*

*Building & Zoning*

*201 N. 2<sup>nd</sup> Street*

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



**As an owner of adjacent property, you are hereby notified of a pending action before the Zoning Board of Appeals, which may be of concern to you:**

## **PUBLIC NOTICE**

Notice is hereby given that the **CITY OF PALATKA ZONING BOARD OF APPEALS** will hold a public hearing on May 11, 2010 at 4:00 P.M. at Palatka City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request for an 8' variance to the front setback to construct a carport in a R-1A zoning district.  
ZB 10- 17

**Location:** 105 Underwood Dr.  
**Parcel #:** 11-10-26-9101-0010-0010  
**Applicant:** Joanna Crawford

All interested parties are invited to attend this public hearing. Please call the City of Palatka Building Dept. at (386)329-0103 with any questions.

Deena McCamey  
Secretary for the Zoning Board of Appeals

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11-10-26-9101-0010-0020  
RIGGS RAYMOND E + JULIANN RIGGS  
107 UNDERWOOD DR  
PALATKA FL 32177  
ZB 10-17

11-10-26-9101-0000-0040  
FIELDS RICHARD L + SHEILA R H/W  
114 UNDERWOOD DRIVE  
PALATKA, FL 32177  
ZB 10-17

11-10-26-0000-0870-0000  
COLLEGE PARK BAPTIST CHURCH INC  
C/O PAUL SHAW TRUSTEE  
3435 CRILL AVE  
PALATKA, FL 32177  
ZB 10-17

11-10-26-9101-0010-0030  
CRAWFORD GLEN B  
105 UNDERWOOD DR  
PALATKA, FL 32177  
ZB 10-17

11-10-26-0000-0950-0000  
MATHEWS ROGER W REVOCABLE TRUST  
C/O ROY MATHEWS TRUSTEE  
1202 CARR ST  
PALATKA, FL 32177  
ZB 10-17

11-10-26-9101-0000-0050  
LASSITER WAYNE R + GLORIA M H/W  
103 UNDERWOOD DRIVE  
PALATKA, FL 32177  
ZB 10-17

11-10-26-9101-0010-0010  
CRAWFORD GLEN B  
105 UNDERWOOD DR  
PALATKA, FL 32177  
ZB 10-17