VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

LEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

CITY OF PALATKA
FLORIDA

ELWIN C. "WOODY" BOYNTON, JR.
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT.

DONALD E. HOLMES
CITY ATTORNEY

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

AGENDA
CITY OF PALATKA
August 25, 2011

CALL TO ORDER:

a. Invocation – The Reverend Dennis Childers, Pastor, Holly Ridge Chapel
b. Pledge of Allegiance
c. Roll Call

APPROVAL OF MINUTES – 7/14/11 Budget Workshop; 7/14/11 Regular Meeting

1. **PUBLIC RECOGNITION/PRESENTATIONS:**
   PROCLAMATION – Palatka PAL Lady Spirits 2011 Division 1 USSSA State Champions Day
   PROCLAMATION – MDA Firefighter Appreciation Month – September, 2011
   RESOLUTION endorsing "Stop & Remember – A Day of Remembrance" – Sept. 11, 2011
   2010 BLUES FEST SCHOLARSHIP AWARD – presented by Luke Taft, St. Johns River Blues Fest

2. **PUBLIC COMMENTS** - (Speakers limited to three minutes – no action taken on items)

3. **CONSENT AGENDA:**
   ***a. Approve Palatka Municipal Airport Contract listed below:**
   1. **Passero Work Order #11-26R in an amount not to exceed $3,000.00** for building permit coordination and inspection of building modifications during installation of emergency generator and security/access control improvements, per City Manager's recommendation.
   2. **Passero Work Order #11-29 in an amount not to exceed $16,000.00** for site planning, preliminary design and preliminary construction cost planning for Building B-2 rehabilitation, per City Manager's recommendation.

   ***b. Authorize execution of Contract/Scope & Fee Proposal with Ayres Associates Inc. in the amount of $20,000.00** Engineering Services to develop an Energy Efficiency and Conservation Strategy - 100% grant funded through the Florida Energy and Climate Commission Grant.
   ***c. Authorize execution of Contract/Scope & Fee Proposal with Ayres Associates Inc. in the amount of $22,500.00** for an Energy Efficiency and Conservation Lighting Strategy (100% grant).
   ***d. Authorize execution of CDBG # 10DB-K4-04-64-01-K30-Service Area 3 Contract Change Order #1 in the amount of 6,789.08** for Armstrong Contracting Services, Inc. Contract Modifications to Price Martin Center Roof-over Project, per City Manager's recommendation
   ***e. Authorize execution of Amendment #12 to FDEP SRF #DW5419-010 Loan/Grant** reducing the grant by $418.00 and the loan amount by $1,498.00, and making other final adjustments and setting fees to close out the Water Treatment Plant Upgrades Project Loan/Grant
   ***f. Authorize execution of Proposal from Summerville Electric in the amount of $14,508.92** to provide and install fiber line from SR100/CR216 to Airport Terminal Building – 100% grant funded
   ***g. Authorize execution of Historic Preservation Grant Award Agreement with the State of Florida, Department of State, Division of Historical Resources in the amount of $2,814.00** (50/50 matching) for the 2012 Preserve America "Looking Back, Looking Forward" project
   ***h. Authorize expenditure of Law Enforcement Trust Fund in the amount of $2,500.00** to purchase necessary material and associated services for Corporal and Sergeant promotional process, per Police Chief's recommendation, and provisions of FS 932.7005 (5)(a).

3. **CONSENT AGENDA (Continued)**
   - ***i. Authorize expenditure of Law Enforcement Trust Funds in the amount of $234.00** to reimburse Cpl. Jared Guy for educational expense, per Police Chief's recommendation and provisions of FS 932.7005 (5)(a)
   - ***j. Declare the following items as Surplus Property** for disposition as noted:
     - ***1. Palatka Police Department K-9 Officer "Lara"** for adoption/donation to Donna Jaquin, per recommendation of Police Chief
     - ***2. Palatka Weed & Seed** – all property belonging to the Weed & Seed program, for donation to the Northeast Florida Community Action Agency, per Police Chief's recommendation
     - ***3. Water & Sewer Distr.** - (1) 1991 John Deere 310 Backhoe 4x4, Tag # 05676, for disposal at auction
     - ***4. Parks Department** – one (1) vehicle and other items as listed, for disposal at auction
     - ***5. Streets Department** - three (3) vehicles as listed, for disposal at auction
   - ***k. Approve Special Request Items for Class B Special Events Permit # 11-65 for "An Evening of Blues" Block Party,** 700 Block of St. Johns Avenue on September 24, 2011 from 6:00 p.m. to 12:00 midnight, per recommendation of Special Events Coordinator and City Manager, as follows:
     1. Permit consumption of alcohol in the public right of way in the 700 Block of St. Johns Avenue
     2. Grant permission to exceed noise levels established by Chapter 30, Palatka Code of Ordinances
   - ***l. Award bid in the amount of $302,200.00 (base bid plus alternatives) to F & G Construction Gen. Contractors, Inc.** for the 2010 Energy Conservation Project (City Buildings HVAC Upgrades)
   - ***m. Accept proposal from Applied Technology & Management, Inc. in the amount of $13,437.00** to perform a Water and Sewer Rate Structure Analysis, and authorize execution of contract for services, per City Manager's recommendation

4. **COMMUNITY REDEVELOPMENT AGENCY BUSINESS:**
   - ***a. PUBLIC HEARING - MAIN STREET FAÇADE GRANT AWARDS** – 2011 Application Cycle – Bob Taylor, Main Street Design Committee
   - ****b. ACCEPT CRA RECOMMENDATIONS** as follows (CRA meeting held 8/25/11):
     1. **ALLOCATE $60,000.00** to Façade Grant Program – CBD TIF
     2. **ALLOCATE $5,472.25** for DPI Welcome Center Expense – CBD TIF
     3. **ALLOCATE $5,000.00** for NHD Signage, Wayfinding, Logo Design & Kiosk Const. – NHD TIF

* 5. **RESOLUTION** dedicating the "Platt Drew Wastewater Treatment Plant"

* 6. **ORDINANCE** – amending the City of Palatka Code of Ordinances to provide a new section of the Zoning Code; Section 62-15 to delineate setbacks for signs – 1st Reading

* 7. **ORDINANCE 11-22** amending the City of Palatka Future Land Use Element to allow residential uses in the Commercial Future Land Use category, limited to Downtown zoning districts (Large Scale Amendment) – City of Palatka Building and Zoning Dept., Applicant – Adopt

* 8. **ORDINANCE 11-23** amending the Future Land Use Element of the adopted City of Palatka Comprehensive Plan to change the timeframe of required hookup to city water system for properties within 250 ft. of a city water line from 90 days to one year. - Adopt

* 9. **ORDINANCE 11-24** amending Section 94-114(d)(1) of the Palatka Municipal Code to allow for the limited encroachment of nonconforming structures into setbacks; and by amending Section 94, Division 2 , Schedule of Districts and amending Section 94-67 to clarify applicability of variances; and creating a new Section 94-71 entitled Sign Variance Criteria – Adopt

AGENDA ITEMS 10 & 11 – Annexations with accompanying land use amendment and rezoning ordinances (first reading on all)

* 10. **PUBLIC HEARING** – Application to Annex, Amend the Future Land Use Map and Future Land Use Element on a parcel of land, 14.4 acres on Moody Rd., 600' South of Reid St. from County US (Urban Services) to City of Palatka IL (Industrial), and Rezone from County IL (Industrial, Light) to City M-1 (Light Industrial) – City of Palatka, applicant.
   a. Annexation Ordinance – 1st Reading
   b. Land Use Amendment Ordinance – 1st Reading
   c. Rezoning Ordinance – 1st reading

* 11. **PUBLIC HEARING** – 300 Stillwell Ave. – Application to Annex, Amend the Future Land Use Map and Future Land Use Element on a parcel of land, 0.3 acres from County US (Urban Services) to City of Palatka RL (Residential, Low Density), and Rezone from County R-1A (Residential 1A, Single-Family) to City R-1A (Single-Family Residential) – Rev. Ezekial Johnson, Applicant
   a. Annexation Ordinance # – 1st Reading
   b. Land Use Amendment Ordinance # – 1st Reading
   c. Rezoning Ordinance – 1st reading

AGENDA ITEMS 12 through 15 – Rezoning ordinances on 2nd reading for adoption

* 12. **ORDINANCE #11-25** – 310 S. Palm Ave. – Planning Board recommendation to Amend the Zoning Map on a parcel of land (less than 10 acres in size); Rezone from R-1A (Single Family Residential) to C-1 (General Commercial) - Nancy M. Raby Living Trust, Applicant – 2nd Reading - Adopt

* 13. **ORDINANCE #11-26** – 1209 Westover Dr. (ARC of Putnam Co.) - Planning Board recommendation to Amend the Zoning Map on a parcel of land (less than 10 acres in size); Rezone from C-1 (Commercial, General) to PBG-1 (Public Buildings and Grounds) - City of Palatka Building & Zoning Dept., Applicant – 2nd Reading - Adopt

* 14. **ORDINANCE #11-27** – 712 S. Palm Ave. (Oak Hill Cemetery West) - Planning Board recommendation to Amend the Zoning Map on a parcel of land (less than 10 acres in size); Rezone from C-1 (General Commercial) to PBG-1 (Public Buildings and Grounds) - City of Palatka Building & Zoning Dept., Applicant – 2nd Reading - Adopt

* 15. **ORDINANCE #11-28** – 1215 Westover Dr. (Edgar Johnson Senior Center) - Planning Board recommendation to Amend the Zoning Map on a parcel of land (less than 10 acres in size); Rezone from R-3 (Multi-Family Residential) to PBG-1 (Public Buildings and Grounds) - City of Palatka Building & Zoning Dept., Applicant – 2nd Reading – Adopt

AGENDA ITEMS #16 through 22 – Small Scale Land Use Amendments for Adoption – City of Palatka Building & Zoning Department, Applicant

* 16. **PUBLIC HEARING/ORDINANCE 11-29** – 1100 S. 18TH St. (Beasley Middle School) – Amend the Future Land Use Map and Future Land Use Element on a parcel of land (less than 20 acres in size) from County OPF (Other Public Facilities) to City PB (Public Buildings and Grounds) – Adopt

* 17. **PUBLIC HEARING/ORDINANCE 11-30** – Burt's S/D (41 lots) located at S. 18th & President Street - Amend the Future Land Use Map and Future Land Use Element on 41 Parcels of Land in Section 12, Township 10 south, Range 26 East (less than 20 acres in size) from County REC (Recreation) to City RL (Residential, Low Density) – Adopt

* 18. **PUBLIC HEARING/ORDINANCE 11-31** – Burt's S/D (14 lots) located at S. 18th & Twigg Streets - Amend the Future Land Use Map and Future Land Use Element on 14 Parcels of Land in Section 12, Township 10 South, Range 26 East (less than 10 acres in size) from County REC (Recreation) to City RL (Residential, Low Density) – Adopt

* 19. **PUBLIC HEARING/ORDINANCE 11-32** – Burt's S/D (51 lots) located at 15th & Hargrove Streets - Amend the Future Land Use Map and Future Land Use Element on 51 Parcels of Land in Section 13, Township 10 South, Range 26 East (less than 20 acres in size) from County REC (Recreation) to City RL (Residential, Low Density) – Adopt

* 20. **PUBLIC HEARING/ORDINANCE 11-33** – Rolling Hills S/D - Amend the Future Land Use Map and Future Land Use Element on 71 Parcels of Land in Section 12, Township 10 South, Range 26 East (less than 20 acres in size) from County RM (Residential, Medium Density) to City RL (Residential, Low Density) – Adopt

* 21. **PUBLIC HEARING/ORDINANCE 11-34** – 306 S. Palm Ave. – Amend the Future Land Use Map and Future Land Use Element on a parcel of land (less than 10 acres in size) from County OPF (Other Public Facilities) to City COM (Commercial) – Adopt

* 22. **PUBLIC HEARING/ORDINANCE 11-35** – Amend the Future Land Use Map and Future Land Use Element on a parcel of land located North of North SR 19 and West of HWY. 17 North from OPF (Other Public Facilities) to City COM (Commercial) – Adopt.

AGENDA ITEMS 23 through 28 – Large Scale Comp Plan Amendments with/without accompanying rezoning – ***Recommendation to table items 23 through 28 to a time certain of Sept. 8, 2011***

* 23. **ORDINANCE** – Palatka Municipal Airport - Parcel Numbers 03-10-26-0000-0010-0000, 03-10-26-0000-0010-0040, 03-10-26-0000-0010-0060 - Planning Board recommendation to Amend Future Land Use Map on combined parcels of land greater than 20 acres in size from OPF (Other Public Facilities) to PB (Public Buildings and Grounds) and Rezone from M-1 (Light Industrial) to AP-1 (Airport) and AP-2 (Airport Related) - City of Palatka Building & Zoning Dept., Applicant – 2nd Reading
   a. Land Use Amendment – Adopt
   b. Rezoning Ordinance – Adopt

* 24. **ORDINANCE** – 1100 N. 19th St. (Jenkins Middle School) – Planning Board recommendation to Amend the Future Land Use Map and Future Land Use Element on a parcel of land greater than 20 acres in size from OPF (Other Public Facilities) to PB (Public Buildings and Grounds) - City of Palatka Building & Zoning Dept., Applicant – Adopt

* 25. **ORDINANCE** – 2900 Crill Ave. (Oak Hill Cemetery East) Planning Board recommendation to mend the Future Land Use Map and Future Land Use Element on a parcel of land greater than 20 acres in size from OPF (Other Public Facilities) to PB (Public Buildings and Grounds) and Rezone from R-3 (Multi-Family Residential) to PBG-1 (Public Buildings and Grounds) - City of Palatka Building & Zoning Dept., Applicant – 2nd Reading
   a. Land Use Amendment – Adopt
   b. Rezoning Ordinance – Adopt

* 26. **ORDINANCE** - 302 Mellon Rd. (Palatka High School) - Planning Board recommendation to Amend the Future Land Use Map and Future Land Use Element on a parcel of land greater than 20 acres in size from OPF (Other Public Facilities) to PB (Public Buildings and Grounds) - City of Palatka Building & Zoning Dept., Applicant – Adopt

* 27. **ORDINANCE** – Parcel Number 37-09-26-0000-0070-0000, located on Orie Griffin Boulevard (Putnam Co. Sheriff's Office and Jail) - Planning Board recommendation to Amend the Future Land Use Map on a parcel of land greater than 20 acres in size from OPF (Other Public Facilities) to PB (Public Buildings and Grounds) and Rezone from C-2 (Intensive Commercial) to PBG-2 (Other Public Facilities) - City of Palatka Building & Zoning Dept., Applicant – 2nd Reading
   a. Land Use Amendment – Adopt
   b. Rezoning Ordinance – Adopt

* 28. **ORDINANCE** – 5001 St. Johns Ave. (St. Johns River State College) - Planning Board recommendation to Amend Future Land Use Map on a parcel of land greater than 20 acres in size from OPF (Other Public Facilities) to PB (Public Buildings and Grounds) and Rezone from R-3 (Multi-Family Residential) to PBG-1 (Public Buildings and Grounds) - City of Palatka Building & Zoning Dept., Applicant – 2nd Reading
   a. Land Use Amendment – Adopt
   b. Rezoning Ordinance – Adopt

* 29. **PUBLIC HEARING/DRAFT ORDINANCE** – Amend the Future Land Use Map and Future Land Use Element on 4 Parcels of Land Located on Kay Larkin Circle and 2 Parcels of Land (more than 20 acres in sizes) located North of St. Johns Ave. and West of Moody Rd. from OPF (Other Public Facilities) to City IN (Industrial) – City of Palatka Building & Zoning Dept., Applicant - ***Authorize transmittal of Draft Ordinance to state agencies for review***

30. **ADMINISTRATIVE REPORTS**
   a. **USDA Visioning Meeting Debriefing** – City Manager Boynton
   b. **Golf Course Update** – Golf Pro Andy Heartz
   c. **City Dock Usage** – Parks Supt. Jeff Norton

31. **COMMISSIONER COMMENTS**
   *a. **Nuisance Tax** – Commissioner Phil Leary

32. **ADJOURN**

*Attachment **Separate Cover

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMMODATIONS.

Upcoming Events:

Sept. 5, 2011 – City offices closed to observe Labor Day
Sept. 15, 2011 – Palatka hosts NEFLC
October 7, 2011 – Employee Safety Luncheon
October 31, 2011 – Halloween Trick Or Treat
Nov. 11 – City Offices closed for Veterans' Day
Nov. 17 & 18, 2011 – Legislative Conference, Orlando
Nov. 24 & 25, 2011 – City offices closed to observe Thanksgiving

Board Openings:

Fire Pension Board	1 Vacancy ("5th member")
Historic Preservation Board:	1 alternate
Putnam Co. Library Board:	1 Member (at large)
Code Enforcement Board:	1 Vacancy (Sub-Contractor)
Tree Committee	1 Vacancy
Planning Board	2 Members (at large)

Agenda Item

3a-1

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Passero Work Order #11-26R

Attached is a Work Order from Passero Associates in the amount of $3,000 to coordinate permitting and inspection of building modifications of the emergency generator and security/access control improvements. A joint participating agreement with the FDOT was recently executed which will cover 100% of the cost of the engineering and construction of this facility.

Staff is recommending approval of this work order.

Should you have any questions, please call.

Emergency Generator and Security / Access Control System
Building Permit Coordination and Modifications

PASSERO ASSOCIATES (PA) agrees to perform the following services, in accordance with the terms and conditions of this Work Order and the Master Consulting Services Agreement with the City of Palatka (dated February 10, 2011), all of which terms and conditions are incorporated herein by reference:

Project Location: Palatka Municipal Airport (Kay Larkin Field), Palatka, Florida.

Project Description: Building permit coordination and inspection of building modifications during installation of emergency generator and security / access control improvements.

Scope of Basic Services: Building permit coordination and inspection of building modifications during installation of emergency generator and security / access control improvements.

Scope of Special Services: None.

Client Manager: Mr. Woody Boynton, City Manager.

Client Project Coordinator: John Youell, Airport Manager.

PA Program Manager: Mr. Andrew Holesko, CM, Program Manager.

Basic Services Compensation and Method of Payment:	Not-to-Exceed	$ 3,000.00
Special Services Compensation and Method of Payment:	None	$ 0.00
Total Project Cost:	Not-to-Exceed	$ 3,000.00

Schedule: To be determined as soon as Notice-to-Proceed is issued.

Meetings: As needed and directed by the City.

Deliverables:
1. Building permit coordination and inspection of building modifications during installation of emergency generator and security / access control improvements.
2. Project meetings and presentations as directed by the City.

"CONSULTANT" – PASSERO ASSOCIATES, LLC

BY: _____

Andrew M. Holesko, Program Manager
Typed Name, Title

ATTEST BY: _____

_____

"CLIENT" - CITY OF PALATKA

BY: _____

Woody Boynton, City Manager
Typed Name, Title

BY: _____

Vernon Myers (Mayor)
Typed Name, (Title)

ATTEST BY: _____

_____

Agenda Item

3a-2

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Passero Work Order #11-29

Attached is a Work Order from Passero Associates in the amount of $16,000 to complete site planning, preliminary design and preliminary cost planning for Building B-2 rehabilitation (old terminal building). A joint participating agreement with the FDOT was recently executed which will cover 100% of the cost of the engineering and construction of this facility.

Staff is recommending approval of this work order.

Should you have any questions, please call.

Building B-2 Rehabilitation
Site Plan, Preliminary Design and Preliminary Construction Costs

PASSERO ASSOCIATES (PA) agrees to perform the following services, in accordance with the terms and conditions of this Work Order and the Master Consulting Services Agreement with the City of Palatka (dated February 10, 2011), all of which terms and conditions are incorporated herein by reference:

Project Location: Palatka Municipal Airport (Kay Larkin Field), Palatka, Florida.

Project Description: Site planning, preliminary design and preliminary construction cost planning for Building B-2 rehabilitation (multiple uses).

Scope of Basic Services: Site planning, preliminary design and preliminary construction cost planning for Building B-2 rehabilitation (multiple uses). Note: Final design and bidding will be required prior to construction of Building B-2 Rehabilitation.

Scope of Special Services: None. (Note: No interior/exterior building testing or analysis is planned at this time.)

Client Manager: Mr. Woody Boynton, City Manager.

Client Project Coordinator: John Youell, Airport Manager.

PA Program Manager: Mr. Andrew Holesko, CM, Program Manager.

Basic Services Compensation and Method of Payment:	Not-to-Exceed	$ 16,000.00
Special Services Compensation and Method of Payment:	None	$ 0.00
Total Project Cost:	Not-to-Exceed	$ 16,000.00

Schedule: To be determined as soon as Notice-to-Proceed is issued.

Meetings: As needed and directed by the City.

Deliverables:
1. Site planning, preliminary design and preliminary construction cost planning for Building B-2 rehabilitation (multiple uses).
2. Project meetings and presentations as directed by the City.

"CONSULTANT" – PASSERO ASSOCIATES, LLC

BY: _____

Andrew M. Holesko, Program Manager
Typed Name, Title

ATTEST BY: _____

_____

"CLIENT" - CITY OF PALATKA

BY: _____

Woody Boynton, City Manager
Typed Name, Title

BY: _____

Vernon Myers (Mayor)
Typed Name, (Title)

ATTEST BY: _____

_____

Agenda Item

3b

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Ayres Contract – Energy Efficiency and Conservation Strategy

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Attached is a Contract with Ayres & Associates to complete an Energy Efficiency and Conservation Strategy Plan. This Plan is required by the Florida Energy and Climate Commission as it relates to the $1.2 million energy grant that was received from this agency to replace aging HVAC and lighting systems throughout City buildings as well as replaces the surface aerators at the WWTP with a fine bubble diffused air system. Ayres & Associates was chosen through a RFQ process earlier this year to complete work items associated with the Energy grant. The contract amount of $20,000 will be paid by the grant at 100% reimbursement.

Staff is recommending approval of this Contract.

Should you have any questions, please call.

Betsy Driggers

From: Woody Boynton
Sent: Wednesday, August 10, 2011 11:04 AM
To: Betsy Driggers; Karen Venables
Subject: FW: Conservation Strategy Scope/Fee
Attachments: EECS.Scope.08.10.11.pdf

Please place on consent

From: Myers, Daryl [mailto:MyersD@AyresAssociates.com]
Sent: Wednesday, August 10, 2011 10:30 AM
To: Woody Boynton
Subject: Conservation Strategy Scope/Fee

Woody – Attached is the scope/fee for the Energy Efficiency and Conservation Strategy that Bob Taylor is doing as a sub to us.

I am waiting on him to send me the other scope for the electrical work. Once I have that I will submit a separate scope/fee proposal.

Please let me know if you have any questions.

Daryl R. Myers, PE
Project Leader I

Ayres Associates
Sustainable solutions since 1959

5220 Shad Road, Suite 200-3
Jacksonville, FL 32257
Phone 904.260.6288
Fax 904.262.5536
MyersD@AyresAssociates.com
www.AyresAssociates.com

AYRES ASSOCIATES

August 10, 2011

Mr. Elwin C. "Woody" Boynton, PE
City Manager
City of Palatka, Florida
201 North 2nd Street
Palatka, Florida 32177

Re: Florida Energy and Climate Commission Grant
Energy Efficiency and Conservation Strategy

Subject: Scope & Fee Proposal

Dear Mr. Boynton:

Ayres Associates is pleased to present our scope of services and fee proposal for the referenced project. This scope of work is for professional engineering services for developing an Energy Efficiency and Conservation Strategy associated with the City's recent Florida Energy and Climate Commission Grant Agreement ARS027.

General Objective
The general objective of this project is to develop an Energy Efficiency and Conservation Strategy (EECS) based on the requirements of the Florida Energy and Climate Commission Grant Agreement No. ARS027.

Project Description
The EECS will be developed in collaboration with the City of Palatka Department Staff. The EECS will generally help the City increase energy efficiency, reduce energy consumption and reduce energy cost which will ultimate help improve air quality through the reduction in greenhouse gas emissions.

Scope of Services
Development of an Energy Efficiency and Conservation Strategy for the City of Palatka will be accomplished with six tasks. These tasks will be pursued concurrently to meet time constraints established in the grant. Robert E Taylor, AIA, Architect, PA will develop a plan to advance the city's energy conservations and environmental sustainability goals and a realistic plan to implement the goals to reduce energy consumption and reduce greenhouse gas emissions.

TASK 1 In cooperation with Local Government executives, formulate specific targets and performance measures as benchmarks in local Climate Action Plans.

TASK 2 Promote citizen and stakeholder participating in administrative design decisions for energy efficiency and sustainability.

TASK 3 Engage interested parties and share knowledge through sustainability networks and regional collaboration initiatives.

TASK 4 Establish a dedicated sustainability office with appropriate funding.

TASK 5 Coordinate sustainability and energy programs with traditional services and economic development functions.

TASK 6 Government to lead by example – increase sustainability initiatives by first practicing sustainability within local government operations and activities.

Project Reporting Requirements
Consultant will prepare monthly updates to the City and will provide quarterly updates to the City for inclusion into the grant reporting requirements.

Time Schedule
Robert E Taylor AIA, Architect, PA will complete the energy efficiency and conservation strategy within one hundred twenty (120) days after Notice to Proceed (NTP) is received to comply with the grant submittal requirements of plan approval within ten months.

Fee
The total lump sum amount to complete the work is $20,000.00.

Additional Services
There are no additional services anticipated during the design phase. Should additional services be requested or required, mutually agreed scope, terms, and conditions will be established prior to any work being initiated.

Acceptance
If this proposal is acceptable to you, a signature on the enclosed copy of this letter and initials on the contract terms and conditions will serve as our authorization to proceed.

Proposed by Consultant:	Accepted by Owner:
Ayres Associates Inc	City of Palatka, Florida Owner's Name
	Signature
Daryl R. Myers, PE Project Manager	Elwin C. "Woody" Boynton, PE Name
	City Manager Title
David K. Kemp, PE Vice President	Date

Agenda Item

3c

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Ayres Contract – Lighting Improvements

Attached is a Contract with Ayres & Associates to complete design work associated with upgrading lighting within various City buildings to higher efficiency lights as well as to design replacement street lighting on St. Johns Ave with higher efficiency lights. This work was indicated to be completed in the proposal submitted to the Florida Energy and Climate Commission as it relates to the $1.2 million energy grant that was received from this agency. Ayres & Associates was chosen through a RFQ process earlier this year to complete work items associated with the Energy grant. The contract amount of $22,500 will be paid by the grant at 100% reimbursement.

Staff is recommending approval of this Contract.

Should you have any questions, please call.

Betsy Driggers

From: Woody Boynton
Sent: Monday, August 15, 2011 8:26 AM
To: Betsy Driggers; Karen Venables
Subject: FW: Conservation Strategy Scope/Fee
Attachments: Lighting.Scope.08.10.11.pdf

Please add to consent agenda.

From: Myers, Daryl [mailto:MyersD@AyresAssociates.com]
Sent: Thursday, August 11, 2011 6:20 PM
To: Woody Boynton
Subject: RE: Conservation Strategy Scope/Fee

Attached is the scope/fee for the Lighting project that Bob will be doing.

Daryl R. Myers, PE
Project Leader I

Ayres Associates
Sustainable solutions since 1959

From: Woody Boynton [mailto:wboynton@palatka-fl.gov]
Sent: Wednesday, August 10, 2011 11:04 AM
To: Myers, Daryl
Subject: RE: Conservation Strategy Scope/Fee

Thanks, we will have this on consent.

From: Myers, Daryl [mailto:MyersD@AyresAssociates.com]
Sent: Wednesday, August 10, 2011 10:30 AM
To: Woody Boynton
Subject: Conservation Strategy Scope/Fee

Woody – Attached is the scope/fee for the Energy Efficiency and Conservation Strategy that Bob Taylor is doing as a sub to us.

I am waiting on him to send me the other scope for the electrical work. Once I have that I will submit a separate scope/fee proposal.

Please let me know if you have any questions.

Daryl R. Myers, PE
Project Leader I

Ayres Associates
Sustainable solutions since 1959

AYRES ASSOCIATES

August 10, 2011

Mr. Elwin C. "Woody" Boynton, PE
City Manager
City of Palatka, Florida
201 North 2nd Street
Palatka, Florida 32177

Re: Florida Energy and Climate Commission Grant
Lighting Retrofits for City Buildings

Subject: Scope & Fee Proposal

Dear Mr. Boynton:

Ayres Associates is pleased to present our scope of services and fee proposal for the referenced project. This scope of work is for professional services for developing lighting retrofit improvements at City owned buildings and retrofitting street lighting associated with the City's recent Florida Energy and Climate Commission Grant Agreement ARS027.

General Objective

The general objective of this project is to conduct energy audits in City owned buildings and develop plans for improvements based on the finding of the audits. Existing street lighting will be retrofitted in the Downtown area of the City.

Project Description

The Lighting retrofit for City of Palatka Building and street lighting will generally help the City increase energy efficiency, reduce energy consumption and reduce energy cost which will ultimate help improve air quality through the reduction in greenhouse gas emissions.

Scope of Services

The scope of services for the project involves the tasks as listed below:

Phase I – Schematic Design/Design Development Phase

Conduct an energy audit and study at the City of Palatka buildings listed below to identify existing exit signs, fluorescent lamps, ballasts, acrylic lenses and incandescent lamps to be replaced with more energy efficient fixtures/lamps. The energy audit will determine the specific elements to be included in the retrofits at each building. Conduct an energy audit and study to replace existing high pressure sodium bulbs with more efficient lamps in 150 street lights in Downtown Palatka.

Buildings included in the energy audit:

1. City Hall – 201 North 2nd Street
2. Bronson Mulholland House – 100 Madison Street
3. Larimer Arts Center -216 Reid Street
4. Police Department – 110 North 11th Street
5. Fire Station – 100 North 11th Street
6. Kay Larkin Airport Fire Station – 500 North Moody Road
7. Price-Martin Center – 220 North 11th Street
8. Building and Zoning Office – 205 North 2nd Street (Alternate)

Phase II – Construction Document Phase

Create retrofit drawings and specifications detailing activities for each building. Create retrofit drawings and specifications detailing activities for street light improvements.

Phase III – Bidding Phase

Request bids from contractors for the retrofits to the buildings and the street lights. Evaluate the bids and select the contractor to perform the retrofits.

Phase IV – Construction Administration Phase

Construction activities will be monitored to ensure compliance with the contract documents. Reductions in energy use will be monitored resulting from the building and lighting retrofits.

Project Reporting Requirements

Consultant will prepare monthly updates to the City and will provide quarterly updates to the City for inclusion into the grant reporting requirements.

Time Schedule

The schedule for the services to be provided is detailed below:

Schematic Design/Design Development Phase	30 Days
Construction Document Phase	30 Days
Bidding Phase	30 Days
Construction Administration Phase	60-75 Days

Fee

The total lump sum amount to complete the work is $22,500.00.

Additional Services

There are no additional services anticipated during the design phase. Should additional services be requested or required, mutually agreed scope, terms, and conditions will be established prior to any work being initiated.

Acceptance
If this proposal is acceptable to you, a signature on the enclosed copy of this letter and initials on the contract terms and conditions will serve as our authorization to proceed.

Proposed by Consultant:

Ayres Associates Inc

Daryl R. Myers, PE
Project Manager

David K. Kemp, PE
Vice President

Accepted by Owner:

City of Palatka, Florida
Owner's Name

Signature

Elwin C. "Woody" Boynton, PE
Name

City Manager
Title

Date

Agenda Item

3d

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Change Order No.1 – Price Martin Center

Attached is a Change Order in the amount of $6,789.08 from Armstrong Contracting Services, Inc for additional work completed at the Price Martin Center. Several items noted in the change order are being completed by the contractor at no cost to the City. Work items requiring reimbursement include replacing the cabinets and millwork in the kitchen with new cabinets and millwork as well as additional work associated with replacing the roofing system. The existing cabinets and millwork when removed from the kitchen to replace the flooring were not in a condition to be replaced. In addition, by adding the new cabinets and millwork we have completely remodeled this area. As for the roofing increase, several items that were initially expected to be reused were not in a condition to be reused. Again, it was determined that it was appropriate due to all other materials being new that new flashing and downspouts should also be installed new. Finally, the contractor has requested an additional 30-days be added to the contract.

Staff is recommending approval of this Change Order. Money for this work will be appropriated from the Better Place Fund.

Should you have any questions, please call.

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

CHANGE ORDER NO.1

Project No. DCA Contract # 10DB-K4-04-64-01-K30-Service Area 3 Date 9 August 2011

Owner Putnam County Board of County Commissioners

Project Address 220 North Eleventh Street, Palatka, Florida 32177

Contractor Armstrong Contracting Services, Inc.
455 East End Road, San Mateo, FL 32187

Change Ordered: CPR No. 1: Emergency Exit Lights for Kitchen 107, Restrooms 102/104, Entry 101, and Multi-Purpose 106. Replace all existing switches, outlets and plate covers with new. (See Attachment)

Reason for Change Order: Mr. Blumenstock informed, he had met with Mr. Boynton who discussed replacing all existing switches, outlets and plate covers with new. New plate covers to be nylon and color of devises and plates be ivory. Apparently there were some Emergency /Exit Lights with exit lighting "on hand" which will be used to provide emergency / exit lighting at seven different locations within the building as directed by the Fire Marshal. Exact locations of Exit Lights to be shown on "As-Builts". Mr. Blumenstock informed the above work items would be accomplished without additional cost to the Owner.

Change Ordered: CPR No. 2 Use of Siloxane or Silane in lieu of the acrylic sealer (No Attachment)

Reason for Change Order: Architect requested use of Siloxane or Silane in lieu of the acrylic sealer included with the Contractor's negotiated proposal. Architect approved use of Coronado Siloxane water repellent. Mr. Blumenstock informed Siloxane water repellent would be used at no additional cost.

Change Ordered: CPR No. 4 Millwork (See Attachment)

Reason for Change Order Mr. Boynton informed, he wished to pursue replacing existing millwork in Kitchen. The Architect's office produced Sketch-Up drawings and submitted to Mr. Boynton which were approved shortly thereafter. Armstrong Contracting Services proposal cited a cost of $3,389.08.

Change Ordered: CPR No. 5 Floor Tile Pattern in Foyer 101 and Multi-Purpose 106 (See Attachment)

Reason for Change Order: At Mr. Boynton's request, the Architect's office produced Drawing A-1 Floor Plan showing a proposed tile pattern on the Floor for Foyer 101 and Multi-Purpose 106. Mr. Boynton approved the pattern. Mr. Turner informed existing VCT floor tile would be removed during preparation of existing floor, prior to installing new hard tile at no additional cost.

Change Ordered: CPR No. 6 Window Shades in Room 106 (No Attachment)

Reason for Change Order: Mr. Turner proposed to replace the existing window shades for three existing windows at his cost. Shades and colors were selected by the Architect and approved by Owner. Blind colors were selected from Bali Coordinates – 2" vinyl, Classic - color number 7325. No additional cost.

Change Ordered: CPR No. 7 Cap Flashing, Replacement of existing leader/ collectors and down spouts. (See Attachment)

Reason for Change Order: Mr. Turner informed, he had discussed with Mr. Boynton the additional cost incurred by Armstrong Contracting Services for having to provide and install cap flashing over existing precast coping and replacement of existing leader/ collectors and down spouts at the west side of the Building. Armstrong Contracting Services proposal cited a cost of $3,400.00

Change Ordered: CPR No. 8 Increase in Contract Time (See Attachment

Reason for Change Order: Mr. Blumenstock requested 30 additional days be added to the contract time due to delays in delivery of hard tile.

CONTRACT AMOUNT

Original Contract Amount	$ 231,260.00
Previous Change Orders	$ -0-
Change Order Addition	$ 6,789.08
Change order Deduction	$ -0-
Revised Contract Amount	$ 238,049.08

Additional Contract Time of 30 calendar days designating Final Completion Date to be 20 Sept. 2011

This document shall become an amendment to the Contract and all stipulations and covenants of the Contract shall apply hereto.

Contractor	Date
Owner (City/County)	Date
Architect/Engineer	Date
Grant Administrator	Date

TAMLITE LIGHTING
660 NW Peacock Blvd Port St Lucie FL 34986
tel (772) 878-4944 or on the web at www.tamliteusa.com

SPECIFICATIONS & FEATURES

Notes

Job/Title

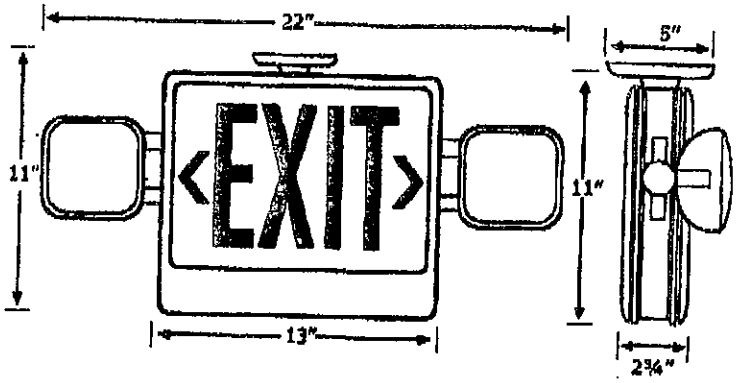
EXPC-RC

DESCRIPTION

Combination LED energy saving exit sign and emergency lighting unit in one compact, modern design

CONSTRUCTION

- Completely self-contained.
- Fully Automatic Operation.
- Compact, low profile design in a neutral finish.
- Push to test switch.
- Universal transformer for 120 or 277 VAC operation.
- Charge rate/power on LED indicator light.
- LED lamp life of 25 years plus.
- Listed for damp location.
- Standard AC and emergency units available.



ELECTRICAL

- Energy consumption of less than 3.2 watts for red letters and less than 3.8 watt for green letters
- 6-Volt pure lead, maintenance-free battery.
- 24 hour battery recharge after a 90 hour discharge.
- Low-voltage disconnect prevents excessively deep discharge that can permanently damage the battery
- Slip-on battery terminals

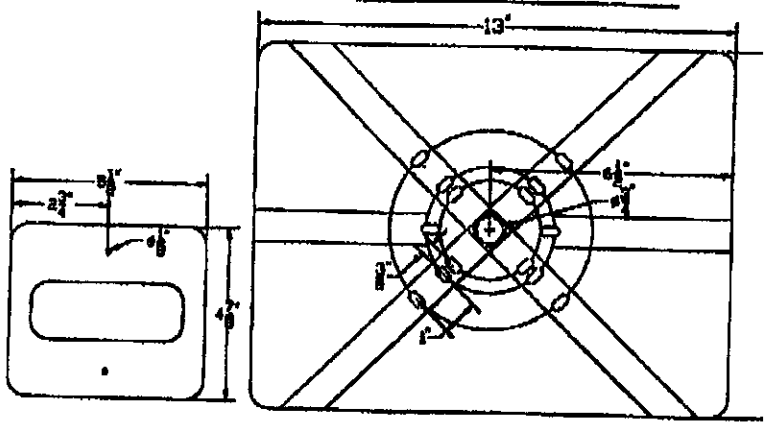
FINISH

- Universal mounting canopy for top installation.
- Compact, low profile design in neutral finish.
- Environmentally-coated, solid state charger.

WARRANTY

Guaranteed one year from the purchase date of the product, against mechanical, defects in manufacture defaults.

MOUNTING DATA



ORDERING INFORMATION

EXPC3RWRC
combo exit remote capable single & double face red letters white housing

EXPC3RBRC
combo exit remote capable single & double face red letters black housing

EXPC3GWRC
combo exit remote capable single & double face green letters white housing

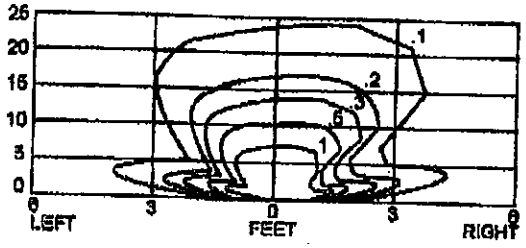
EXPC3GBRC
combo exit remote capable single & double face green letters black housing

ACCESSORIES

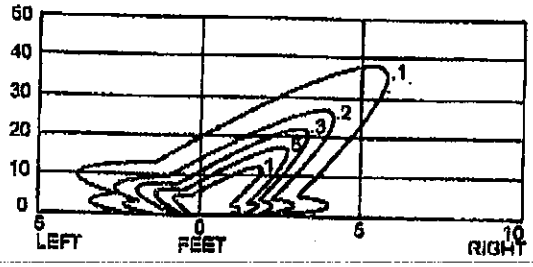
EXWG-2
WIRE GUARD
ESRH1-6V5
ESRH1-6V9
ESRH2-6V5
ESRH2-6V9
ESRH1-12V7
ESRH1-12V12
ESRH2-12V7
ESRH2-12V12

PHOTOMETRIC DATA

HORIZONTAL

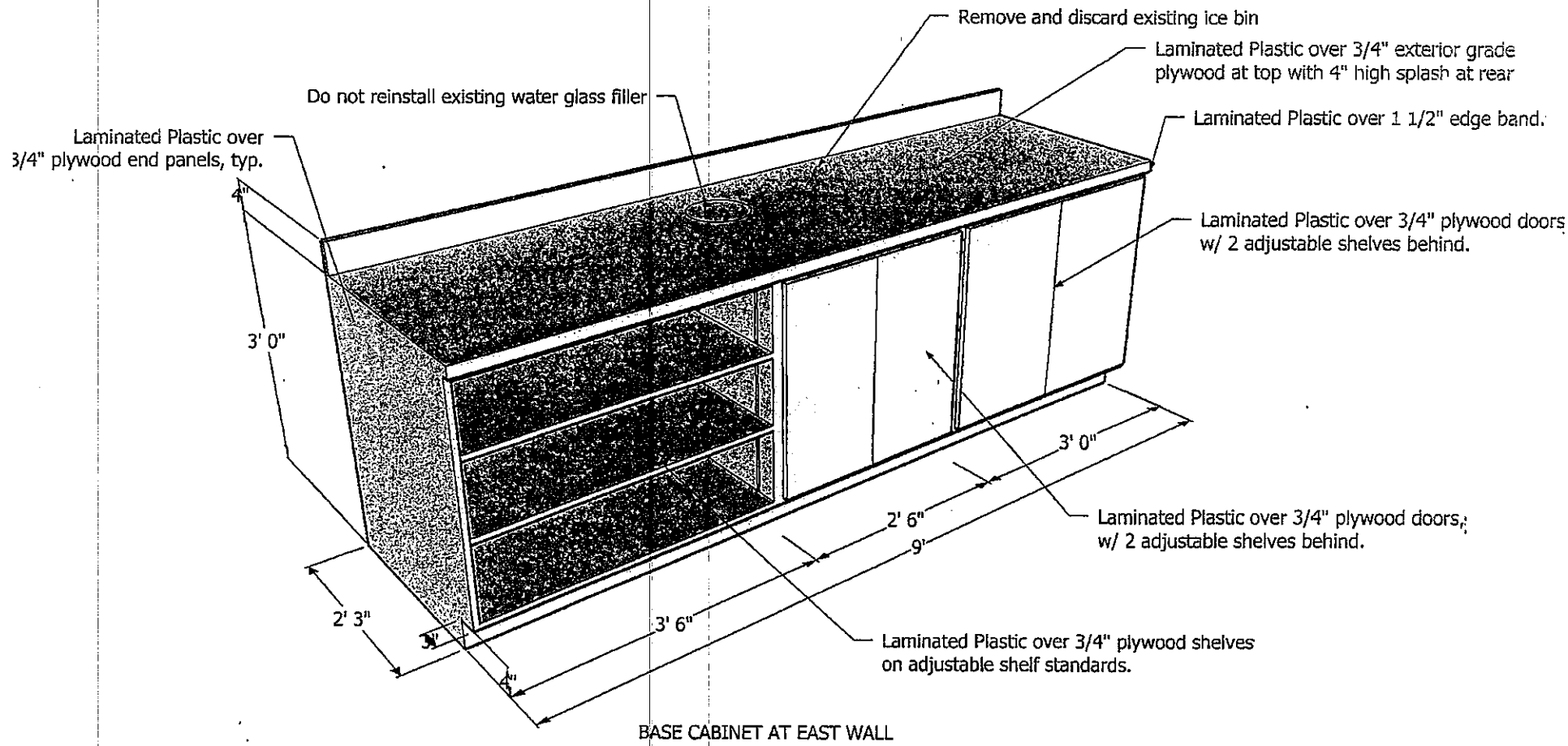


VERTICAL



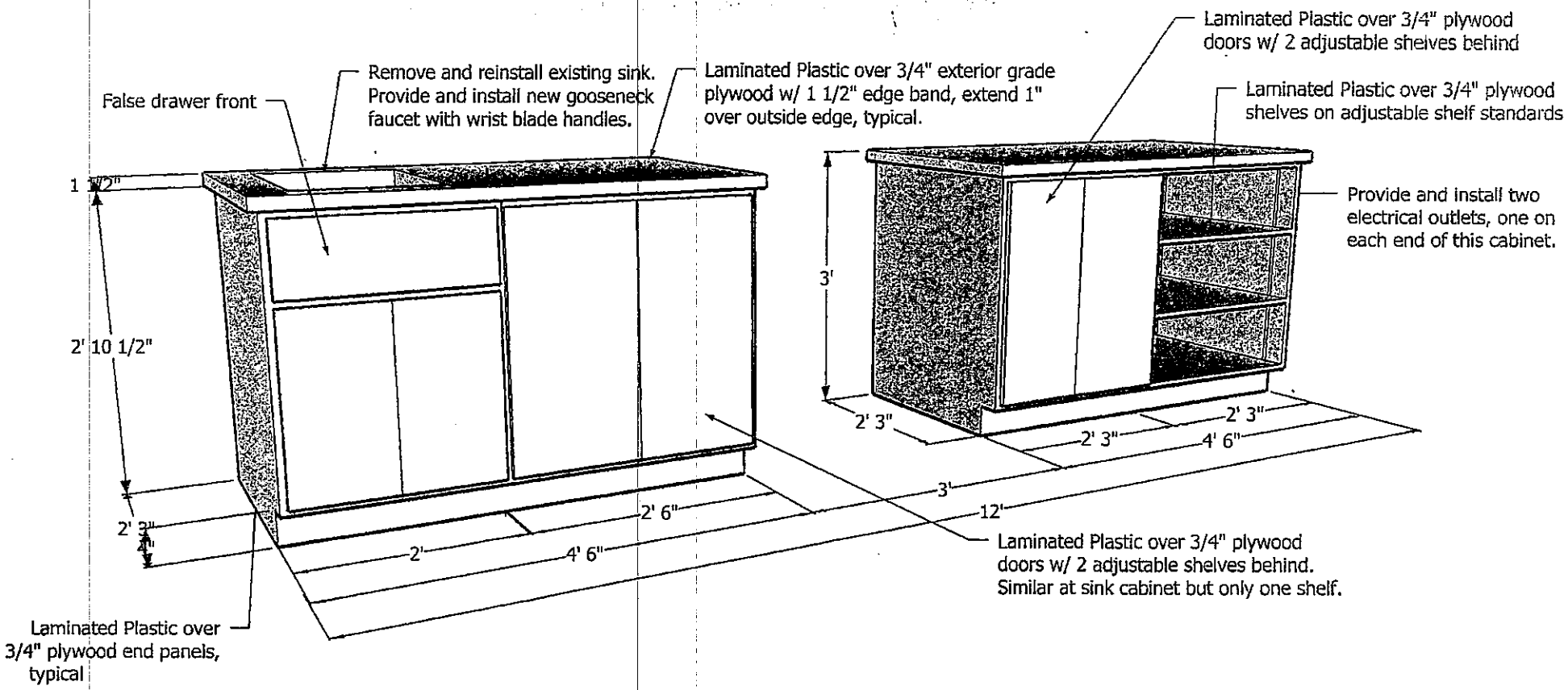
7AM2000V1

CPR № 1



BASE CABINET AT EAST WALL

4 of 10



BASE CABINETS AT CENTER OF KITCHEN

CPR No.

Armstrong Contracting Services, Inc.
455 East End Road • P.O. Box 232 • San Mateo, FL 32187 • Phone: 386-325-2023
CGC02883
CBC05219

Fax Transmittal

Date: 6/24/11

ATTN: Bob

From: Dan

Company: Robert Taylor, Architect

Armstrong Contracting Service, Inc.
Fax #: 386-328-3067
Phone #: 386-325-2023

Fax #: 325-0608

Pages Including Cover Sheet: 2

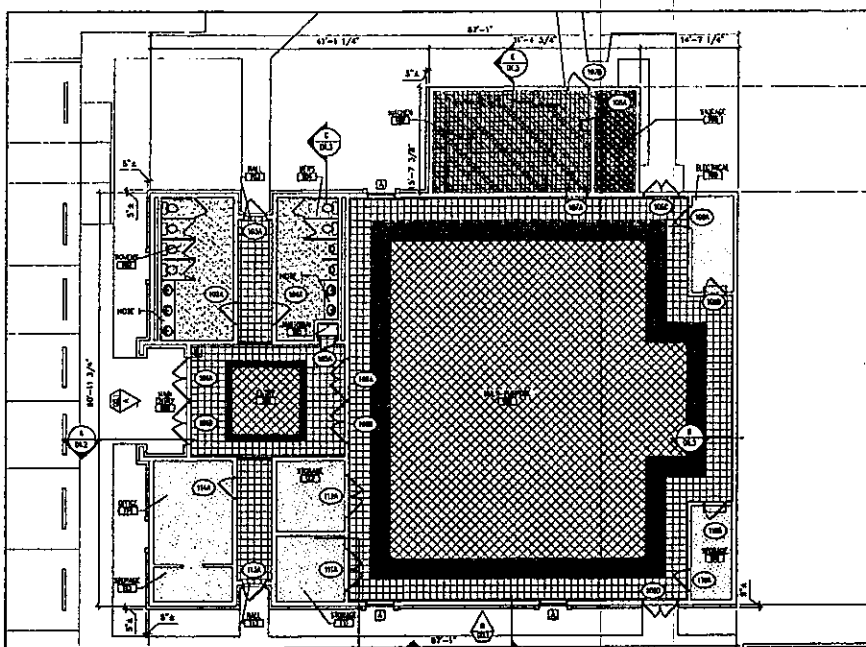
Subject: Price-Martin Center

Comments: Our price to provide plastic laminate cabinets in the kitchen per the sketches e-mailed to us is:

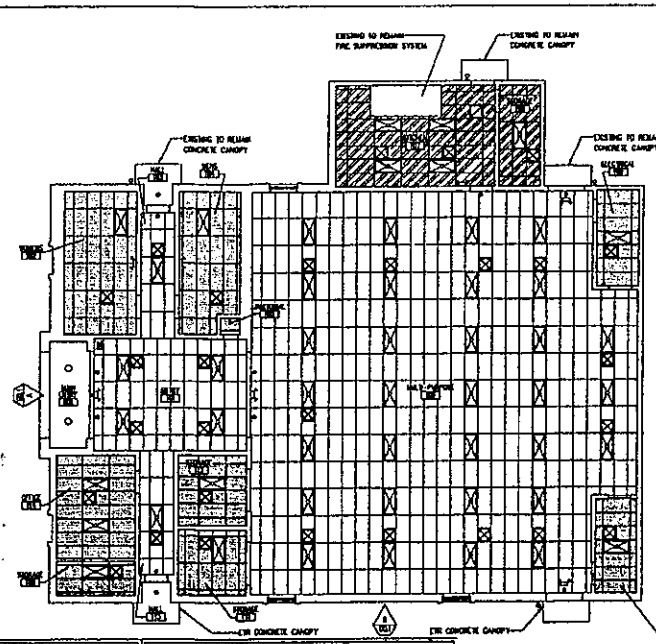
T-K Cabinets Quote:	$ 3,150.00
G.C. Fee @ 6%	189.00
Subtotal	$ 3339.00
Bond @ 1½%	50.08
Request Total	$3389.08

Thank You

Dan



1 RENOVATED FLOOR / FINISHES PLAN
1/4" = 1'-0"



2 RENOVATED REFLECTED CEILING PLAN
1/4" = 1'-0"

FLOOR PLAN NOTES

1. CPR NO. 1: REPLACE ALL EXISTING SWITCHES, OUTLETS AND PLATE COVERS WITH NEW.
2. CPR NO. 2: USE OF SILICONE OR SILANE IN LIEU OF THE ACRYLIC SEALER.
3. CPR NO. 3: RENOVATE RESTROOMS 102 AND 104, TO ACCOMMODATE THE PHYSICALLY DISABLED, SEE VANITY COUNTERTOP DETAIL D/A1.2, AND STORAGE 105.
4. CPR NO. 4: REMOVE AND REPLACE EXISTING WALLPAPER WITH NEW IN KITCHEN 107.
5. CPR NO. 5: INSTALL NEW FLOOR TILE USING DESIGNATED PATTERN IN ROOMS 101 AND 106.
6. CPR NO. 6: INSTALL NEW WINDOW SHADES IN ROOM 108.
7.

FLOOR FINISHES LEGEND

- NEW 12" x 12" NON-SLIP TILE W/ 4" BASE
  - FIELD FLOOR TILE COLOR - GOLD MARTOL
  - DIAGONALY SET FIELD FLOOR TILE COLOR - GOLD MARTOL
  - ACCENT AND BASE TILE COLOR - IRON MARBO
- NOTE: ALL GROUT TO BE MAPEI DS HARVEST
- NEW 6" x 6" QUARRY TILE W/ SANITARY BASE
  - FLOOR AND BASE TILE COLOR - SAHARA SAND G708
- NEW 12" x 12" VINYL COMPOSITION TILE (VCT) W/ NEW 4" HIGH VINYL BASE
- E/R SHEET VINYL FLOORING W/ E/R VINYL BASE
- E/R 12" x 12" VCT W/ E/R 4" HIGH VINYL BASE

REFLECTED CEILING PLAN LEGEND

- NEW SUSPENDED CEILING SYSTEM WITH 2' x 4' ACOUSTICAL TILE
- NEW SUSPENDED CEILING SYSTEM WITH 2' x 4' VINYL FACED ACOUSTICAL TILE
- E/R SUSPENDED CEILING SYSTEM WITH NEW 2' x 4' VINYL FACED ACOUSTICAL TILE
- NEW 1' x 4' LAY-IN FLUORESCENT LIGHT FIXTURE
- NEW LAY-IN HVAC SUPPLY GRILLES
- NEW FLOODLIGHT/BATTERY BACKUP
- NEW LAY-IN HVAC RETURN GRILLES
- E/R EXIT LIGHTS

REFLECTED CEILING PLAN NOTES

1. REINSTALL SALVAGED KRAFT FACED R-30 INSULATION ABOVE SUSPENDED CEILINGS.
2. CPR NO. 1 EMERGENCY EXIT LIGHTS FOR THE KITCHEN 107 AND RESTROOMS 102/104. REPLACE ALL EXISTING SWITCHES AND PLATE COVERS WITH NEW.

DOOR SCHEDULE

MARK	ROOM	DOOR EXISTING	DOOR NEW	DOOR TYPE	DOOR PAIR	DOOR SINGLE	DOOR SIZE	DOOR GLASS	FRAME EXISTING	FRAME NEW	FRAME PROFILE	FRAME TYPE	DETAILS HEAD	DETAILS JAMB	HARDWARE GROUP	THRESHOLD	REMARKS	MARK
101A	101	•	A	•		34	G1	•	B	3					E08	T1		101A
101B	101	•	A	•		34	G1	•	B	3					E08	T1		101B
102A	102	•	W		•	33		•	B	1					E08		R2	102A
103A	103	•	A		•	34	G1	•	B	1					E08	T1		103A
104A	104	•	A		•	33		•	A	1					E08		R5	104A
105A	105	•	W		•	31		•	A	1					E08		R3 R5	105A
106A	106	•	WC	•		33	G2	•	A	1					E08		R3 R5	106A
106B	106	•	WC	•		33	G2	•	A	1					E08		R3 R5	106B
107A	107	•	•	W		33		•	A	1	01	01	01	T2	W1		R1	107A
108A	108	•	•	W		33		•	A	1	01	01	01	T2	W1		R1	108A
109A	109	•	W		•	33		•	A	1					E08		R3 R5	109A
109B	109	•	W		•	33		•	A	1	NC		03		J0		R3 R5	109B
110A	110	•	W		•	33		•	A	1					E08		R3 R5	110A
110B	110	•	W		•	33		•	A	1					E08		R5	110B
111A	111	•	W	•		33		•	A	1					E08		R3 R7	111A
112A	112	•	W	•		33		•	A	1					E08		R3 R7	112A
113A	113	•	A	•		34		•	B	1					E08	T1		113A
114A	114	•	W		•	33		•	A	1					E08		R5	114A
115A	115	•	A	•		34		•	A	1								115A

DESCRIPTION

S — SIZE

- S1 2'-0" WIDE x 6'-8" HIGH x 1 3/4"
- S2 3'-0" WIDE x 6'-8" HIGH x 1 3/4"
- S3 3'-0" WIDE x 6'-8" HIGH x 1 3/4"
- S4 3'-0" WIDE x 7'-0" HIGH x 1 3/4"

G — GLASS

- G1 E.T.A. TEMPERED
- G2 E.T.A. WIRE GLASS

T — THRESHOLD

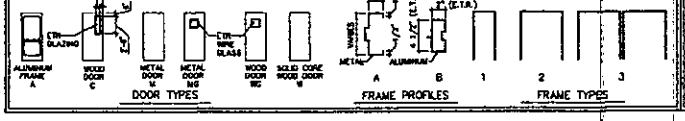
- T1 E.T.A. METAL THRESHOLD
- T2 NEW METAL THRESHOLD
- T3 E.T.A. STONE THRESHOLD
- T4 NEW STONE THRESHOLD

D — DETAILS

- D1 REUSE EXISTING, EXTERIOR MASONRY WALL STRUCTURE
- D2 REUSE EXISTING, INTERIOR MASONRY WALL STRUCTURE

R — REMARKS

- R1 REMOVE EXISTING DOOR AND FRAME. PATCH AND REPAIR OPENING AS REQUIRED FOR NEW DOOR AND FRAME.
- R2 REMOVE EXISTING DOOR AND REPLACE WITH NEW DOOR. MACHINE DOOR AS REQUIRED FOR E/R HARDWARE AND FRAME.
- R3 TRIM BOTTOM OF EXISTING DOOR AS REQUIRED TO ACCOMMODATE NEW FLOOR TILE
- R4 PAINT NEW DOOR AND FRAME.
- R5 REFINISH E/R DOOR. PAINT E/R FRAME.
- R6 STAIN AND VARNISH NEW DOOR. PAINT E/R FRAME.
- R7 PAINT E/R DOOR AND FRAME.



FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	NOTES	NO.
101	ENTRY	F1	B1	W1	C1		101
102	WAITING	F1	B1	W1	C1		102
103	HALL	F1	B1	W1	C1		103
104	OFFICE	F1	B1	W1	C1		104
105	VESTIBULE	F1	B1	W1	C1		105
106	KITCHEN	F1	B1	W1	C1		106
107	STORAGE	F1	B1	W1	C1		107
108	STORAGE	F1	B1	W1	C1		108
109	WOMEN	F1	B1	W1	C1		109
110	MEN	F1	B1	W1	C1		110
111	WOMEN	F1	B1	W1	C1		111
112	MEN	F1	B1	W1	C1		112
113	STORAGE	F1	B1	W1	C1		113
114	STORAGE	F1	B1	W1	C1		114
115	STORAGE	F1	B1	W1	C1		115

DESCRIPTION

F — FLOOR

- F1 NEW NON-SLIP HARD TILE FLOOR
- F2 E/R VINYL COMPOSITION TILE
- F3 NEW QUARRY TILE FLOOR
- F4 E/R SHEET VINYL FLOORING
- F5 NEW VINYL COMPOSITION TILE

B — BASE

- B1 NEW HARD TILE BASE
- B2 NEW VINYL BASE
- B3 NEW QUARRY TILE BASE
- B4 E/R VINYL BASE

W — WALLS

- W1 E.T.A. DRY WALLS PAINTED W/SEMI-GLOSS

C — CEILING

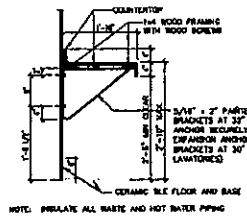
- C1 NEW ACOUSTICAL SUSPENSION SYSTEM WITH NEW 2' X 4' LAY-IN ACOUSTICAL TILE
- C2 E/R ACOUSTICAL SUSPENSION SYSTEM WITH NEW 2' X 4' LAY-IN ACOUSTICAL TILE
- C3 NEW ACOUSTICAL SUSPENSION SYSTEM WITH NEW VINYL FACED 2' X 4' LAY-IN ACOUSTICAL TILE

ELECTRICAL LIGHT FIXTURE SCHEDULE

- F1 — NEW LIGHT FIXTURES WITH ENERGY SAVING BALLASTS AND T-8 LAMPS IN ALL ROOMS, SAME COLOR LAMP AND LENSES
- F2 — EMERGENCY / EXIT LIGHTS
- F3 — EXISTING PENDANT FIXTURES AT MAIN ENTRY 001

MARK	MANUFACTURER	MODEL NO.	DESCRIPTION
F1	TRIUNE LIGHTING	TC-2-14-4-2W-U-PT-LESS	NOTE 1
F2	-	-	NOTE 2
F3	-	-	NOTE 3

NOTES:
1. 2' X 4' TROFFER, FOUR LAMPS, 32 WATT T8 LAMP WATTAGE. 120V SINGLE BALLAST, PATTERN 12 LENS WITH CRI=80 3500K LAMPS.
2. CPR NO. 1 INSTALL OWNERS' EMERGENCY EXIT LIGHTS.
3. REPAIR GLAZING
4. CLEAN E/R EXTERIOR LIGHT FIXTURES.



NOTE: INSULATE ALL WASTE AND HOT WATER PIPING

D VANITY COUNTER
3/4" = 1'-0"

DIMENSIONS ON THIS DRAWING ARE TO BE BASED AS FILE OR MAPLE AND SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION

DATE 12 JANUARY 2011
FILE NUMBER 1014

REVISIONS	
1	EXTRA CLAY BLOCKS AS PER SPEC.
2	PRELIMINARY DRAWING NO. ALC 11

ROBERT L. TAYLOR AIA ARCHITECT PA
FOUNDED IN 1969 AS ROBERT L. TAYLOR ARCHITECT
7500 S. DIXIE HIGHWAY
PALATKA, FLORIDA 32177
PHONE 386 533 7241
FAX 386 329 0000
EMAIL TAYLOR@NETHELP.COM

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Robert L. Taylor, Architect
Reg. No. AR 0008966

ROOF OVER EXISTING
PRICE - MARTIN CENTER
CITY OF PALATKA
220 NORTH ELEVENTH STREET
PALATKA, FLORIDA

SHEET TITLE
RENOVATED FLOOR / FINISHES AND REFLECTED CEILING PLANS, DOOR AND FINISH SCHEDULES, ELECTRICAL LIGHT FIXTURE SCHEDULE AND NOTES

DRAWN BY: JS
CHECKED BY: RLT
12/2/11

SHEET NO.
A1.1

CPR No. 5

Armstrong Roofing, Inc.

#CBC052198
#CCC025500

456 East End Road · P.O. Box 232 · San Mateo, Florida 32187 · Phone 904/326-2023

August 1, 2011

Armstrong Contracting Services, Inc.
P.O. Box 232
San Mateo, FL 32187

Project: Price-Martin Center

Subject: Itemize metal cap & leader boxes/downspouts

The following is an itemization for the above subject Change Order amounts:

Coping Cap- .032 Kynar Aluminum (Fastener & Caulk)	$2,001.00
Labor to split, break, & install	$ 630.00
Leader boxes/downspouts-material (Fasteners, Caulk, Rivets)	$ 312.00
Labor to split, break, fabricate, & install	$ 464.00
	$3,407.00
Profit	$ 511.05
Total	$3,918.05
Change Order Amount Requested	$3,400.00

Any further questions, please contact me at your convenience.

Sincerely,

Terry L. Turner
President
Armstrong Roofing, inc.
Armstrong Contracting Services, Inc.

CPR No 7

Armstrong Contracting Services, Inc.
135 East End Road • P.O. Box 232 • San Mateo, FL 32187 • Phone: 386-325-2023
CGC028834
CRC052198

July 22, 2011

Robert E. Taylor, Architect
710 St. Johns Ave.
Palatka, FL 32177

Re: Re-Roof Existing Price-Martin Center

Gentlemen:

Due to a delay in the delivery of floor tile, we respectfully request a 30 day extension to our contract.

Sincerely,

Dan Blumenstock
Vice President
Armstrong Contracting Services, Inc.

CDR No 8

Agenda Item

3e

Florida Department of Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

August 9, 2011

Mr. Elwin C. Boynton, Jr., City Manager
City of Palatka
201 North 2nd Street
Palatka, Florida 32177

Re: DW5419 010 - Palatka
Treatment/Distribution

Dear Mr. Boynton:

Enclosed are three original copies of proposed Amendment 12 to your State Revolving Fund loan agreement. The amendment adjusts the project costs and the semiannual loan payment. The adjustments are final unless further revisions become necessary as a result of an audit. A loan statement showing the calculation of the final payment amount and an amortization schedule are also enclosed.

Please have the appropriate officials **sign and seal** the enclosed three copies and return them to us within three weeks at 2600 Blair Stone Road, Mail Station 3505, Tallahassee, Florida, 32399-2400. We will arrange for the Deputy Director to sign the document and mail a fully executed copy to you.

If you have any questions, please call Lekenyia Beal at (850) 245-8359.

Sincerely,

Angela Knecht

for Robert E. Holmden, P.E., Chief
Bureau of Water Facilities Funding

RH/lb

Enclosures

cc: Honorable Karl N. Flagg - City of Palatka
Matt Reynalds - City of Palatka

STATE REVOLVING FUND
AMENDMENT 12 TO FINANCIAL ASSISTANCE AGREEMENT DW5419 010
CITY OF PALATKA

This amendment is executed by the STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (Department) and the CITY OF PALATKA, FLORIDA, (Project Sponsor) existing as a local government agency under the laws of the State of Florida.

WITNESSETH:

WHEREAS, the Department and the Project Sponsor entered into a State Revolving Fund Financial Assistance Agreement, Number DW5419 010, as amended, authorizing a Grant amount of $9,464,468 and a Loan amount of $4,270,120, excluding Capitalized Interest; and

WHEREAS, the Grant amount, Loan amount, and Project costs need adjustment to reflect actual costs; and

WHEREAS, the Semiannual Loan Payment amount needs revision to reflect adjustment of the Loan Amount, Capitalized Interest, and account for payments made to date;

NOW, THEREFORE, the parties hereto agree as follows:

1. The Grant amount is hereby reduced by $418, and the adjusted total disbursed Grant amount is $9,464,050.

2. The Loan amount is hereby reduced by $1,498, and the adjusted total disbursed Loan amount is $4,268,622.

3. The Loan Service Fee is $85,403.00, and capitalized Loan Service Fee interest is $843.16.

4. The total principal amount loaned to the Project Sponsor was $4,284,575.28, which consisted of $4,268,622.00 disbursed to the Project Sponsor and $15,953.28 of accrued Capitalized Interest.

5. The unpaid principal balance of the Loan is $4,063,373.18, which amount accounts for the Department's receipt of four Semiannual Loan Payments and consists of the following:

(a) Amendment 7 unpaid balance of $435,436.23 at an interest rate of 2.64 percent per annum.

(b) Amendment 8 unpaid balance of $459,581.72 at an interest rate of 2.77 percent per annum.

(c) Amendment 9 unpaid balance of $427,737.57 at an interest rate of 2.84 percent per annum.

(d) Amendment 10 unpaid balance of $2,096,172.41 at an interest rate of 2.57 percent per annum.

(e) Amendment 11 unpaid balance of $644,445.25 at an interest rate of 2.61 percent per annum.

6. Subsections 2.03(1) of the Agreement, as amended, are deleted and replaced as follows:

The Project Sponsor agrees to the following audit and monitoring requirements.

(1) The financial assistance authorized pursuant to this Loan Agreement consists of the following:

Federal Resources, Including State Match, Awarded to the Recipient Pursuant to this Agreement Consist of the Following:					
Federal Program Number	Federal Agency	CFDA Number	CFDA Title	Funding Amount	State Appropriation Category
FS984522-090	EPA	66.468	Capitalization Grants for Drinking Water State Revolving Fund	$13,732,672	140129

7. The Semiannual Loan Payment amount, adjusted to account for repayments received to date, is hereby revised and shall be in the amount of $142,476.50. Such payments shall be received by the Department on January 15, 2012 and semiannually thereafter on July 15 and January 15 of each year until all amounts due hereunder have been fully paid.

The Semiannual Loan Payment amount is based on the total amount owed of $4,063,373.19.

8. The separate audit required under Subsection 2.03(4) of Amendment 8 shall be submitted within twelve months after the effective date of this amendment.

9. The Project Sponsor and the Department acknowledge that changes in Project costs may occur as a result of the Project Sponsor's Project audit or a Department audit pursuant to Chapter 62-552 of the Florida Administrative Code. Unless this Agreement is amended subsequent to an audit, the following Financial Assistance disbursements for the Project shall be final.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Category	Total($)
Administrative Allowance	68,708.00
Planning Allowance	66,300.00
Engineering Allowance	687,078.00
Construction and Demolition	10,988,060.00
Technical Services During Construction	806,187.00
Interim Finance Interest	1,116,339.00
Subtotal(Disbursed Amount)	13,732,672.00
Less Grant Amount	(9,464,050.00)
Total Loan Amount	4,268,622.00
Capitalized Interest	15,953.28
Total Loan Principal	4,284,575.28

10. All other terms and provisions of the Loan Agreement shall remain in effect.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

This Amendment 12 to Loan Agreement DW5419 010 shall be executed in three or more counterparts, any of which shall be regarded as an original and all of which constitute but one and the same instrument.

IN WITNESS WHEREOF, the Department has caused this amendment to the Loan Agreement to be executed on its behalf by the Deputy Director, and the Project Sponsor has caused this amendment to be executed on its behalf by its Authorized Representative and by its affixed seal. The effective date of this amendment shall be as set forth below by the Deputy Director.

for

CITY OF PALATKA

_____

Mayor

Attest

Approved as to form and correctness.

_____ _____

City Clerk

City Attorney

SEAL

for

STATE OF FLORIDA
DEPARTMENT OF ENVIRONMENTAL PROTECTION

_____ _____

Deputy Director
Division of Water Resource Management

Date

Agenda Item

3f

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Recommendation of Award – Palatka Municipal Airport
Install Fiber Optic Line from CR216 to Terminal Building

Attached is a proposal from Summerville Electric to install a fiber optic line from CR216 to the airport terminal building. This project will connect the airport terminal building telecommunications to existing fiber line that current connects other City and County facilities. This connection will eliminate the monthly internet fee that is currently being charged and provide for streamlined communications between the airport and other city facilities. The other major benefit is that the fiber optic connect should provide uninterrupted communications during storm events. As we all know the airport terminal was constructed to withstand a category 5 hurricane and could conceivably be an operations center during these events. The fiber optic is directly connected to the County EOC.

This project will be funded 100% by the Florida Department of Transportation. Staff is recommending approval of this proposal. Should you have any questions, please call.

Summerville Electric
161 Comfort Rd.
Palatka, Fl. 32177
Phone:386-328-1965
Fax:386-328-8079
ER-0008568

Proposal # 5260

Proposal

7/15/2011

TO: City of Palatka
Woody Boynton
201 N. 2nd St.
Palatka, FL 32177

JOB: Install fiber from SR100 to Terminal Building

Bid Date: **7/13/2011**

Work Description: Provide and install 24 count SM fiber from signal cabinet at 216 to Airport Terminal Building. This includes 3 24x36 pull boxes 2" PVC conduit, Splicing fiber back to 17 & 100, Testing & Terminating

Our total price for the above job is:**$14,508.92,**

☐ payable upon completion.
☐ 50-50
X Progressive draws
☐ Guaranteed maximum

Exclusions:

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Sincerely,

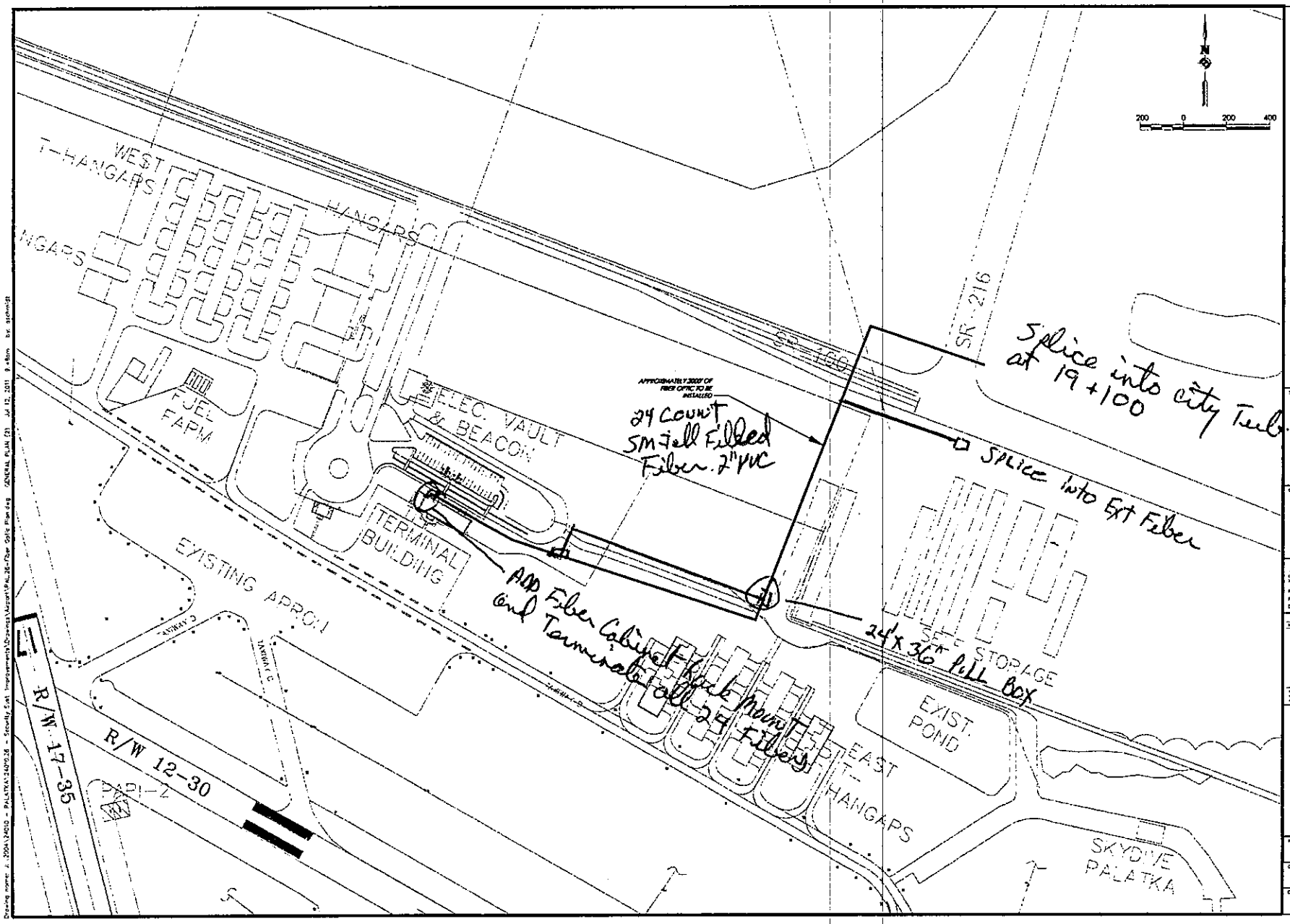
H.C. Dunning

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: Signature _____

Date: _____ Signature _____



Passero Associates
Engineering • Architecture
www.passero.com

Stamp:

Client:
City of Palatka
201 N. 2nd Street
Palatka, Florida, 32177

Passero Associates
Principal-in-Charge: Andrew M. Malenko, C.M.
Project Manager: Patrick Hanaro, P.E.
Designed by: Nicole Schmidt

Revisions

FIBER OPTIC SITE PLAN

SECURITY SYSTEM IMPROVEMENTS
Palatka Municipal Airport
Town/City: Palatka
County: Putnam State: Florida

Project No. 24010.26

Drawing No. 3

Date April, 2011

Agenda Item

3g

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

To: **City Commission**

From: Jonathan Griffith

Date: August 19, 2011

RE: 2011 Preserve America Grant "Looking Back Looking Forward"

In April of this year the Palatka Main Street Design Committee with the assistance of the City manager's office applied for a Preserve America Grant. As you can see from the attached grant agreement, we were awarded $2,814.00. The entire match for this grant is to be in-kind.

The intent of the Preserve America Grant is to "foster and increase knowledge of designated Preserve America communities in the state of Florida." Palatka Main Street plans to hold a one day event centered around, educating historic property owners in the proper preservation techniques, conservation practices, and historic property disaster mitigation techniques. Plans call for two how-to workshops and one seminar/discussion session.

A final date for the event has not been set, but the Palatka Main Street Design committee plans to meet shortly after execution of the agreement to finalize all of the details. Upon completion of this workshop, it is expected that the City will apply for a Preserve America Community designation.

Historic Preservation Grant Award Agreement
***2012 Preserve America State of Florida* Matching Grants**
Grant No. 12PA07

This AGREEMENT is between the State of Florida, Department of State, Division of Historical Resources, hereinafter referred to as the Department, and the **City of Palatka,** hereinafter referred to as the Grantee, relative to the **Looking Back, Looking Forward Project**, hereinafter referred to as the Project.

The Department is responsible for the administration of grants-in-aid assistance for historic preservation purposes under the provisions of *Section 267.0617, Florida Statutes*. The Grantee has applied for grant-in-aid assistance for the Project. The Grantee's grant application, incorporated by reference, has been reviewed and approved in accordance with *Chapter 1A-39 Florida Administrative Code*, which regulates Historic Preservation Grants-in-Aid. Pursuant to the terms of Grant Agreement No. 12-10-AP-5037, a Fiscal Year 2010 Preserve America grant awarded to the Florida Department of State by the United States Department of the Interior, National Park Service in August 1, 2010, the Department enters into this Agreement with the Grantee under grant number 12PA07, for the purposes as described in Section I. Subject to the limitations set forth in this Agreement, grant-in-aid funds in the amount of **$2,814 (two thousand, eight hundred fourteen dollars)** have been reserved for the Project by the Department. The Department and the Grantee agree as follows:

I. The Project shall include the following **Approved Scope of Work**:

The City of Palatka will hold the Looking Back, Looking Forward historic preservation workshop which will provide a one day program of seminars and workshops to be held at the historic Larimer Arts Center. The workshop will provide training on disaster mitigation techniques, conservation practices, and preservation techniques with historic homeowners and Central Business District property owners as the primary target audience. Interested members of the general public will be encouraged to attend as well. A key feature of the workshop will be the Contractor How-To workshops and hands-on trainings. The workshop will be advertised and marketed to members of the public and the primary target audiences. Grant and match activities will be limited to:

a) Workshop speaker/presenter fees, to include travel and hotel stay (excluding food and drink)
b) Advertising expenses
c) Project management and administration by city staff
d) Event venue usage
e) Hands-on training material and publications
f) Contractor How-to trainings
h) Progress and Expenditure Reports will be submitted to the Department on a quarterly basis and all proposals and contracts for consultant services shall be submitted by the Grantee to the Department for review and approval, prior to the execution of the contract, as specified in Attachment A of this agreement.

Any grant product deadlines indicated in this section (excluding Quarterly and Final Project Progress & Expenditure Report deadlines) must be incorporated into the applicable contract for goods and services.

II. Approved Project Budget.

A. In carrying out individual work items within the Approved Scope of Work, expenditures of grant funds and contributions of match resources shall be consistent with the following **Approved Project Budget:**.

Work Item Description	*Grant Funds Amount*	*Match Amount*	*Match Type*	*Total Work Item Cost*
Workshop speakers/presenters' speaking fees, travel, and hotel stay (not	$1,500	$0	NA	$1,500

including food or drink)				
Advertising of workshop	$350	$0	NA	$350
Project management and administration by city staff	$0	$664	In-kind	$664
Event facility usage (Larimer Arts Center)	$0	$650	In-kind donation	$650
Hands-on training workshop materials and publications	$964	$0	NA	$964
Contractor How-To workshop trainings	$0	$1,500	In-kind	$1,500
Totals	$2,814	$2,814		$5,628

B. Should grant expenditures exceed the budgeted grant amount for any work item by more than 20%, the Grantee shall be required to submit a proposal for revision of the Approved Project Budget with a written explanation for the reason(s) for deviation(s) from the original Approved Project Budget to the Department for review and written approval.

III. The Grantee agrees to administer the Project in accordance with the **GENERAL AND SPECIAL CONDITIONS GOVERNING SMALL MATCHING GRANTS AND THE ADMINISTRATIVE INSTRUCTIONS FOR HISTORIC PRESERVATION PROJECT ACCOUNTABILITY** attached as Attachment A hereto; *Chapter 1A-39, Florida Administrative Code*; and the following specific conditions:

A. This grant becomes effective on **July 1, 2011**and ends on **June 30, 2012.** This agreement must be signed by the grantee and received in Department offices by **October 1, 2011** to avoid forfeiture of award. Project initiation (full or partial encumbrance of funds), as evidenced by grantee execution of a binding contract for all or part of the Approved Scope of Work in Section I above, shall occur by **November 1, 2011**, except as allowed in C. and D. below. All grant funds and match shall be expended and all project work shall be completed by **June 30, 2012**, except as allowed in E. below.

B. The Grantee agrees to submit the Final Products and the "Final Project Progress & Expenditure Report" incorporated herein by reference and available online at http://www.flheritage.com/grants/info/reports/, as specified in Attachment A, Part II, Subparagraph B.2., by **July 31, 2012.** The Grantee shall include written documentation of submitted application for Preserve America Community status as per Attachment D with the Final Progress and Expenditure Report. No costs incurred prior to July 1, 2011 are eligible for payment from grant funds. No costs incurred after June 30, 2012 are eligible for payment, except as allowed in E. below.

C. Encumbrance Deadline Extension: A one-time thirty (30) day extension of the encumbrance deadline may be granted by the Department if requested in writing by the Grantee. To be eligible for this extension, the Grantee must demonstrate to the satisfaction of the Department that full or partial encumbrance of grant funding and the required match by binding contract(s) is achievable by December 1, 2011. The Grantee's written request for extension of the encumbrance deadline must be submitted to the Department no later than October 1, 2011. **No further extension of the encumbrance period shall be granted.** Grant projects for which full encumbrance of grant funding is not accomplished by the extended encumbrance end date will be terminated by the Department and all grant funds not expended by the Grantee in accordance with the provisions of the Historic Preservation Grant Award Agreement by the extended encumbrance period end date will be reallocated in accordance with *Subsection 1A-39.008(16), Florida Administrative Code.*

D. Encumbrance Deadline Exception: For projects not involving contract services (e.g., archaeological or other research projects conducted by universities, projects conducted by staff within State Parks, or small development projects involving repairs undertaken by volunteers), the grantee and the Department shall consult on a case-by-case basis to develop an acceptable encumbrance schedule.

E. Grant Period Extension: A one-time thirty (30) day extension of the Grant Period may be granted by the Department if requested in writing by the Grantee. To be eligible for this extension, the Grantee must demonstrate to the satisfaction of the Department that project work is progressing at a rate that completion is achievable within the extended grant period. The Grantee's written request for extension must be submitted to the Department no later than thirty (30) days prior to the termination date of this Historic Preservation Grant Award Agreement. **No further extension of the grant period shall be granted.**

F. The Department shall not assume any liability for the acts, omissions to act or negligence of the Grantee, its agents, servants or employees; nor shall the Grantee exclude liability for its own acts, omissions to act or negligence to the Department. The Grantee hereby agrees to be responsible for any injury or property damage resulting from any activities conducted by the Grantee, its agents, servants or employees.

G. The Grantee, other than a grantee which is the State or agency or subdivision of the State, agrees to indemnify and hold the Department harmless from and against any and all claims or demands for damages, including attorney fees and court costs, resulting from personal injury, including death or damage to property, arising out of any activities performed under this Agreement, omissions to act or negligence of the Grantee, its agents, servants, or employees and shall investigate all claims at its own expense.

H. The Grantee shall designate a Project Contact to serve as liaison with the Department for all administrative requirements set forth in this Agreement. The designated Project Contact for the Project is:

Project Contact Name:_____ Title: _____

Mailing Address: _____

City:_____ Zip Code:_____

Daytime Telephone:_____ FAX: _____

E-mail:_____

I. The Grantee shall submit a Project Schedule to the Department by November 1, 2011. The Project Schedule shall include but not be limited to the estimated milestone dates -required for timely project completion. . It shall be the responsibility of the Grantee to provide Department grants staff with timely update of the Project Schedule if adjustment becomes necessary.

1. For **Training Projects:** Date(s) of consultant/vendor solicitation; date(s) of consultant/vendor contract execution; dates of venue(s) formal selection and/or contract execution; dates of submission of draft product(s) to the Department, including handbooks and other educational materials for trainees, for review and approval (must be at least 30 days before date of corresponding training activities); date of submission of final product(s); dates of all training activities, including workshops, lectures, and receptions, as applicable; and date of grantee application for Preserve America Community status (may not be later than June 30, 2012) as per Attachment D.

2. For **Research and Documentation Projects (includes Archaeological and Historical Survey projects):** Date of consultant RFP/RFQ solicitation; date of consultant selection; date of consultant contract execution; date of initiation of fieldwork; date of completion of fieldwork; date of

submission of draft product(s) to the Department for review and approval (may not be later than June 30, 2012); date of submission of final product(s) (may not be later than July 31, 2012); and date of grantee application for Preserve America Community status (may not be later than June 30, 2012) as per Attachment D.

3. For **Interpretation and Education Projects (includes Community Education projects)**: Date of consultant/vendor solicitation; date of consultant selection; date of consultant contract execution; date of manuscript completion; date of graphic design completion; date of submission of draft product(s) to the Department for review and approval (may not be later than June 30, 2012); printing bid date; delivery of final product (may not be later than July 31, 2012); and date of grantee application for Preserve America Community status (may not be later than June 30, 2012) as per Attachment D.

J. The Grantee shall be solely responsible for all work performed and all expenses incurred in connection with the Project. The Grantee may subcontract as necessary to perform the services set forth in this Agreement, including entering into subcontracts with vendors for services and commodities, provided that such subcontract has been approved in writing by the Department prior to its execution, as specified in Attachment A, Part II, Subparagraph A.3.g. (3); and provided that it is understood by the Grantee that the Department shall not be liable to the subcontractor for any expenses or liabilities incurred under the subcontract and that the Grantee shall be solely liable to the subcontractor for all expenses and liabilities incurred under the subcontract.

K. The Grantee shall submit complete proposal solicitation documents, including specifications, to the Department for review and approval prior to the execution of any contracts.

L. The Grantee agrees that all acts to be performed by it in connection with this Agreement shall be performed in strict conformity with all applicable laws and regulations of the State of Florida.

M. The Grantee shall coordinate consultation between its professional consultants and appropriate Department staff representatives as necessary to assure mutual understanding of and agreement on the objectives, requirements, and limitations of the Project in relation to the State Historic Preservation Program.

N. The Department shall unilaterally cancel this Agreement in the event that the Grantee refuses to allow public access to all documents or other materials subject to the provisions of *Chapter 119, Florida Statutes*, and made or received by the Grantee in conjunction with this Agreement.

O. Bills for fees or other compensation for services or expenses shall be submitted in detail sufficient for a proper pre-audit and post-audit thereof. The Grantee shall not charge the Department for any travel expense without the Department's prior written approval. Upon obtaining the Department's written approval, the Grantee shall be authorized to incur travel expenses for airfare, vehicle rental, mileage and lodging to be reimbursed in accordance with *Section 112.061, Florida Statutes*. Per diem for meals is not an allowable grant expenditure or contribution to the required match.

P. The Grantee recognizes that the State of Florida, pursuant to *Section 212.08(6), Florida Statutes*, is not required to pay taxes on any goods or services that may be provided to it pursuant to this Agreement.

Q. The Department's performance and obligation to pay under this Agreement is contingent upon an apportionment by the U.S. Department of Interior, National Park Service. In the event that the federal funds on which this Agreement is dependent are withdrawn, this Agreement is terminated and the Department has no further liability to the Grantee beyond that already incurred by the termination date. In the event of a federal revenue shortfall, the total grant shall be reduced in proportion to the revenue shortfall.

R. All project work must be conducted in compliance with the **Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation,** available online at **http://www.nps.gov/history/standards.htm.**

S. The Grantee will not discriminate against any employee employed in the performance of this Agreement, or against any applicant for employment because of race, religion, color, disability, national origin, age, gender, or marital status. The Grantee shall insert a similar provision in all subcontracts for services by this Agreement.

T. The Department shall not be liable to pay attorney fees, interest, late charges and service fees, or cost of collection related to the grant.

U. These grant funds will not be used for lobbying the Legislature, the Judicial branch or any state agency.

V. The products of the Project must be the original work of the Grantee or its consultants. If the work of others is used as background information, it shall be appropriately credited to the originator.

IV. The Department agrees to pay the Grantee for 50% of the Grantee's total cash expenditures and donated values, so long as the Grantee's cash expenditures, documented by complete Project Progress and Expenditure Reports, equal or exceed the amount of donated values, up to a maximum payment of **$2814 (two thousand, eight hundred fourteen dollars).** If the donated values exceed the amount of cash expenditures, the Department shall only pay the Grantee for 100% of actual cash expenditures up to a maximum payment of **$2814 (two thousand, eight hundred fourteen dollars).**

A. Grantees shall request disbursement of grant funds on a reimbursement basis. **Requests for payment must be submitted in writing to the Department by the Grantee on the Payment Request Form (Form HR3E1208PRF.)**

1. The Grantee shall request reimbursement of expenditures as documented in each required Quarterly Project Progress and Expenditure Report. **All requests for reimbursement must document expenditure of match resources in substantially equal portion to grant funds expended for the reporting period.** More frequent Project Progress and Expenditure Reports may be submitted if a shorter reimbursement schedule is necessitated by rapid Project progress and/or a higher rate of expenditure. The Final Installment (10% of the grant award amount) is a retainage amount, which may be requested by the Grantee upon completion of the Project and will be released by the Department only after receipt, review and approval of (a) any final Project products required in the Approved Scope of Work, (b) the Final Project Progress and Expenditure Report (included in DHR Form HR3E1208PERSM), and (c) submission of documentation demonstrating that the grantee applied for Preserve America Community status by formal program application to the Advisory Council on Historic Preservation in good faith effort as per Attachment D. The Final Project Progress and Expenditure Report must clearly document Grantee expenditure of the full amount of the grant award and the full match amount. For the purpose of this provision, "expenditure" shall mean that all goods and services have been delivered, invoiced, and approved by the Department. While proof of payment is not required for request of the 10% retainage amount, such proof of payment must be submitted to the Department within thirty (30) days after the date of issuance of the state warrant for the final grant payment.

2. The disbursement schedule shall be subject to any special conditions required by the U.S. Department of Interior, National Park Service. **The Department reserves the right to withhold payment if the Grantee fails to provide Quarterly Project Progress and Expenditure Reports or is otherwise found to be in violation of any term(s) of this Agreement or other Agreements with the Department.**

3. The Grantee shall submit a complete a Quarterly Project Progress and Expenditure Report each quarter on the schedule provided by the Department for the duration of the Project. All such reports

shall provide accurate information regarding the status of project work, as well as accurate funding and match expenditure information. Reports that are incomplete or do not contain accurate information will not be approved and further grant payment requests will not be processed.

4. The Department shall evaluate all payment requests based on the status of project work and compliance with the reporting and procurement requirements of this Agreement. Payment for project costs will also be contingent upon all authorized project work being in compliance with the aforementioned Secretary of the Interior's Standards, and approval of the grant assisted work by the Department. The total of grant funds transferred to the grantee following final Project completion, including all funds previously transferred in incremental payments, shall not exceed the amount of the grantee's actual cash expenditures in payment of allowable project costs.

5. The Department shall reduce total grant funding for the Project in direct proportion to match contributions not met by the end of the Grant Period. This reduction shall be calculated by dividing the actual match amount by the required match amount indicated in the Historic Grant Award Agreement and multiplying the product by the grant award amount indicated in the Historic Grant Award Agreement.

V. Consistent with the grant funding expenditure threshold indicated in Attachment B, Part II, paragraph 1, each grantee, other than a grantee which is a State agency, shall submit to an audit pursuant to *Section 215.97, Florida Statutes*.

A. All audits as described above shall be submitted within six (6) months of the close of the Grantee's fiscal year, or within six (6) months of the ending of the Grant Period. All audits or attestations must cover each of the Grantee's fiscal years for which grant funds were received or expended under this Agreement.

B. Grantees shall sign and return to the Department one original copy of Attachment B, which refers to the responsibility of the Grantee under the *Florida Single Audit Act*.

C. The Grantee shall complete the *Florida Single Audit Act Certification* included in the Quarterly Project Progress and Expenditure Report. Completion of this certification is required for each reporting period for the duration of the Project.

VI. The Grantee shall submit all contracts for professional services to the Department for review and approval prior to final execution by the Grantee. In addition to the review submissions indicated in Subsection III.A. above, the Grantee shall also submit (a) copies of all contracts for the procurement of goods and services relating to the project work, and (b) copies of all proposed change orders or amendments to said contracts to the Department for review and approval prior to final execution. Department review and approval of said contracts shall not be construed as acceptance by or imposition upon the Department of any financial liability in connection with said contracts.

A. The *Special Conditions of Contract* included as Attachment C hereto **shall be included in all contracts for goods and services associated with this Project**. These provisions require that:

1. All consultants, design professionals, contractors and subcontractors comply with federal Equal Employment Opportunity legislation;

2. All contracts for goods and services include provisions for retention and Department access to Project-related records;

3. All contracts for goods and services include specification of Project duration; and

4. All contracts for goods and services include provisions for contract termination in accordance with this Agreement.

B. These Special Conditions of Contract may be attached and made part of each vendor contract. Alternatively, the provisions in Attachment C hereto may be incorporated into the body of each such agreement.

VIII. This Agreement is executed and entered into in the State of Florida, and shall be construed, performed, and enforced in all respects in accordance with the laws and rules of the State of Florida. Each party shall perform its obligations hereunder in accordance with the terms and conditions of this Agreement.

VIV. If any term or provision of this Agreement is found to be illegal and unenforceable, the remainder of this Agreement shall remain in full force and effect and such term or provision shall be deemed stricken.

X. No delay or omission to exercise any right, power or remedy accruing to either party upon breach or default by either party under this Agreement, shall impair any such right, power or remedy of either party; nor shall such delay or omission be construed as a waiver of any such breach or default, or any similar breach or default.

XI. Each grantee, other than a grantee which is a State agency, agrees that, its officers, agents and employees, in performance of this Agreement shall act in the capacity of an independent contractor and not as an officer, employee or agent of the State. Each grantee, other than a grantee which is a State agency, is not entitled to accrue any benefits including retirement benefits and any other rights or privileges connected with employment in the State Career Service. The Grantee agrees to take such steps as may be necessary to ensure that each subcontractor of the Grantee will be deemed to be an independent contractor and will not be considered or permitted to be an agent, servant, joint venturer, or partner of the State.

XII. The Grantee hereby certifies that it is cognizant of the prohibition of conflicts of interest described in sections 112.311 through 112.326, Florida Statutes, and affirms that it will not enter into or maintain a business or other relationship with any employee of the Department of State that would violate those provisions. The Grantee further agrees to seek authorization from the General Counsel for the Department of State prior to entering into any business or other relationship with a Department of State Employee to avoid a potential violation of those statutes.

XIII. The Grantee shall not assign, sublicense or otherwise transfer its rights, duties or obligations under this Agreement without prior written consent of the Department which consent shall not be unreasonably withheld. The Agreement transferee must also demonstrate compliance with *Chapter 1A-39, Florida Administrative Code*. If the Department approves a transfer of the Grantee's obligations, the Grantee remains responsible for all work performed and all expenses incurred in connection with the Agreement. In the event the Legislature transfers the rights, duties and obligations of the Department to another government entity pursuant to *Section 20.06, Florida Statutes*, or otherwise, the rights, duties and obligations under this Agreement shall also be transferred to the successor government entity as if it were an original party to the Agreement.

XIV. This Agreement shall bind the successors, assigns and legal representatives of the Grantee and of any legal entity that succeeds to the obligation of the Department.

XV. The following provisions shall apply for the voluntary and involuntary suspension or termination of the grant by either the Department or the Grantee:

A. Suspension. Suspension is action taken by the Department which temporarily withdraws or limits the Grantee's authority to utilize grant assistance pending corrective action by the Grantee as specified by the Department or pending a decision by the Department to terminate the grant.

1. Notification. When the Grantee has materially failed to comply with the terms and conditions of the grant, the Department may suspend the grant after giving the Grantee reasonable notice (usually thirty (30) calendar days) and an opportunity to show cause why the grant should not be suspended. The notice of the suspension will detail the reasons for the suspension, any corrective action required of the Grantee, and the effective date of the suspension.

2. Commitments. No commitments of funds incurred by the Grantee during the period of suspension will be allowed under the suspended grant, unless the Department expressly authorizes them in the notice of suspension or an amendment to it. Necessary and otherwise allowable costs which the Grantee could not reasonably avoid during the suspension period will be allowed if they result from charges properly incurred by the Grantee before the effective date of the suspension, and not in anticipation of suspension or termination. Third party contributions applicable to the suspension period shall not be allowed in satisfaction of matching share requirements, unless otherwise agreed by the parties.

3. Adjustments to payments. Appropriate adjustments to the payments submitted after the effective date of suspension under the suspended grant will be made either by withholding the payments or by not allowing the Grantee credit for disbursements made in payment of unauthorized costs incurred during the suspension period.

4. Suspension period. Suspensions will remain in effect until the Grantee has taken corrective action to the satisfaction of the Department or given written evidence satisfactory to the Department that corrective action will be taken, or until the Department terminates the grant. The grant shall be terminated by the Department if the Grantee fails to respond in writing to a notification of suspension within thirty (30) calendar days of receipt of such notification by the Grantee.

B. Termination. Termination is the cancellation of grant assistance, in whole or in part, under a grant or project at any time prior to the date of completion.

1. Termination for cause. The Department shall have the authority to cancel this Agreement because of failure of the Grantee to fulfill its obligations under this Agreement or any other past or present grant award agreement with the Division of Historical Resources or any other Division within the Department of State. Satisfaction of obligations by the Grantee shall be determined by the Department. The Department shall provide the Grantee a written notice of default letter. The Grantee shall have fifteen (15) calendar days to cure the default, unless it is determined by the Department that the default is of a nature that cannot be cured. If the default is not cured by the Grantee within the stated period, the Department shall terminate this Agreement. Notice shall be sufficient if it is delivered to the party personally or mailed to its specified address. In the event of termination of this Agreement, the Grantee will be compensated for any work satisfactorily completed in accordance with this Agreement prior to notification of termination.

2. Termination for convenience. The Department or the Grantee may terminate the grant in whole or in part when both parties agree that the continuation of the Project would not produce beneficial results commensurate with the further expenditure of funds. The two parties will agree upon the termination conditions, including the effective date, and in the case of partial terminations, the portion to be terminated.

3. Termination by Grantee. The Grantee may unilaterally cancel the grant at any time prior to the first payment on the grant although the Department must be notified in writing prior to cancellation. After the initial payment, the Project may be terminated, modified, or amended by the Grantee only by mutual agreement of the Grantee and the Department. Request for termination prior to completion must fully detail the reasons for the action and the proposed disposition of the uncompleted work.

4. Commitments. When a grant is terminated, the Grantee will not incur new obligations for the terminated portion after the notification of the effective date of termination. The Grantee will cancel as many outstanding obligations as possible. The Department will allow full credit to the Grantee for the Department's share of the noncancelable obligations properly incurred by the Grantee prior to termination. Costs incurred after the effective date of the termination will be disallowed.

XVI. Unless there is a change of address, any notice required by this Agreement shall be delivered to the Historic Preservation Grants Program, Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, R. A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250, for the Department, and to **201 North Second Street, Palatka, Florida 32177** for the Grantee. Unless the Grantee has notified the Department in writing by return receipt mail of any change of address, all notices shall be deemed delivered if sent to the above address.

XVII. Neither the State nor any agency or subdivision of the State waives any defense of sovereign immunity, or increases the limits of its liability, upon entering into this contractual relationship.

XVIII. This instrument and the Attachments hereto embody the whole Agreement of the parties. There are no provisions, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations or agreements, either verbal or written, between the parties. No change or addition to this Agreement and the Attachments hereto shall be effective unless in writing and properly executed by the parties.

All written approvals referenced in this Agreement must be obtained from the parties' grant administrators or their designees. The Department and the Grantee have read this Agreement and the Attachments hereto and have affixed their signatures:

DEPARTMENT OF STATE

_____
JUDEE L. DAWKINS
Deputy Secretary of State
Office of Cultural, Historical, and Information Programs

_____
Date

City of Palatka

_____
Signature of Authorized Official

_____
Typed Name of Authorized Official

_____
Typed Title of Authorized Official

_____
Date

Agenda Item

3h

REQUEST TO BE PLACED ON CITY COMMISSION AGENDA

NOTE: Regular City Commission meetings are held on the 2nd and 4th Thursdays of the month at 6:00 p.m. This request form, together with any attachments or backup material that that would help the Commission to better consider your request, should be submitted to the City Clerk's office ***no later than 4:00 p.m. on the Friday prior to the next regularly scheduled Thursday City Commission meeting.*** Meeting dates are subject to change. Please verify the closing date for agenda items with the Clerk's office.

Name of Individual, Organization or Group making presentation or request:

Palatka Police Department, Chief Gary Getchell

Name of Individual making presentation or request, if different:

GARY GETCHELL, CHIEF OF POLICE

Address: *110 NORTH 11TH STREET*

Daytime Phone *329-0110* Home ph._____ Fax *329-0159*

Requested meeting date for Agenda Item: **08/25/2011**

Request for Commission Action **x--** or Presentation Only __ or no action required____

To be placed on consent agenda: Police Department request to expend $2500 from the Law Enforcement Trust Fund to purchase necessary materials and associated services for the promotional process for the positions of Corporal and Sergeant. This will comply with the provisions of F.S.S. 932.7005 (5)(a). Please refer to attached statute and documents.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMMODATIONS.

MEMORANDUM

TO: CITY COMMISSION, VIA CITY CLERK

FROM: GARY GETCHELL, CHIEF OF POLICE

SUBJECT: **REQUEST TO UTILIZE LAW ENFORCEMENT TRUST FUNDS FOR PPD PROMOTIONAL PROCESS**

DATE: 8/16/2011

CC FILE

The Palatka Police Department will be administering a comprehensive promotional process for the positions for Corporal and Sergeant. As part of said process, the Department must administer a legally defensible written examination that is designed to identify candidates who possess the skills necessary to function successfully as line supervisors. In order to meet the high standard required for testing potential line supervisors, the Police Department will be utilizing a professionally prepared test and associated services through the Florida Police Chief's Association.

The cost to purchase the tests, study guides/training materials and associated services should not exceed $2,500. We respectfully submit this request to expend up to $2,500 from the Law Enforcement Trust Fund, as allowed pursuant to 932.7055 (5a-c) "Disposition of Liens & Forfeited Property."

RECOMMENDATION: APPROVE AS REQUESTED

ATTACHMENTS:
FS 932.7055
Florida Police Chief's Association Information re: Testing Services
Standard & Associates, Inc., Product Packet - National First & Second-Line Supervisor Tests

932.7055 Disposition of liens and forfeited property.—

(1) When a seizing agency obtains a final judgment granting forfeiture of real property or personal property, it may elect to:

(a) Retain the property for the agency's use;

(b) Sell the property at public auction or by sealed bid to the highest bidder, except for real property which should be sold in a commercially reasonable manner after appraisal by listing on the market; or

(c) Salvage, trade, or transfer the property to any public or nonprofit organization.

(2) Notwithstanding subsection (1), a seizing agency must destroy any image and the medium on which the image is recorded, including, but not limited to, a photograph, video tape, diskette, compact disc, or fixed disk made in violation of s. 810.145 when the image and the medium on which it is recorded is no longer needed for an official purpose. The agency may not sell or retain any image.

(3) If the forfeited property is subject to a lien preserved by the court as provided in s. 932.703(6)(b), the agency shall:

(a) Sell the property with the proceeds being used towards satisfaction of any liens; or

(b) Have the lien satisfied prior to taking any action authorized by subsection (1).

(4) The proceeds from the sale of forfeited property shall be disbursed in the following priority:

(a) Payment of the balance due on any lien preserved by the court in the forfeiture proceedings.

(b) Payment of the cost incurred by the seizing agency in connection with the storage, maintenance, security, and forfeiture of such property.

(c) Payment of court costs incurred in the forfeiture proceeding.

[1](d) Notwithstanding any other provision of this subsection, and for the 2011-2012 fiscal year only, the funds in a special law enforcement trust fund established by the governing body of a municipality may be expended to reimburse the general fund of the municipality for moneys advanced from the general fund to the special law enforcement trust fund before October 1, 2001. This paragraph expires July 1, 2012.

(5)(a) If the seizing agency is a county or municipal agency, the remaining proceeds shall be deposited in a special law enforcement trust fund established by the board of county commissioners or the governing body of the municipality. Such proceeds and interest earned therefrom shall be used for school resource officer, crime prevention, safe neighborhood, drug abuse education and prevention programs, or for other law enforcement purposes, which include defraying the cost of protracted or complex investigations, providing additional equipment or expertise, purchasing automated external defibrillators for use in law enforcement vehicles, and providing matching funds to obtain federal grants. The proceeds and interest may not be used to meet normal operating expenses of the law enforcement agency.

(b) These funds may be expended upon request by the sheriff to the board of county commissioners or by the chief of police to the governing body of the municipality, accompanied by a written certification that the request complies with the provisions of this subsection, and only upon appropriation to the sheriff's office or police department by the board of county commissioners or the governing body of the municipality.

(c) An agency or organization, other than the seizing agency, that wishes to receive such funds shall apply to the sheriff or chief of police for an appropriation and its application shall be accompanied by a written certification that the moneys will be used for an authorized purpose. Such requests for expenditures shall include a statement describing anticipated recurring costs for the agency for subsequent fiscal years. An agency or organization that receives money pursuant to this subsection shall provide an accounting for such moneys and shall furnish the same reports as an agency of the county or municipality that receives public funds. Such funds may be expended in accordance with the following procedures:

1. Such funds may be used only for school resource officer, crime prevention, safe neighborhood, drug abuse education, or drug prevention programs or such other law enforcement purposes as the board of county commissioners or governing body of the municipality deems appropriate.
2. Such funds shall not be a source of revenue to meet normal operating needs of the law enforcement agency.
3. After July 1, 1992, and during every fiscal year thereafter, any local law enforcement agency that acquires at least $15,000 pursuant to the Florida Contraband Forfeiture Act within a fiscal year must expend or donate no less than 15 percent of such proceeds for the support or operation of any drug treatment, drug abuse education, drug prevention, crime prevention, safe neighborhood, or school resource officer program(s). The local law enforcement agency has the discretion to determine which program(s) will receive the designated proceeds.

Notwithstanding the drug abuse education, drug treatment, drug prevention, crime prevention, safe neighborhood, or school resource officer minimum expenditures or donations, the sheriff and the board of county commissioners or the chief of police and the governing body of the municipality may agree to expend or donate such funds over a period of years if the expenditure or donation of such minimum amount in any given fiscal year would exceed the needs of the county or municipality for such program (s). Nothing in this section precludes the expenditure or donation of forfeiture proceeds in excess of the minimum amounts established herein.

(6) If the seizing agency is a state agency, all remaining proceeds shall be deposited into the General Revenue Fund. However, if the seizing agency is:

(a) The Department of Law Enforcement, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Forfeiture and Investigative Support Trust Fund as provided in s. 943.362 or into the department's Federal Law Enforcement Trust Fund as provided in s. 943.365, as applicable.

(b) The Department of Environmental Protection, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Internal Improvement Trust Fund.

(c) The Division of Alcoholic Beverages and Tobacco, the proceeds accrued pursuant to the Florida Contraband Forfeiture Act shall be deposited into the Alcoholic Beverage and Tobacco Trust Fund or into the department's Federal Law Enforcement Trust Fund as provided in s. 561.027, as applicable.

(d) The Department of Highway Safety and Motor Vehicles, the proceeds accrued pursuant to the Florida Contraband Forfeiture Act shall be deposited into the Department of Highway

Safety and Motor Vehicles Law Enforcement Trust Fund as provided in s. 932.705(1)(a) or into the department's Federal Law Enforcement Trust Fund as provided in s. 932.705(1)(b), as applicable.

(e) The Fish and Wildlife Conservation Commission, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the State Game Trust Fund as provided in ss. 379.338, 379.339, and 379.3395 or into the Marine Resources Conservation Trust Fund as provided in s. 379.337.

(f) A state attorney's office acting within its judicial circuit, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the State Attorney's Forfeiture and Investigative Support Trust Fund to be used for the investigation of crime and prosecution of criminals within the judicial circuit.

(g) A school board security agency employing law enforcement officers, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the School Board Law Enforcement Trust Fund.

(h) One of the State University System police departments acting within the jurisdiction of its employing state university, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into that state university's special law enforcement trust fund.

(i) The Department of Agriculture and Consumer Services, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Agricultural Law Enforcement Trust Fund or into the department's Federal Law Enforcement Trust Fund as provided in s. 570.205, as applicable.

(j) The Department of Military Affairs, the proceeds accrued from federal forfeiture sharing pursuant to 21 U.S.C. ss. 881(e)(1)(A) and (3), 18 U.S.C. s. 981(e)(2), and 19 U.S.C. s. 1616a shall be deposited into the Armory Board Trust Fund and used for purposes authorized by such federal provisions based on the department's budgetary authority or into the department's Federal Law Enforcement Trust Fund as provided in s. 250.175, as applicable.

(k) The Department of Transportation, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the State Transportation Trust Fund to be used for purposes of drug interdiction or into the department's Federal Law Enforcement Trust Fund as provided in s. 339.082, as applicable.

(l) The Medicaid Fraud Control Unit of the Department of Legal Affairs, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Department of Legal Affairs Grants and Donations Trust Fund to be used for investigation and prosecution of Medicaid fraud, abuse, neglect, and other related cases by the Medicaid Fraud Control Unit.

(m) The Division of State Fire Marshal in the Department of Financial Services, the proceeds accrued under the Florida Contraband Forfeiture Act shall be deposited into the Insurance Regulatory Trust Fund to be used for the purposes of arson suppression, arson investigation, and the funding of anti-arson rewards.

(n) The Division of Insurance Fraud of the Department of Financial Services, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Insurance Regulatory Trust Fund as provided in s. 626.9893 or into the Department of Financial Services' Federal Law Enforcement Trust Fund as provided in s. 17.43, as applicable.

(7) If more than one law enforcement agency is acting substantially to effect the forfeiture, the court having jurisdiction over the forfeiture proceedings shall, upon motion, equitably distribute all proceeds and other property among the seizing agencies.

(8) Upon the sale of any motor vehicle, vessel, aircraft, real property, or other property requiring a title, the appropriate agency shall issue a title certificate to the purchaser. Upon the request of any law enforcement agency which elects to retain titled property after forfeiture, the appropriate state agency shall issue a title certificate for such property to said law enforcement agency.

(9) Neither the law enforcement agency nor the entity having budgetary control over the law enforcement agency shall anticipate future forfeitures or proceeds therefrom in the adoption and approval of the budget for the law enforcement agency.

History.—s. 5, ch. 92-54; s. 2, ch. 92-290; s. 21, ch. 94-265; s. 479, ch. 94-356; s. 5, ch. 95-265; s. 72, ch. 96-321; s. 41, ch. 96-418; s. 2, ch. 98-387; s. 3, ch. 98-389; s. 4, ch. 98-390; s. 5, ch. 98-391; s. 2, ch. 98-392; s. 2, ch. 98-393; s. 2, ch. 98-394; s. 61, ch. 99-245; s. 2, ch. 2000-147; ss. 26, 79, ch. 2002-402; s. 1923, ch. 2003-261; s. 37, ch. 2003-399; s. 3, ch. 2004-39; s. 38, ch. 2004-234; s. 16, ch. 2004-344; s. 23, ch. 2005-3; s. 19, ch. 2005-71; s. 2, ch. 2005-109; s. 5, ch. 2005-117; s. 11, ch. 2006-26; s. 20, ch. 2006-176; s. 21, ch. 2006-305; s. 7, ch. 2007-14; s. 10, ch. 2007-73; s. 10, ch. 2008-153; s. 207, ch. 2008-247; s. 7, ch. 2009-82; s. 8, ch. 2010-153; s. 18, ch. 2011-47.

[1]Note.—Section 18, ch. 2011-47, amended paragraph (4)(d) "[i]n order to implement Specific Appropriations 1192 and 1198 of the 2011-2012 General Appropriations Act."

Florida Police Chiefs Association Testing Services

Click here for Important FPCA Disclaimer

Click here for DOJ/Virginia Update

In August, 2002, the Florida Police Chiefs Association, partnered with Stanard & Associates, Inc., to offer public safety agencies a legally defensible, nationally validated examination that was designed to identify candidates who possess the skills necessary to function successfully as an entry level police officer. The service has since expanded to include supervisor/promotional exams and dispatcher exams. This service offered by the Florida Police Chiefs Association is designed to help departments throughout Florida select the best officers, supervisors and dispatchers possible through inexpensive and highly effective applicant testing.

Including the State of Florida, police chief associations in 25 states have adopted the National Police Officer Selection test: Alabama, Colorado, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, New Mexico, North Carolina, Oklahoma, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Virginia and Wisconsin. The states of Iowa, Montana, Utah and Wyoming are mandated by their State Training Boards to use the Stanard POST test. More than 1,500 agencies around the nation use the nationally validated examination including the following Florida Law Enforcement Agencies: **Atlantic Beach PD, Atlantis PD, Bunnell PD, Casselberry PD, Cocoa PD, Coral Springs PD, Crystal River PD, Daytona Beach Shores DPS, Deland PD, Delray Beach PD, DEP/Div of Law Enforcement, Fernandina Beach PD, Florida Highway Patrol, Florida Gulf Coast University PD, Hialeah Gardens PD, Juno Beach PD, Jupiter PD, Lake City PD, Lakeland PD, Lake Mary PD, Lee County Port Authority, Madison PD, Martin County SO, Melbourne PD, Miami Springs PD, Miccosukee PD, Milton PD, North Palm Beach DPS, North Point PD, North Port PD, Ocoee PD, Orange City PD, Oviedo PD, Punta Gorda PD, Satellite Beach PD, Seminole County SO, St. Augustine PD, St. Augustine Beach PD, Stuart PD, Tallahassee PD, Tampa International Airport PD, Tavares PD, Temple Terrace PD, Treasure Island PD, University of North Florida PD, West Melbourne PD, Williston PD, Wilton Manors PD, Winter Haven PD and Zephyr Hills PD.**

The Florida Police Chiefs Association now provides the National Police Officer Selection Test (POST), the National First and Second-Line Supervisor Tests, and the National Dispatcher Selection Test (NDST). In addition we offer the National Firefighter Selection Test (NFST), an exam similar to the POST, but for entry-level firefighters.

The Florida Police Chiefs Association offers two forms of testing. One is scored by the individual department or municipality and the other is scored by Stanard & Associates and results are provided within 10 working days. **In order to preserve the integrity of the test, order forms must be accompanied by a Security Agreement completed by the agency administrator.**

****Please Place Exam Orders at Least 7-10 Business Days Prior to Testing Date****

Police Officer Selection Test (POST)

Costs

Pricing for Self Score Tests and those scored by Stanard & Associates (price includes the test booklet, scoring and reporting of test results) are provided below. Volume discounts are based upon the number of tests purchased. Unused self-score tests can be returned for a refund within 14 days of test date. If you choose to have Stanard & Associates perform the scoring, all unused test booklets should be returned with the booklets to be scored. The cost of the Administration Guide, the Examiner's manual, and the Study Guide is not refundable. On your initial order, you must purchase a copy of the Administrative Guide if you opt to have Stanard and Associates score your tests and if you select Self Score tests, you will need to purchase an Examiner's Manual.

- Exam Scored by Stanard & Associates: 1-250, 24.50 each; 251-500, $23.50 each; and 501 or more, $22.00.
- Self Score Test: 1-250, $15.00 each; 251-500, $14.00 each; and 501 or more, $13.00
- Study Guide:$4.00.
- Administrative Guide: $8.00.
- Examiner's Manual: $10.00.
- *Members of the FPCA receive a $0.50 per test discount.
- Shipping: 1-25 $10.00, 25-50 $15.00, 50-75: $20.00, 75-100: $25.00.
- Click here for a PDF Order Form

  Please Place Exam Orders at Least 7-10 Business Days Prior to Testing Date

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National First and Second-Line Supervisor Tests (NFLST/NSLST)

Stanard & Associates' National First and Second-Line Supervisor Exams help law enforcement agencies identify promotional candidates who possess the relevant job knowledge to be successful supervisors and managers. The exams assess candidates' knowledge in areas such as management/supervision, major court cases affecting law enforcement, community policing, criminal investigation, and patrol tactics. Both exams are the result of an extensive research and development effort. First, S&A conducted a nationwide job analysis to identify critical first and second-line supervisory duties and responsibilities, as well as the knowledge required to competently perform those duties. Based on the input of over 600 law enforcement professionals nationwide, S&A developed a bank of test questions designed to measure candidates' mastery of key supervisory concepts. Finally, five separate geographically diverse panels of experts, composed of over 50 police chiefs and commanders reviewed the test questions, contributing their invaluable expertise to refine the test questions. The end result is two cost-effective examinations that can easily be integrated into your agency's promotional process. The First-Line Supervisor Test measures critical knowledge areas associated with first-line supervisor positions (e.g., Corporal, Sergeant), while the Second-Line Test measures knowledge areas associated with many second-line supervisor positions (e.g., Lieutenant, Captain).

Exam Features

- Each exam has 100 questions (multiple-choice and true/false).

- A candidate study guide is available to provide test takers with a recommended reading list, study tips and sample test questions.
- An administration guide is available to ensure standardization of the testing process across agencies.
- All exams will be sent to and scored by S&A.

Promotional Examination Process

- A Candidate Study Guide is released to all eligible candidates.
- Candidates are given a minimum of 30 days to study for the promotional exam.
- The exam is administered.
- All testing materials (used and unused exams) are sent back to S&A via a traceable carrier for processing.
- S&A scores completed examinations and provides a report of the results within 5-10 business days.
- Click here for a product information packet

Costs

- First-Line Supervisor Exam = $100/test
- Second-Line Supervisor Exam = $125/test
- Study Guide = $10/guide
- Administration Guide = $10/guide
- Click here for a PDF Order Form

Please Place Exam Orders at Least 7-10 Business Days Prior to Testing Date

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NEW National Dispatcher Selection Test (NDST) NEW

As the first point of contact in an emergency, dispatchers play a critical role in keeping the public safe, as well as responding law enforcement officers, firefighters and emergency medical personnel. Selecting the best person for such a demanding position requires more than an interview and background check. It requires a reliable, validated measurement tool that will ensure the person you select possesses the important skills required to perform effectively as a dispatcher.

Stanard & Associates' National Dispatcher Selection Test (NDST) gives call centers the ability to objectively assess a candidate's skill level in five important areas: Reading Comprehension, Listening, Problem Solving, Prioritizing, and Multi-Tasking. And in keeping with Stanard & Associates' commitment to rigorous standards in test development, the NDST is backed by an extensive research and development effort involving input from hundreds of incumbent dispatchers across the country. So you can enjoy the ease of using an off-the-shelf test that targets the areas you need most - those that have been shown to be important to the position of dispatcher.

Increase your communication center's efficiency by using the NDST as your initial screening tool to identify candidates meeting your requirements. The NDST is an inexpensive and efficient selection tool, consisting of questions and content directly related to dispatcher tasks, such as listening to simulated 9-1-1 calls. Backed up by extensive research and development, the NDST is valid, job-related and legally defensible and was developed in accordance with professional, ADA and EEOC Testing Guidelines.

NEW - March, 2010!
Agency-scored exams are now available!
Cost for exams scored by Stanard & Associates includes materials, scoring and reporting of test results. Click here for a product information packet.

Costs

- NDST Exam Scored by Stanard & Associates: (includes materials, scoring & reporting of test results) = 1-99, 25.00 each; 100-499, $23.50 each; and 500 or more, $22.00.
- NDST Exam Scored by User Agency: (includes test, answer sheets and 1 CD) = 1-99, 18.00 each; 100-499, $17.00 each; and 500 or more, $16.00.
- Administration Guide = $10/guide
- Click here for a PDF Order Form

Please Place Exam Orders at Least 7-10 Business Days Prior to Testing Date

Background Information

Stanard & Associates, Inc., a Chicago-based firm of psychologists, began working in the area of police testing in 1976. Over the years, their work with police agencies consistently indicated a need for an instrument to assess skills such as reading comprehension, writing ability and arithmetic and grammar proficiency before candidates progressed further in the selection process. So S&A initiated an extensive review of existing entry-level police tests targeted for a national market. This review confirmed the need for a relatively short and easy exam to determine whether an entry-level public safety applicant possessed the requisite reading, writing/grammar and arithmetic skills.

To meet this need, Stanard & Associates developed the National Police Officer Selection Test (POST), a content-valid, job-related, fair and objective pre-employment test designed to identify those candidates who have the essential basic skills necessary to perform successfully as a police officer.

Click here for Important FPCA Disclaimer

Back to Top

NATIONAL FIRST AND SECOND-LINE SUPERVISOR TESTS

Product Information Packet

Test Description and Sample Test Items

Stanard & Associates, Inc.

Data for Decisions in Management

www.stanard.com

800-367-6919

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National First and Second Line Supervisor Tests

Overview

Stanard & Associates' National First and Second Line Supervisor Tests help law enforcement agencies identify promotional candidates who possess the relevant job knowledge to be successful supervisors and managers. The exams assess candidates' knowledge in areas such as management/supervision, major court cases affecting law enforcement, community policing, criminal investigation and patrol tactics. Both exams are the result of an extensive research and development effort. First, S&A conducted a nationwide job analysis to identify critical first and second-line supervisory duties and responsibilities, as well as the knowledge required to competently perform those duties. Based on the input of over 600 law enforcement professionals nationwide, S&A developed a bank of test questions designed to measure candidates' mastery of key supervisory concepts. Finally, five separate geographically diverse panels of experts, composed of over 50 police chiefs and commanders, reviewed the test questions, contributing their invaluable expertise to refine them.

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- Candidate Study Guide is released to all eligible candidates.
- Candidates are given a minimum of 30 days to study for the promotional exam.
- Exam is administered.
- All testing materials (used and unused exams) are sent back to S&A via a traceable carrier for processing.
- S&A scores completed examinations and provides a report of the results within 5-10 business days.

Pricing

- First Line Supervisor Test = $100/test
- Second Line Supervisor Test = $125/test
- Study Guide = $10/guide
- Administration Guide = $15/guide

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NFLST and NSLST Subject Matter

The NFLST and NSLST are each divided into five sections, which measure essential knowledge areas important for success as a supervisor. A description of each of these knowledge areas is provided below:

NFLST/NSLST Knowledge Area/Test Section	Description
Management/Supervision	
First-Line Supervisor	*This section/knowledge area covers such topics as effective supervisory practices, interpersonal communication, motivation, leadership, discipline, performance evaluation/management, team-building, organizational change, and labor/employee relations*
Second-Line Supervisor	*This section/knowledge area covers such areas as politics and police administration, organizational theory and design, leadership, organizational and interpersonal communication, human resource management, stress and police personnel, labor relations, legal aspects of police administration, planning and decision making, financial management/budgeting, productivity and organizational change.*
Criminal Investigation	*This section/knowledge area covers such areas as general criminal investigation techniques, physical evidence, crime scene management, interviews, field notes and reporting, interrogation and interviews, crimes against children, robbery investigation and the rules of evidence.*
Police Patrol	*This section/knowledge area covers such areas as the police patrol environment, patrol hazards, patrol methods, force staffing, and patrol supervision.*
Community Policing	*This section/knowledge area covers such areas as the evolution of community policing, diversity, working with special populations such as the disabled, elderly, and juveniles, media relations, and preventing violence.*
Case Law	*This section/knowledge area covers key legal decisions in areas such as vehicle pursuit, search and seizure and Miranda rights.*

Although there is overlap between the general knowledge areas measured by each exam, the input of over 50 law enforcement executives across the country was used to assign specific items to either the NFLST or NSLST. For example, community policing items which test knowledge deemed relevant for second-line supervisors appear on the NSLST only, while those testing knowledge relevant to first-line supervisors appear only on the NFLST. In addition, the number of items in each section differ between the two exams, reflecting the differing priorities and responsibilities associated with the different ranks. On the following several pages are sample test items for each knowledge area assessed by the NFLST and NSLST. These sample test items provide potential test users with a preview of the content of the promotional exams.

Sample Test Items

Management/Supervision – First Line

1. People in leadership positions can make a number of mistakes. Which of the following is a mistake common to newer supervisors?

   A. Criticizing employees in public
   B. Favoring one or more subordinates
   C. Doing a task themselves rather than coaching employees in the proper technique
   D. Trying to change human nature rather than accepting employees as unique individuals

2. Formal work groups are apparent to new employees, but informal work groups may take longer to identify. Which of the following statements is accurate about informal work groups?

   A. They are created by the organization to fulfill a specific need.
   B. They typically cut across organizational lines.
   C. They are most often temporary.
   D. They usually work against the formal organization.

Management/Supervision - Second Line

3. A flat organizational structure offers numerous advantages over the more traditional tall structures. One of these advantages is that it leads to

   A. the development of expertise
   B. increased efficiency and effectiveness
   C. shortened lines of communication
   D. promotion of group *esprit de corps*

4. Management by Objectives stresses setting objectives or end states that can be achieved in

   A. not more than six months
   B. one year or less
   C. not more than two years
   D. This strategy has no recommended time limit for achieving objectives.

Criminal Investigation

5. There are three major functions to be executed at the scene of an offense: coordination, technical services and investigative services. Which of the following falls into the realm of investigative services?

   A. Documenting the scene
   B. Transmitting the evidence to the lab
   C. Conducting field interrogations
   D. Marking evidence

6. With regard to vehicle thefts, an offender who perpetrates a *salvage switch*

   A. disassembles a stolen vehicle and resells the parts
   B. buys a wrecked vehicle, removes the VIN plate and uses it to sell an identical stolen vehicle
   C. steals a vehicle in the United States and illegally exports it for sale abroad
   D. strips a stolen vehicle mainly for resale of valuable accessories such as seats, tires and stereos

Police Patrol

7. One major factor that may need to be taken into consideration in terms of shift scheduling is the

   A. age and physical condition of department personnel
   B. collective bargaining agreement
   C. economic make-up of the community
   D. number of officers in middle management

8. According to the discussion about the distribution of patrol time, the greatest consideration should be given to the time needed to handle

   A. training
   B. administrative duties
   C. directed patrol
   D. calls for service

Community Policing

9. It is important for officers to understand themselves well enough to recognize their preferences, prejudices and stereotypes. Which of the following demonstrates stereotyping?

   A. An officer tells his sergeant that he would rather not be partnered with a person who is Protestant.
   B. An officer remarks to his partner that he dreads calls that involve gays.
   C. An officer suggests to her partner that they try an Italian restaurant, because all Italians are good cooks.
   D. A sergeant picks a friend for a plumb job, although she is no more qualified than other officers.

10. Which of the following is a common pitfall in making the transition to community policing from a more traditional policing model?

   A. Focusing on long-term rather than short-term results
   B. Empowering members of the community
   C. Equating community policing with foot patrol
   D. Expecting police personnel to be creative

Case Law

11. Based on the information on landmark cases in law enforcement, the significance of *Terry v. Ohio* is that a stop and frisk

   A. based on reasonable suspicion alone, is valid
   B. may be conducted to search for contraband
   C. is valid only when there is probable cause for a full arrest
   D. is valid only with probable cause for a full search

12. The landmark case of *Miranda v. Arizona* clarified the meaning of

   A. freedom of speech
   B. custodial interrogation
   C. right to counsel
   D. deprivation of freedom

Agenda Item

3i

REQUEST TO BE PLACED ON CITY COMMISSION AGENDA

NOTE: Regular City Commission meetings are held on the 2nd and 4th Thursdays of the month at 6:00 p.m. This request form, together with any attachments or backup material that that would help the Commission to better consider your request, should be submitted to the City Clerk's office ***no later than 4:00 p.m. on the Friday prior to the next regularly scheduled Thursday City Commission meeting.*** Meeting dates are subject to change. Please verify the closing date for agenda items with the Clerk's office.

Name of Individual, Organization or Group making presentation or request:

Palatka Police Department, Chief Gary Getchell

Name of Individual making presentation or request, if different:

GARY GETCHELL, CHIEF OF POLICE

Address: *110 NORTH 11TH STREET*

Daytime Phone *329-0110* Home ph._____ Fax *329-0159*

Requested meeting date for Agenda Item: **8/25/2011**

Request for Commission Action x-- or Presentation Only ___ or no action required_____

Subject Matter you wish to address: Police Department request to expend $234 to Cpl. Jared Guy for reimbursement of educational expense. This will comply with the provisions of F.S.S. 932.7005 (5)(a). Please refer to attached statute as well as a Florida Attorney General Advisory legal opinion.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMM0DATIONS.

CITY OF PALATKA

REQUEST FOR EDUCATIONAL REIMBURSEMENT

Name of Payee: Cpl. Jared Guy **Date: 06-20-2011**

Course Taken: ERTH 100 Earth Science

Location (educational institution): Vincennes University

Dates of Course **From:02-28-2011** **To: 05-22-2011**

Cost of Course: $474.76

Grade: B+ **Compensation rate (percentage) 50%**

Amount to reimburse $234.00

Authorization _____
Chief of Police / Asst. Chief of Police

Seizure Funds

Attach copy of final grade and other necessary documents.

PPD form 0081
07/04

VINCENNES
UNIVERSITY

June 22, 2011

To: Palatka Police Department
110 North 11th Street
Palatka, FL 32177-3656

From: Arthur R. Nelson
Vincennes University

Subject: Course Completion - Spring 2011

The following student completed the course listed below with the grade recorded as indicated. Tuition is $118.69 per semester hour, with a four hour course totaling ($118.69 x 4) $474.76.

	Course	Grade	Tuition
Jared G. Guy	ERTH 100 Earth Science	B+	$474.76

Vincennes University is accredited by the North Central Association of Colleges and Schools, and is licensed through the Florida Department of Education, State Board of Independent Colleges and Schools.

If you have any questions or require additional information, please contact me at 386.325.8999 or geowx1@yahoo.com.

Sincerely,

Arthur R. Nelson
Adjunct Professor
Florida Program

932.7055Disposition of liens and forfeited property.—

(1)When a seizing agency obtains a final judgment granting forfeiture of real property or personal property, it may elect to:

(a)Retain the property for the agency's use;

(b)Sell the property at public auction or by sealed bid to the highest bidder, except for real property which should be sold in a commercially reasonable manner after appraisal by listing on the market; or

(c)Salvage, trade, or transfer the property to any public or nonprofit organization.

(2)Notwithstanding subsection (1), a seizing agency must destroy any image and the medium on which the image is recorded, including, but not limited to, a photograph, video tape, diskette, compact disc, or fixed disk made in violation of s. 810.145 when the image and the medium on which it is recorded is no longer needed for an official purpose. The agency may not sell or retain any image.

(3)If the forfeited property is subject to a lien preserved by the court as provided in s. 932.703(6)(b), the agency shall:

(a)Sell the property with the proceeds being used towards satisfaction of any liens; or

(b)Have the lien satisfied prior to taking any action authorized by subsection (1).

(4)The proceeds from the sale of forfeited property shall be disbursed in the following priority:

(a)Payment of the balance due on any lien preserved by the court in the forfeiture proceedings.

(b)Payment of the cost incurred by the seizing agency in connection with the storage, maintenance, security, and forfeiture of such property.

(c)Payment of court costs incurred in the forfeiture proceeding.

1 (d)Notwithstanding any other provision of this subsection, and for the 2010-2011 fiscal year only, the funds in a special law enforcement trust fund established by the governing body of a municipality may be expended to reimburse the general fund of the municipality for moneys advanced from the general fund to the special law enforcement trust fund prior to October 1, 2001. This paragraph expires July 1, 2011.

(5)(a)If the seizing agency is a county or municipal agency, the remaining proceeds shall be deposited in a special law enforcement trust fund established by the board of county commissioners or the governing body of the municipality. Such proceeds and interest earned therefrom shall be used for school resource officer, crime prevention, safe neighborhood, drug abuse education and prevention programs, or for other law enforcement purposes, which include defraying the cost of protracted or complex investigations, providing additional equipment or expertise, purchasing automated external defibrillators for use in law enforcement vehicles, and providing matching funds to obtain federal grants. The proceeds and interest may not be used to meet normal operating expenses of the law enforcement agency.

(b)These funds may be expended upon request by the sheriff to the board of county commissioners or by the chief of police to the governing body of the municipality, accompanied by a written certification that the request complies with the provisions of this subsection, and only upon appropriation to the sheriff's office or police department by the board of county commissioners or the governing body of the municipality.

(c)An agency or organization, other than the seizing agency, that wishes to receive such funds shall apply to the sheriff or chief of police for an appropriation and its application shall be accompanied by a written certification that the moneys will be used for an authorized purpose. Such requests for expenditures shall include a statement describing anticipated recurring costs for the agency for subsequent fiscal years. An agency or organization that receives money pursuant to this subsection

shall provide an accounting for such moneys and shall furnish the same reports as an agency of the county or municipality that receives public funds. Such funds may be expended in accordance with the following procedures:

1.Such funds may be used only for school resource officer, crime prevention, safe neighborhood, drug abuse education, or drug prevention programs or such other law enforcement purposes as the board of county commissioners or governing body of the municipality deems appropriate.

2.Such funds shall not be a source of revenue to meet normal operating needs of the law enforcement agency.

3.After July 1, 1992, and during every fiscal year thereafter, any local law enforcement agency that acquires at least $15,000 pursuant to the Florida Contraband Forfeiture Act within a fiscal year must expend or donate no less than 15 percent of such proceeds for the support or operation of any drug treatment, drug abuse education, drug prevention, crime prevention, safe neighborhood, or school resource officer program(s). The local law enforcement agency has the discretion to determine which program(s) will receive the designated proceeds.

Notwithstanding the drug abuse education, drug treatment, drug prevention, crime prevention, safe neighborhood, or school resource officer minimum expenditures or donations, the sheriff and the board of county commissioners or the chief of police and the governing body of the municipality may agree to expend or donate such funds over a period of years if the expenditure or donation of such minimum amount in any given fiscal year would exceed the needs of the county or municipality for such program(s). Nothing in this section precludes the expenditure or donation of forfeiture proceeds in excess of the minimum amounts established herein.

(6)If the seizing agency is a state agency, all remaining proceeds shall be deposited into the General Revenue Fund. However, if the seizing agency is:

(a)The Department of Law Enforcement, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Forfeiture and Investigative Support Trust Fund as provided in s. 943.362 or into the department's Federal Law Enforcement Trust Fund as provided in s. 943.365, as applicable.

(b)The Department of Environmental Protection, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Internal Improvement Trust Fund.

(c)The Division of Alcoholic Beverages and Tobacco, the proceeds accrued pursuant to the Florida Contraband Forfeiture Act shall be deposited into the Alcoholic Beverage and Tobacco Trust Fund or into the department's Federal Law Enforcement Trust Fund as provided in s. 561.027, as applicable.

(d)The Department of Highway Safety and Motor Vehicles, the proceeds accrued pursuant to the Florida Contraband Forfeiture Act shall be deposited into the Department of Highway Safety and Motor Vehicles Law Enforcement Trust Fund as provided in s. 932.705(1)(a) or into the department's Federal Law Enforcement Trust Fund as provided in s. 932.705(1)(b), as applicable.

(e)The Fish and Wildlife Conservation Commission, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the State Game Trust Fund as provided in ss. 379.338, 379.339, and 379.3395 or into the Marine Resources Conservation Trust Fund as provided in s. 379.337.

(f)A state attorney's office acting within its judicial circuit, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the State Attorney's Forfeiture and Investigative Support Trust Fund to be used for the investigation of crime and prosecution of criminals within the judicial circuit.

(g)A school board security agency employing law enforcement officers, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the School Board Law Enforcement Trust Fund.

(h)One of the State University System police departments acting within the jurisdiction of its employing state university, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into that state university's special law enforcement trust fund.

(i)The Department of Agriculture and Consumer Services, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Agricultural Law Enforcement Trust Fund or into the department's Federal Law Enforcement Trust Fund as provided in s. 570.205, as applicable.

(j)The Department of Military Affairs, the proceeds accrued from federal forfeiture sharing pursuant to 21 U.S.C. ss. 881(e)(1)(A) and (3), 18 U.S.C. s. 981(e)(2), and 19 U.S.C. s. 1616a shall be deposited into the Armory Board Trust Fund and used for purposes authorized by such federal provisions based on the department's budgetary authority or into the department's Federal Law Enforcement Trust Fund as provided in s. 250.175, as applicable.

(k)The Department of Transportation, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the State Transportation Trust Fund to be used for purposes of drug interdiction or into the department's Federal Law Enforcement Trust Fund as provided in s. 339.082, as applicable.

(l)The Medicaid Fraud Control Unit of the Department of Legal Affairs, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Department of Legal Affairs Grants and Donations Trust Fund to be used for investigation and prosecution of Medicaid fraud, abuse, neglect, and other related cases by the Medicaid Fraud Control Unit.

(m)The Division of State Fire Marshal in the Department of Financial Services, the proceeds accrued under the Florida Contraband Forfeiture Act shall be deposited into the Insurance Regulatory Trust Fund to be used for the purposes of arson suppression, arson investigation, and the funding of anti-arson rewards.

(n)The Division of Insurance Fraud of the Department of Financial Services, the proceeds accrued pursuant to the provisions of the Florida Contraband Forfeiture Act shall be deposited into the Insurance Regulatory Trust Fund as provided in s. 626.9893 or into the Department of Financial Services' Federal Law Enforcement Trust Fund as provided in s. 17.43, as applicable.

(7)If more than one law enforcement agency is acting substantially to effect the forfeiture, the court having jurisdiction over the forfeiture proceedings shall, upon motion, equitably distribute all proceeds and other property among the seizing agencies.

(8)Upon the sale of any motor vehicle, vessel, aircraft, real property, or other property requiring a title, the appropriate agency shall issue a title certificate to the purchaser. Upon the request of any law enforcement agency which elects to retain titled property after forfeiture, the appropriate state agency shall issue a title certificate for such property to said law enforcement agency.

(9)Neither the law enforcement agency nor the entity having budgetary control over the law enforcement agency shall anticipate future forfeitures or proceeds therefrom in the adoption and approval of the budget for the law enforcement agency.

History.—s. 5, ch. 92-54; s. 2, ch. 92-290; s. 21, ch. 94-265; s. 479, ch. 94-356; s. 5, ch. 95-265; s. 72, ch. 96-321; s. 41, ch. 96-418; s. 2, ch. 98-387; s. 3, ch. 98-389; s. 4, ch. 98-390; s. 5, ch. 98-391; s. 2, ch. 98-392; s. 2, ch. 98-393; s. 2, ch. 98-394; s. 61, ch. 99-245; s. 2, ch. 2000-147; ss. 26, 79, ch. 2002-402; s. 1923,

ch. 2003-261; s. 37, ch. 2003-399; s. 3, ch. 2004-39; s. 38, ch. 2004-234; s. 16, ch. 2004-344; s. 23, ch. 2005-3; s. 19, ch. 2005-71; s. 2, ch. 2005-109; s. 5, ch. 2005-117; s. 11, ch. 2006-26; s. 20, ch. 2006-176; s. 21, ch. 2006-305; s. 7, ch. 2007-14; s. 10, ch. 2007-73; s. 10, ch. 2008-153; s. 207, ch. 2008-247; s. 7, ch. 2009-82; s. 8, ch. 2010-153.

[1]Note.—Section 8, ch. 2010-153, amended paragraph (4)(d) "[i]n order to implement Specific Appropriations 1245 and 1251 of the 2010-2011 General Appropriations Act."

Florida Attorney General
Advisory Legal Opinion

Number: AGO 98-32
Date: April 22, 1998
Subject: Contraband forfeiture funds used to pay tuition

Mr. Franklin R. Harrison
Attorney for Bay County Sheriff
Post Office Drawer 1579
Panama City, Florida 32402-1579

RE: SHERIFF--COUNTIES--FLORIDA CONTRABAND FORFEITURE ACT--TUITION--use of contraband forfeiture funds to pay tuition for sheriff's office employees. ss. 932.701-932.707, Fla. Stat.

Dear Mr. Harrison:

On behalf of Sheriff Guy Tunnell you have asked for my opinion on the following question:

May the Sheriff of Bay County use funds received pursuant to the Florida Contraband Forfeiture Act, sections 932.701-932.707, Florida Statutes, to provide tuition for Bay County Sheriff's Office personnel for training and education in order to develop additional expertise in specific areas related to their job duties?

In sum:

A program developed by the Sheriff of Bay County that reimburses employees for tuition for college level course work may be funded using contraband forfeiture trust funds when the purpose of that program is to develop additional expertise in these employees in specific areas related to their job duties.

According to information you have provided, the Sheriff of Bay County has developed an employee education assistance program. This program provides all full-time employees with tuition assistance relating to their respective jobs. Examples of the courses that may be considered to enhance job skills for applicable personnel are computer science, public administration, business administration, criminal justice, accounting, and chemistry. To qualify for the tuition reimbursement the employee must take approved course work from an accredited college and receive passing grades in that course work. Only full-time employees who have completed their initial

probationary period and are not on disciplinary probation are eligible. The purpose of the assistance would be to encourage employees to obtain additional education and expertise in areas that enhance job skills related to their Sheriff's Office careers. None of these courses would apply towards the 40 hours of continuing education or training for law enforcement officers required by section 943.135(1), Florida Statutes. You ask whether contraband forfeiture funds may be used to fund this program.

The Florida Contraband Forfeiture Act, sections 932.701-932.707, Florida Statutes, authorizes a law enforcement agency to sell or otherwise salvage or transfer property acquired through a forfeiture to any public or nonprofit organization or retain it for the agency's use.[1] If seized property is sold, the proceeds are disbursed in the following priority: satisfaction of any liens preserved by the court in the forfeiture proceedings; payment of costs incurred by the seizing agency in connection with the storage, maintenance, security, and forfeiture of the property; and payment of court costs incurred in the forfeiture proceeding.[2]

If the seizing agency is a county, as is the case in this instance, the remaining proceeds are deposited in a special law enforcement trust fund established by the board of county commissioners.[3] Section 932.7055(4)(a), Florida Statutes, provides:

"Such proceeds and interest earned therefrom shall be used for school resource officer, crime prevention, safe neighborhood, drug abuse education and prevention programs, or for other law enforcement purposes, which include defraying the cost of protracted or complex investigations, providing additional equipment or expertise and providing matching funds to obtain federal grants. The proceeds and interest may not be used to meet normal operating expenses of the law enforcement agency."

Funds received through an appropriation from the contraband forfeiture fund may be expended in accordance with statutorily prescribed procedures:

"1. Such funds may be used only for school resource officer, crime prevention, safe neighborhood, drug abuse education, or drug prevention programs or such other law enforcement purposes as the board of county commissioners or governing body of the municipality deems appropriate.
2. Such funds shall not be a source of revenue to meet normal operating needs of the law enforcement agency.
3. . . . [A]ny local law enforcement agency that acquires at least $15,000 pursuant to the Florida Contraband Forfeiture Act within a fiscal year must expend or donate no less than 15 percent of such proceeds for the support or operation of any drug treatment, drug abuse education, drug prevention, crime prevention, safe

neighborhood, or school resource officer program(s). The local law enforcement agency has the discretion to determine which program(s) will receive the designated proceeds."[4]

Consistent with previous opinions of this office, contraband forfeiture funds may be used only for those purposes set forth in the statute and for appropriate law enforcement purposes, except normal operating expenses, as determined by the governing body of the county.[5] This office has, on occasion, concluded that proposed expenditures were outside the scope of permissible uses for contraband forfeiture.[6] Ultimately, however, the decision of whether the expenditure is for an appropriate law enforcement purpose must be made by the county commission.[7]

In 1993, the City of Miami requested an opinion on the use of contraband forfeiture trust funds to pay current city police officers overtime to work on a newly developed task force directed at preventing crime involving tourists and drug trafficking. While acknowledging that combating crime in the streets is a normal duty of law enforcement agencies, this office recognized that the increase in tourist attacks and drug related crimes in Miami at that time had prompted the city to develop a new crime prevention program specifically aimed at those problems. In light of that situation and the language in the Florida Contraband Forfeiture Act specifically authorizing the expenditure of trust funds for crime prevention programs, Attorney General Opinion 93-19 concluded that special law enforcement trust funds could be used to pay current city police officers overtime to work on a task force directed at preventing crime involving tourists and drug trafficking.[8]

In Attorney General Opinion 89-78, this office considered whether augmenting salaries of police officers would qualify as and appropriate expenditure of contraband forfeiture trust funds. The opinion concluded that, inasmuch as the payment of salaries of police personnel would be a normal operating need of the police department, forfeiture trust funds could not be used to augment those salaries. The payment of tuition for law enforcement personnel was also an issue addressed in that opinion. The opinion states:

"The use of forfeiture funds to supplement tuition of recruits at the police academy would depend upon whether such expenditures are a normal operating expense of the police department. Recruitment of cadets to perform normal law enforcement duties would appear to be a recurring and routine activity of a law enforcement agency. While you state that presently the city does not pay tuition supplements to recruits, expenses such as tuition supplements to attract cadets for employment would result from the normal operating need of hiring new law enforcement personnel. It would appear, therefore, that tuition supplements are within the normal operating needs of a law enforcement agency when used in the recruitment of individuals to

perform regular, day-to-day law enforcement duties. As such tuition supplements for cadets may not be paid from the contraband forfeiture trust fund."

You have indicated that this program only provides reimbursement of tuition costs for full-time employees rather than recruits to the department or cadets. The program developed by the Bay County Sheriff's Office is directed at providing training and education to employees of that office in order to develop additional expertise in specific areas relating to the job duties of these employees rather than merely training these employees for their current positions. The tuition reimbursements will be for individual courses which have been successfully completed and such an expense will not be a regularly recurring one although the employee may request reimbursement for other approved courses. Thus, this program appears to be one that is beyond what is usual, normal, regular or established and it would appear to be appropriate to fund such a program with contraband forfeiture trust funds.

Therefore it is my opinion that contraband forfeiture trust funds may be used to pay tuition reimbursement to Sheriff's Office employees for college level courses when those courses develop additional expertise in specific areas related to the job duties of these employees.

Sincerely,

Robert A. Butterworth
Attorney General

RAB/tgh

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[1] Section 932.7055(1), Fla. Stat.

[2] Section 932.7055(3), Fla. Stat.

[3] Section 932.7055(4)(a), Fla. Stat.

[4] Section 932.7055(4)(c)1.-3., Fla. Stat.

[5] *See*, Ops. Att'y Gen. Fla. 91-84 (1991) (a police athletic league with the primary purpose of preventing crime by providing recreational programs for disadvantaged youths may be supported with contraband forfeiture funds, if the governing body of the city determines that such activities are an appropriate law enforcement purpose); 86-48 (1986); and 83-9 (1983).

[6] *See*, Ops. Att'y Gen. Fla. 97-31 (1997) (city is not authorized to use contraband forfeiture funds to build and maintain a stable for horses to be used for a mounted police patrol unit); 89-78 (1989) (contraband forfeiture funds may not be used to augment salaries of police officers or pay tuition supplements to augment salaries of police officers or pay tuition supplements to recruits); and 83-9 (1983) (contraband forfeiture funds may not be used to compensate a physician's assistant to render medical aid to county prisoners).

[7] *See*, Op. Att'y Gen. Fla. 96-62 (1996) (board of county commissioners has ultimate discretion in determining whether contraband forfeiture trust fund monies will be expended for the purposes requested by the sheriff); 97-31 (1997); and 89-78 (1989) (determination of whether expenditure is for a law enforcement purpose must be made by the governing body of municipality).

[8] *And see*, AGO 93-6 (1993), concluding that participation in a multi-jurisdictional drug task force was an allowable expense under the Florida Contraband Forfeiture Act since participating in a task force for detecting and combating drugs and drug abuse is outside the regular or established approach to fighting these crimes.

Agenda Item

3j

Items 1 thru 5

REQUEST TO BE PLACED ON CITY COMMISSION AGENDA

1

NOTE: Regular City Commission meetings are held on the 2nd and 4th Thursdays of the month at 6:00 p.m. This request form, together with any attachments or backup material that that would help the Commission to better consider your request, should be submitted to the City Clerk's office ***no later than 4:00 p.m. on the Friday prior to the next regularly scheduled Thursday City Commission meeting.*** Meeting dates are subject to change. Please verify the closing date for agenda items with the Clerk's office.

Name of Individual, Organization or Group making presentation or request:

Palatka Police Department, Chief Gary Getchell

Name of Individual making presentation or request, if different:

GARY GETCHELL, CHIEF OF POLICE

Address: *110 NORTH 11TH STREET*

Daytime Phone *329-0110* Home ph._____ Fax *329-0159*

Requested meeting date for Agenda Item: **8/25/2011**

Request for Commission Action X- or Presentation Only __ or no action required____

Subject Matter you wish to address

Place on consent agenda : a) Surplus K-9 Lara

b) Donate K-9 to Donna Jaquith

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMM0DATIONS.

Palatka Police Department
110 North 11th Street

Memorandum

Date: August 5, 2011

To: City Commission, via City Clerk

From: Gary S. Getchell, Chief of Police

Subject: K-9 Lara

BACKGROUND:

K-9 Lara, a female Malinois, was purchased from Vohne Liche Kennels in 2006. She is now six years old and we believe she has reached an age where retirement should be considered.

DISCUSSION:

At the age of six, the K-9 has reached her maturity and usefulness to the City for the purpose for which she was obtained. Because of her training, due care must be taken in finding her a new home. We generally prefer an officer or other agency take possession of a K-9 and we have searched throughout the state to find a home that will be suitable for her.

RECOMMENDATION:

At this time we recommend that K-9 Lara be declared surplus property and then donated. As we would prefer for the dog to remain in the community, and Donna Jaquith has expressed an interest, we also recommend donating the dog to her.

Cc;

HOLD HARMLESS AGREEMENT

The undersigned is taking possession and ownership of a police K-9 and has full knowledge of this property (Police K-9). The undersigned acknowledges that they have been advised of all known characteristics of the K-9 pertaining to its training in the areas of drug detection, tracking, apprehension and bite work. The undersigned acknowledges that they have been advised of the possible hazards that a Police K-9 may pose to persons, animals and property.

The undersigned states that they are prepared to and will properly care for the animal including the cost of health care, feeding and grooming of the K-9.

FOR THE SOLE CONSIDERATION OF: _____.

as payment for surplus property (the K-9), the undersigned agrees to release and save and hold harmless the City of Palatka, its employees, the Palatka Police Department, the Chief of Police and other Palatka Police Department employees, commissioners, legal representatives, successors, agents assigns and former employees, who might be liable ("RELEASEES") from any and every claim, demand, or cause of action whatsoever which the undersigned may have or may hereafter have, against the above named persons, agencies or entities in reference to the K-9, Lara, and/or its actions, as well as assuming responsibility for the costs for health care, feeding and grooming.

Dated this ___day of _____20__.

_____

STATE OF FLORIDA
COUNTY OF PUTNAM

Before me personally appeared_____ who executed the above instrument of his/her own free will and accord with full knowledge of the purpose therefore.

Subscribed in my presence this _____day of _____20___. My commission expires on _____.

Produced identification:_____

Notary Seal

2

Palatka Police Department
110 North 11th Street

Memorandum

Date: July 25, 2011

To: City Commission via City Clerk

From: Gary S. Getchell, Chief of Police

Subject: Property Assets of Weed & Seed

The City of Palatka Weed & Seed program ended on January 30, 2011. Northeast Florida Community Action, Inc. is currently operating out of the Weed & Seed Safe Haven building and is providing the same services to the community. I therefore, recommend that the City Commission surplus all property which once belonged to the Weed & Seed Safe Haven and then donate it to the Northeast Florida Community Action, Inc.

Cc;

REQUEST TO BE PLACED ON CITY COMMISSION AGENDA

NOTE: Regular City Commission meetings are held on the 2nd and 4th Thursdays of the month at 6:00 p.m. This request form, together with any attachments or backup material that that would help the Commission to better consider your request, should be submitted to the City Clerk's office ***no later than 4:00 p.m. on the Friday prior to the next regularly scheduled Thursday City Commission meeting.*** Meeting dates are subject to change. Please verify the closing date for agenda items with the Clerk's office.

Name of Individual, Organization or Group making presentation or request:

Palatka Police Department, Chief Gary Getchell

Name of Individual making presentation or request, if different:

GARY GETCHELL, CHIEF OF POLICE

Address: *110 NORTH 11TH STREET*

Daytime Phone *329-0110* Home ph._____ Fax *329-0159*

Requested meeting date for Agenda Item: ~~8/11/2011~~ 8/25/11

Request for Commission Action x-- or Presentation Only __ or no action required____

Subject Matter you wish to address: To be placed on Consent Agenda – Request the City consent to the following:

1) Surplus all remaining property belonging to the Weed & Seed Safe Haven

2) Donate the property to the Northeast Florida Community Action Agency

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMMODATIONS.

City of Palatka Public Works

Utilities Division

3

To: Matthew Reynolds, Finance Director

From: Rhett McCamey,Water & Sewer Superintendent

Date: June 13th,2011

RE: Declare Surplus

Matt, I would like to declare one 1991 John Deere 310 Backhoe 4x4 , Property Tag # 05676 , Vin #T0310CF773804 .

Thank you,

Rhett McCamey, W & S Superintendent

Rhett H. McCamey

Memorandum

4

To: CITY MANAGER

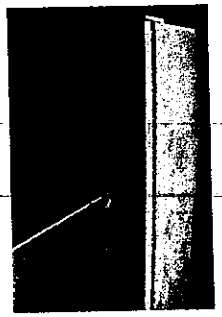
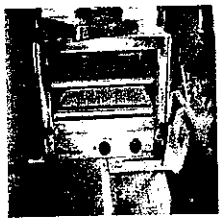
CC: CITY COMMISSIONERS

From: JEFF NORTON

Date: 08/12/11

Re: SURPLUS

The Parks & Cemetery Department is recommending the following items be accepted as surplus;

ITEM	PROPERTY #	CONDITION	PHOTO
1. Champion Dishwasher	108181	Poor	
2. Kenmore Freezer	9899	Poor	
3. UHRA Serve Oven	9902	Poor	

ITEM	PROPERTY #	CONDITION	PHOTO
4. Golf Cart EZG	9903	Poor	
5. Grasshopper 618	06405	Poor	
6. Grasshopper 720K	07101	Poor	
7. 1996 Chevrolet Lumina	07704	Poor	

Betsy Driggers

From: Ed Chandler
Sent: Thursday, August 18, 2011 1:48 PM
To: Betsy Driggers
Subject: Surplus Items

Streets Department 1993 Chevy 2 Door Pick- Up Tag# 73986 1998 Ford Explorer 4 Door Tag# 132737 Sanitation Department 1993 Clamshell Truck Tag# 132739

Agenda Item

3k

MEMORANDUM

To: City of Palatka Commissioners

From: Jeff Norton, Special Events Coordinator & Parks Supervisor

Date: August 12th, 2011

Re: Block Party "An Evening of Blues"

Attached please find the Special Events Permit Application for the above referenced event. Staff's recommendations are as follows:

1. Grant Noise Ordinance Variance during Special Event hours:
   September 24th, 2011 6pm-12am
2. Grant Alcohol Variance during the Special Events hours:
   September 24th, 2011 6pm-12am

If you have any questions or concerns please contact me at 386-329-0175 or 386-937-3093.

Jeff Norton
Special Events Coordinator

APPLICATION # 11-65

JUN 1 7 2011

(circle one below)

CLASS A PERMIT - Filing Deadline: 90 days prior to event

CLASS B PERMIT - Filing Deadline: 30 days prior to event

CLASS C PERMIT - Filing deadline: 14 days prior to event

CITY OF PALATKA
APPLICATION FOR USE OF PARKS, RECREATIONAL AREAS, RIVERFRONT PARK AND OTHER AREAS WITHIN THE CITY LIMITS

1. NAME AND ADDRESS OF APPLICANT/ORGANIZER
Downtown Blues

CONTACT PERSON Billy Ennis TELEPHONE 386-325-5454

FAX # SAME

2. NAME AND ADDRESS OF PERSON, CORPORATION OR ASSOCIATION SPONSORING THE ACTIVITY, IF DIFFERENT FROM ABOVE N/A

CONTACT PERSON N/A TELEPHONE N/A

FAX # N/A

Ask about special License from state

3. DESCRIPTION AND/OR NAME OF PROPOSED ACTIVITY "An Evening of Blues" Block Party

4. **DATE & HOURS** OF DESIRED USE: Sept 24 6pm to midnight

5. PORTION FOR WHICH PERMISSION IS DESIRED (City Dock, Amphitheater, Gazebo, etc.)
700 BLK of ST. JOHNS AVE

6. REQUEST FOR ROAD CLOSURES(Specify): close 700 Blk of ST JOHNS AVE

7. REQUEST FOR NOISE VARIANCE(Dates and Times): 9/24/11 6pm to midnight

8. REQUEST FOR ALCOHOL VARIANCE(Dates and Times): 9/24/11 6pm to midnight

9. ESTIMATE OF ANTICIPATED ATTENDANCE(Per Day): 200

7. NUMBER AND TYPE OF AUXILIARY VEHICLES/EQUIPMENT:

8. ARTICLE IV SPECIAL EVENT ORDINANCE: FEES

CLASS A: _ $150.00- up to 10,000 in attendance per day
_ $2250.00- **10,000 – 40,000** in attendance per day
_ $300.00 – **40,000 – 80,000** in attendance per day

CLASS B: ✓ $100.00 per day Less than 1,000 Patrons

CLASS C: _ $50.00 per day (Limited impact on traffic, parking etc.) Events such as: Weddings, Fishing Tournaments with less than 40 boats. Etc.

Any private entity/business(es) who are holding a function on private property that impacts neighboring businesses/residents within the City limits and, impacts City services will be assessed a fee amount accordingly. (7% Sales Tax)

Number of Days 1 Fee Required (Yes/No) Yes 50.00 Check Enclosed? NO

9. OTHER COSTS : Fees will be determined at the pre-assessment meeting with the organizers and the City Department Heads.

10. Arrangements for police services are **REQUIRED** for fishing tournaments with 70 boats or more. Fishing Tournaments and other large event organizers are required to arrange for auxiliary vehicle/trailer parking per accompanying guidelines.

IMPORTANT INFORMATION

THIS FORM IS INTENDED FOR RESERVATION PURPOSES ONLY AND DOES NOT CONSTITUTE PERMISSION FOR USES DISALLOWED UNDER PALATKA'S MUNICIPAL CODE. PERMISSION GRANTED FOR USE OF PUBLIC PROPERTY COVERS MUNICIPAL PARK AREAS AND OTHER AREAS WITHIN THE CITY LIMITS. IT **DOES NOT** INCLUDE PERMISSION TO CLOSE PUBLIC STREETS OR HINDER PRIVATE PROPERTY. **Organizers are required** to contact the City of Palatka Parks Department office at 386-329-0100 for pre-planning purposes. ORGANIZERS/APPLICANTS WILL BE NOTIFIED WITHIN 30 DAYS OF ANY COMMENTS THEY MAY HAVE PERTAINING TO THIS EVENT'S ANTICIPATED IMPACT WITHIN THE CITY LIMITS.

Acceptance of your application should in no way be construed as final approval or confirmation of your request.

Sec. 50-145. Any person or organization granted permission shall be bound by all park/city rules and regulations and all applicable ordinances as fully as though the same were inserted in this document, except for such rules and regulations as may be waived by such document or the City Commission.

Sec. 50-146. The person or persons to whom permission for use of city property is issued shall be liable for any loss, damage or injury sustained by any person whatsoever by reason of the negligence of the person or persons to whom such permission shall have been issued. Event liability insurance, naming the City of Palatka as an additional insured, is required prior to public events. Event liability insurance naming the City of Palatka as an additional insured is also required if a private event is taking place that will impact the City and the use of City Services.

ARTICLE V NOISE CONTROL Sec. 30-101 – 30-109: Permission for use of city property does not grant an automatic exemption to exceed maximum allowable noise levels. Complaints of adverse effects upon the community or surrounding neighborhood may result in revoking permission for use of City property for this activity.

10. CERTIFICATION: I HAVE READ AND UNDERSTAND THE ABOVE CONDITIONS UNDER WHICH THE CITY OF PALATKA HAS GRANTED PERMISSION FOR USE OF THE AREA DEFINED ON PAGE ONE OF THIS APPLICATION FOR THE PURPOSE STATED HEREIN, AND AGREE TO BE BOUND BY SAME.

June 17, 2011 — DATE

SIGNATURE OF APPLICANT

APPROVED:

SPECIAL EVENTS COORDINATOR — DATE 8-18-2011

CHIEF OF POLICE — DATE

RETURN TO:
JEFF NORTON
SPECIAL EVENTS COORDINATOR
201 N. 2nd Street
Palatka, FL 32177

COPIES TO:
Parks Dept.
Police Dept.
Fire Dept.
Sanitation Dept.
City Clerk

Downtown Palatka, Inc.
Keep Putnam Beautiful
Chamber of Commerce
Palatka Daily News

(FOR ADDITIONAL INFORMATION PLEASE CALL THE PARKS DEPARTMENT OFFICE AT 386-329-0100.)

CITY OF PALATKA
PLANNING MEETING
PRE-EVENT ASSESSMENT LIST

To be completed by Special Events Coordinator

Meeting Date: _____ Special Events Coordinator: _____

☐ Site Sketch Provided
☐ Tentative Schedule of Events

Event Classification:
Class A ☐
Class B ☐
Class C ☐

To be completed by applicant with typewriter or print legibly in dark ink.

Name of Special Event/Production: Street Dance

Type of Event: Block Party

Type of Event Activities (concerts, street dances, races, contests, competitions, regattas, arts/crafts displays, still/motion picture production, etc. – attach separate listing if necessary) Concert

Location of Event: 7th – 8th st + St Johns Ave

Requested dates and times of events (not including set-up and tear down):

	Date	Day	Begin	End
Event Day 1	Sep 24	Saturday	6 AM/PM	12 AM/PM
Event Day 2			AM/PM	AM/PM
Event Day 3			AM/PM	AM/PM
Event Day 4			AM/PM	AM/PM

Set-up for event will begin on (Date) _____ at (time) _____

Break down will be completed by (Date) _____ at (time) _____

Revised: 1/22/01

EVENT Street Dance/Block Pat EVENT SPONSOR/ORGANIZATION Downtown Blves ~~St. Johns River~~

Name of Promoter _____ Tax Exempt No.: _____

Fee Worksheet (To be completed by Special Events Coordinator or Designee)

Special Event Permit fees $ 100 Per Day x 1 Days = $ 100

Law Enforcement (City Police) $23.00 per hour x _____ Officer(s) x _____ Hours = $ _____

Fire Personnel $23.00 per hour x _____ Personnel x _____ Hours = $ _____

Building Inspector $23.00 per hour x _____ x _____ Hours = $ _____

Sanitation Equipment fee

Of Green Roll Out Containers _____ x $ 15.00 per container = $ _____

Additional Charges (List)

_____ = $ _____

_____ = $ _____

_____ = $ _____

Refundable Deposit $500.00 required (circle one) Yes No $ _____

Total Estimated Fees $ _____

To be completed and submitted by applicant prior to meeting with city staff. City staff will amend checklist as necessary.

APPLICANT INFORMATION:

Name: Billy Fanis
Telephone: 386-325-5454 Fax: _____ Cellular: _____
Address: _____

Name: _____
Telephone: _____ Fax: _____ Cellular: _____
Address: _____

Other contacts/Keyholders:

Name: _____ Telephone: _____
Cellular: _____ Fax: _____

Name: _____ Telephone: _____
Cellular: _____ Fax: _____

- ☐ Estimated Peak Number of Participants (each day of event): Day 1 300 Day 2 _____ Day 3 _____ Day 4 _____ Day 5 _____
- ☐ Type of special effects to include pyrotechnics, explosives, discharging weapons, hazardous materials and/or incendiary devices to be used : NA
- ☐ Number and proposed location of fire protection services: TBD NA
- ☐ Inspection(s) – Date and time requested: TBD NA
- ☐ Emergency medical services: Ambulance Location(s) (note on site map): NA

  Number of EMS Personnel required: NA
- ☐ Number and proposed location of portable toilets: (note location on site map) NA

- ☐ Carnival location (if any) (note location on site map) NA
- ☐ Number of sanitation roll-out containers required: NA
- ☐ Location of parking/transportation services, if any: NA
- ☐ Type Transport Vehicles (Van, buses, etc.): NA
- ☐ Location of security and emergency vehicle parking on site: NA
- ☐ Public street barricades/street closures/detours: (note locations on site map) 7th + St Johns 8th + St. Johns
- ☐ Temporary Parking, directional Signage needed: NA
- ☐ Main emergency vehicle access to site (location – also note on site map): NA
- ☐ Location of proposed temporary structures, fences, grandstands, bandstands, judges stands, bleachers, hospitality tents, booths, etc.: (note on site map) 714 St. Johns Avenue
- ☐ Number and proposed location of vendors, concessions and/or Sponsor/Promoter(s) stands (note on site map): NA
- ☐ Number and location of static/mobile displays (note on site map): NA
- ☐ Location of event staff management (headquarters): Downtown Blues
- ☐ Staff Uniform Identification: Staff Shirt.
- ☐ Main sound system location: 714 St. Johns Avenue
- ☐ Number and location of special activities (launching areas, animal attractions, amusements, car shows, parade routes, competition courses, etc.): – NA –

- ☐ Number and location of temporary signs/banners: NA
- ☐ Number and location of promotional visual effects: NA
- ☐ Watercraft: NA
- ☐ Aircraft: NA
- ☐ Types & Location of On-Site Advertising (banners, balloons, posters, flyers, air structures, signs, etc.): NA
- ☐ Date(s) and times of setup/breakdown: Sept. 24 2011 6pm- 12 Am
- ☐ Name(s) and Type of Musical Bands to Perform (dates & times of performances): Blues Band Sept 24, 2011 6pm- 12 Am
- ☐ Noise Abatement Requirements: 6pm- 12 Am
- ☐ Adjoining Properties Impacted (Notification needed?): letter of Notification
- ☐ Location, Dates and Times for Alcohol Ordinance Open Container Waiver: 200 block of St. Johns Avenue Sept. 24, 2011
- ☐ Alcohol Sale Requirements (Temporary license, commercial establishment license, etc.):
- ☐ Handicapped Accessibility:

Items Outstanding:

- ☐ Outstanding Fees: $ _____
- ☐ Site Plan Sketch
- ☐ 501(c)(3) Certificate of Exemption,

Downtown Palatka

Agenda Item

3i

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Recommendation of Award – 2010 Energy Conservation Project

---

Attached are a recommendation letter from Robert Taylor and Bid Tabulation Sheet for the 2010 Energy Conservation Project. This project is funded by a grant received from the Florida Energy and Climate Commission and will replace several aging HVAC units within City buildings. We are expecting to realize a significant energy and cost savings with this project.

The Base Bid and Alternatives selected are within the budget set aside in the original grant application and the project will be funded 100% by the grant indicated above. The minor irregularity mentioned in Robert Taylor's memo is related to the listing of subcontractors. It is my understanding that the low bidder listed the subcontractors responsible for over 90-percent of the project but not minor subcontractors. This contractor indicated at the bid opening that they had the credentials to accomplish all of the work not clearly identified on the list. In discussing this with Don Holmes we both believe that this minor deficiency should not be a reason to dismiss their bid even if other subcontractors were to perform a portion of this work.

Therefore, staff is recommending approval of this bid. Should you have any questions, please call.

Robert E. Taylor
AIA Architect PA
710 St. Johns Ave
PO Box 267
Palatka, Florida 32177

Robert E. Taylor, Architect
FL Corp Registration No. AAC000589
GA Registration No. RA007674
NCARB No.. 40804

19 August 2011

Mr. Elwin C. "Woody" Boynton, City Manager
City of Palatka
201 N. Second St.
Palatka, FL 32177

Subject City of Palatka 2010 Energy Conservation Project
City of Palatka
201 North Second Street
Palatka, FL 32177

Dear Mr. Boynton:

Please be advised that on 11 August 2011 our office received five bids on behalf of the Palatka City Commission for Subject Project. The Bid tabulation has previously been submitted under separate cover. The apparent low bid was from F & G Construction General Contractors, Inc., of Jacksonville, Florida. As you are aware there was a minor irregularity in the Bid from F & G Construction General Contractors, Inc., which, I understand has been reviewed by the City Attorney, Mr. Don Holmes and found to be insignificant.

I therefore, recommend the award of the Base Bid in the amount of $214,500.00 and the following Additive Alternates:

- Palatka City Hall - Building No. 1 - Additive Alternate No. 1A - Mini Split Systems at Personnel / Utility Billing Office, and Parks Department, MS-2 and MS-3/3A, in the amount of $22,600.00
- Larimer Arts Center - Building No. 3 - Additive Alternate No. 3A - Four new HVAC split systems for Basement (Two 2 ton systems and two 2.5 ton systems. AHU-1/CU-1, AHU-2/CU-2, AHU-3/CU3, AHU-4/CU-4, in the amount of $54,800.00 and,
- Palatka Police Department - Building No. 4 - Additive Alternate No. 4A - New Split Heat System with new thermostats and controls. AHU-3/CU-3, in the amount of $10,300.00.

The grand total for the Base Bid plus recommended Alternates will be $302,200.00. I plan to be in attendance at the City Commission Meeting on the 25th and will be prepared to answer questions or provide additional information, as the need may arise.

Please accept this letter as my recommendation for acceptance of the above Bid and Alternates.

Sincerely,

Robert E. Taylor, AIA

RET/ ret

Phone 386 325-7341 | Fax 386-325-0608 | Web Address www.ret-tbd.com | E-mail taylor@ret-tbd.com

BID TABULATION

PROJECT:	CITY OF PALATKA 2010 ENERGY CONSERVATION PROJECT PALATKA FLORIDA	**DATE:**	11-Aug-11
ARCHITECT:	Robert E. Taylor, AIA Architect, PA 710 St. Johns Ave, Palatka, FL 32177 386-325-7341 / Fax 386-325-0608	**PLACE:**	Ms. Betsy Driggers, City Clerk City Hall 201 N. Second Street Palatka, FL 32177
ARCHITECT'S PROJ. NO	1102	**TIME:**	2:00 p.m.

BIDDER	Base Bid	Add. Alt No 1A City Hall Bldg 1 Mini Split Systems	Add. Alt. No 1B City Hall Bldg 1 Higher Efficiency HVAC Units	Add. Alt. No 2A Bronson Bldg 2 Hegher Efficiency HVAC Units	Add. Alt. No 3A Larimer Bldg 3 4 new HVAC split systems	Add. Alt. No 3B Larimer Bldg 3 Hiegher Efficiency HVAC Units	Add. Alt. No 4A Police Dept. Bldg 4 New Split Heat System	Add. Alt. No 4B Police Dept. Bldg 4 Higher Efficiency HVAC Units	Add. Alt. No 5A Fire Dept Main Station Bldg 5 Higher Efficiency HVAC Units	TOTAL	1 Org & 2 cc Proposal	List of Subs	Public Entity Stmt	Certif. Debarments	Disclosure Lobbying	Addenda	Bid Bond	COMMENTS
Armstrong Contracting	$226,820.00	$16,360.00	$10,610.00	$6,700.00	$53,580.00	$36,290.00	$8,820.00	$11,700.00	$4,500.00		✓	✓	✓	✓	✓	✓	✓	
BNC, Inc.	$249,500.00	$17,600.00	$10,900.00	$6,800.00	$68,900.00	$4,000.00	$11,100.00	$4,600.00	$5,000.00		✓	✓	✓	✓		✓	✓	Disclosure of Lobbying Form was not checked.
F&G Construction	$214,500.00	$22,600.00	$10,600.00	$6,500.00	$54,800.00	$4,100.00	$10,300.00	$4,400.00	$4,700.00		✓		✓	✓	✓	✓	✓	Not all Subs were identified.
Flint Construction	No Bid																	
Genesis Construction	$222,621.00	$16,136.00	$12,540.00	$10,828.00	$62,590.00	$6,286.00	$9,238.00	$6,642.00	$5,253.00		✓	✓	✓	✓	✓	✓	✓	

BID TABULATION

PROJECT:	CITY OF PALATKA 2010 ENERGY CONSERVATION PROJECT PALATKA FLORIDA	**DATE:**	11-Aug-11
ARCHITECT:	Robert E. Taylor, AIA Architect, PA 710 St. Johns Ave, Palatka, FL 32177 386-325-7341 / Fax 386-325-0608	**PLACE:**	Ms. Betsy Driggers, City Clerk City Hall 201 N. Second Street Palatka, FL 32177
ARCHITECT'S PROJ. NO	1102	**TIME:**	2:00 p.m.

BIDDER	Base Bid	Add. Alt No 1A City Hall Bldg 1 Mini Split Systems	Add. Alt. No 1B City Hall Bldg 1 Higher Efficiency HVAC Units	Add. Alt. No 2A Bronson Bldg 2 Hegher Efficiency HVAC Units	Add. Alt. No 3A Larimer Bldg 3 4 new HVAC split systems	Add. Alt. No 3B Larimer Bldg 3 Hiegher Efficiency HVAC Units	Add. Alt. No 4A Police Dept. Bldg 4 New Split Heat System	Add. Alt. No 4B Police Dept. Bldg 4 Higher Efficiency HVAC Units	Add. Alt. No 5A Fire Dept Main Station Bldg 5 Higher Efficiency HVAC Units	TOTAL	1 Org & 2 cc Proposal	List of Subs	Public Entity Stmt	Certif. Debarments	Disclosure Lobbying	Addenda	Bid Bond	COMMENTS
M & R Construction	No Bid																	
Riverside Builders	$227,100.00	$18,247.00	$12,753.00	$7,700.00	$54,528.00	$40,230.00	$13,571.00	$13,380.00	$5,368.00		✓	✓	✓	✓	✓	✓	✓	
Thomas May Construction	$265,600.00	$19,600.00	$11,700.00	$10,100.00	$61,000.00	$5,900.00	$13,300.00	$7,300.00	$4,900.00		✓	✓	✓	✓	✓	✓	✓	

Agenda Item

3m

201 N. 2nd Street
Palatka, FL 32177
Tel. (386) 329-0100
Fax (386) 329-0199

City of Palatka

Office of the City Manager

To: **Mayor Myers, Commissioners**

From: Woody Boynton, City Manager

Date: August 19, 2011

RE: Proposal from ATM to complete a Rate Structure Analysis

Attached is a Proposal from Applied Technology & Management (ATM) to perform a water and sewer rate structure analysis. As we proposed at the budget hearings in July it will be necessary to increase water and sewer rates as much as $2.00 to meet budget needs for the upcoming fiscal year. During the presentation of the budget needs of this fund, it was mentioned that the rate structure for water and sewer was not consistent with how other cities and utilities bill their customers.

We currently bill for a minimum usage of 4,000 gpd and then bill per 1,000 gallons used above the 4,000 minimum. The major flaw with this billing is that each 1,000 gallons used above the 4,000 minimum is billed at the same rate regardless of whether 1,000 gallons is used or 100,000 gallons is used. Most cities or utilities structure their rates such that the cost per 1,000 increases the more water that is used. This proposal will identify a new rate structure that conforms to industry standard and be designed to meet the level of revenue necessary to meet the expenditure requirements of this fund.

In addition to conforming to industry standards, it is likely that low-end users may not see as much of an increase as is currently being proposed due to increased revenues from larger users. Staff is recommending approval of this proposal. Money for this work will be appropriated from the Utility Fund.

Should you have any questions, please call.

APPLIED TECHNOLOGY & MANAGEMENT, INC

Ponce de Leon Blvd, Suite 9
St. Augustine, Florida 32084
(904) 249-8009 FAX 808-8478
www.appliedtm.com

July 22, 2011

Sent Electronically

Mr. Woody Boynton
City Manager, City of Palatka
201 N 2nd Street
Palatka, Florida 32177

Re: Water & Sewer Rate Structure Analysis Proposal

Dear Woody:

As requested, Applied Technology & Management with Burton & Associates is pleased to present the City of Palatka with this proposal to perform a Water and Sewer Rate Structure Analysis. This project will identify a new potential rate structure designed to conform to current industry practice, allocate costs and provide price incentives for conservation to large volume users, and enhance affordability to low and average volume users. The new rate structure will be designed to recover the level of revenue needed to meet the expenditure requirements of the Water & Sewer Enterprise Fund in FY 2012.

I have enclosed a Project Work Plan and Cost Estimate Schedule (Schedule) which presents our proposed work plan to conduct the analysis and an estimate of the cost of the analysis. This Schedule shows that the analysis will require 104 hours for an estimated fee of $14,930. However, in light of the challenges facing local governments due to the current economic conditions and our desire to be a partner in addressing those challenges, we are offering the City a 10% discount on our services for this project. As such, we propose to complete the analysis for a lump sum cost of $13,437 ($14,930 less a 10% discount of $1,493) that would be invoiced monthly based on the percentage of each task completed.

We can begin work on this assignment immediately upon receipt of a notice to proceed and estimate that it can be completed within 45 to 60 days of receipt of all required data. We appreciate the opportunity to present the City with this proposal and look forward to the possibility of working with you on this assignment. If you have any questions, please do not hesitate to call me at the number above or Andy at (904) 247-0787.

Sincerely,
APPLIED TECHNOLOGY & MANAGEMENT, INC.

Grant A. Misterly, P.E.
Project Manager

Attachment

cc: Andy Burnham, Burton & Associates (electronically)

CITY OF PALATKA

WATER & SEWER RATE STRUCTURE ANALYSIS

PROJECT WORK PLAN & COST ESTIMATE

BURTON & ASSOCIATES

PROJECT TASKS		ESTIMATED MAN-HOURS				Total Project
		Project Director	Project Manager	Project Consultant	Clerical	
	Hourly rate->	$205	$190	$115	$40	
TASK 1-	***Project Initiation***					
1.1	Prepare data request list for analysis.	0	1	0	0	1
1.2	Conduct kickoff meeting to discuss specific data, objectives, scope, responsibilities, timeline, etc.	0	2	1	0	3
TASK 2-	***Data Review***					
2.1	Review the FYE 2010 and Year-To-Date FYE 2011 detailed billing data and consult with City CS/IT staff regarding any questions, modifications, anomalies, etc.	0	1	2	0	3
2.2	Review of historical customer/account and consumption data and consult with City staff regarding questions, modifications, and any additional information requirements/clarifications.	0	1	2	0	3
TASK 3-	***Rate Design Analysis - Develop Alternative Water & Sewer Rate Structures***					
3.1	Organize billing data and prepare compilation program for necessary aggregation/sorting of data.	0	4	12	0	16
3.2	Load the billing data into the compilation program and perform a revenue test to validate the data.	0	2	10	0	12
3.3	Load billing data and rate structure parameters into our proprietary FAMS XL® Rate Model (the Model).	0	2	6	0	8
3.4	Test the Model to ensure that the data in the Model returns the current rate structure with current rate structure parameters loaded.	0	1	2	0	3
3.5	Evaluate elasticity of demand parameters and set up elasticity of demand table in the Model with appropriate elasticity factors.	0	1	1	0	2
3.6	Set up the customer impact module to evaluate the impacts of alternative rate structure scenarios.	0	1	4	0	5
3.7	Test and adjust the Model for each alternative rate structure scenario to be evaluated.	0	1	2	0	3
3.8	Review alternative rate structure scenarios with consulting team.	1	2	1	0	4
3.9	Review the preliminary results with City staff in an interactive work session.	0	2	2	0	4
3.10	Make adjustments based upon Task 3.9 and distribute workbook of initial results to City staff.	0	1	4	0	5
3.11	Review the adjusted results with City staff in an interactive work session.	0	2	2	0	4
3.12	Make final adjustments and distribute revised workbook to City staff.	0	1	2	0	3
TASK 4	***Present results to City Commission***					
4.1	Prepare PowerPoint presentation of the results of the project.	1	2	2	0	5
4.2	Present the results of the project to the City Commission in one workshop/meeting.	0	2	2	0	4
TASK 5	***Document the results in a Technical Memorandum***					
5.1	Prepare a Technical Memorandum (TM) to document the results of the rate structure analysis.	1	2	6	0	9
5.2	Review the Draft TM with City staff.	0	1	0	0	1
5.3	Make adjustments and prepare the Final TM.	0	2	2	0	4
5.4	Attend one additional presentations to the City Commission and/or rate hearing.	0	2	0	0	2
TOTAL ESTIMATED MAN-HOURS		3	36	65	0	104
TOTAL ESTIMATED CONSULTING FEE		$615	$6,840	$7,475	$0	**$14,930**
ESTIMATED EXPENSES	0.00%					**$0**
SUBTOTAL ESTIMATED COST						**$14,930**
LESS: DISCOUNT	10.00%					**($1,493)**
NET ESTIMATED COST						**$13,437**

Source: Burton & Associates

Agenda Item

4

CRA Agenda

Façade Grant:

Applicant	Grant Amount
a. 314 St. Johns Avenue	$1,699.51
b. 615 St. Johns Avenue	$7,471.88
c. 520 Oak Street	$6,900.80
	$16,072.19 **TOTAL**
	($43,927.81) Previously Awarded

R. Taylor went over listed awards and stipulations.

S. Lorenzen asked if painting was included in the BIG program.

J. Griffith, yes.

Action: Motion T. Turner to approve if stipulations are met, seconded S. Lorenzen.

All in Favor

Beef 'O' Brady's Façade Grant Application:

J. Griffith explained that Beef 'O' Brady's was looking into moving downtown and has asked what the City, Main Street, and CRA can do to assist them. They have been made aware of both grant programs. With all of the façade grant funds already allocated to other projects, the board was asked for a motion of support to pursue assisting Beef 'O' Brady's in their relocation.

W. McClain stated that this is an Economic Development issue and the board needs to support any effort to grant assistance to relocating a business in the downtown area.

J. Browning expressed his concern over relocating an established business.

W. McClain asked the City Manager's office look at ways to help legitimate businesses relocate in addition to the current grant programs.

Motion: W. McClain to strongly encourage the City Manager's office to explore county assistance or economic development means to assist Beef 'O' Brady's in their relocation efforts, seconded T. Turner.

Discussion

R. Taylor asked that the City Manager clarify where the funds would come from to assist Beef 'O' Brady's.

All in Favor

Organization Committee:

J. Hafner asked the Board their thoughts on issuing business cards to volunteer members.

J. Browning said it could be double edged and cautioned handing out cards.

T. Turner said the cards could be reused.

J. Hafner said he understood the concerns, but is looking at ways to get the word of Palatka Main Street out there. He also asked that the board look at being more active in downtown.

S. Loosberg suggested that a brochure might be more appropriate.

J. Browning we don't control the budget, so this would have to ultimately go before the CRA.

J. Hafner explained that Main Street should be a standalone organization.

J. Browning said this is a bigger issue and should be discussed at length in a future meeting.

R. Taylor stated that he thought the brochure was a good idea.

S. Lorenzen stated that brochures tend to find the bottom of the trash can and that relationships are more valuable in building an organization.

No Action Taken

W. McClain asked that a public comment be added to the agenda to allow public participants a chance to speak on agenda items.

T. Turner asked that there be a meeting to discuss direction of Palatka Main Street.

Meeting Adjourned around 5:35 pm

Respectfully Submitted,
Jonathan Griffith

MINUTES

MAIN STREET BOARD OF DIRECTORS

8/17/2011
4:00 PM to 5:00 PM
City of Palatka Mayor's Office, 205 N. 2nd St.

Present: Wayne McClain, John Browning, Robert Taylor, Terry Turner, Jerry Hafner, Susan Loosberg, and Woody Boynton

Call to Order: Chairman Browning called the meeting to order at 4:05 p.m.

Action: Motion W. McClain to approve July 20, 2011 Minutes, seconded by T. Turner.
Motion Carried

Façade Grant:

Applicant	Grant Amount
201 North First St. - Beef 'O' Brady's	$10,000.00
	($60,000 Previously Awarded)

R. Taylor went over listed awards and stipulations.

L. Moody's project was previously approved with a stipulation that the property boundary issue be resolved before grant dollars were spent. Since then she has proposed removing the painting of the carport. The carport structure resides on the boundary line in question. R. Taylor stated that the Design Committee has recommended this application for approval with the carport being removed.

R. Taylor stated that Beef 'O' Brady's and the Quality Inn have applied for a façade grant to erect three signs and for reimbursement for painting work previously done. The Design committee has recommended this project for approval, but only if additional funds are not taken out of the 2011 Building Improvement Grant Program.

Action: Motion T. Turner to approve the Quality Inn and Beef 'O' Brady's façade grant application, seconded W. McClain.

Discussion

J. Browning suggested that they let the City Manager decided where the funds need to come from to fund the additional program.

All in Favor

Additional 2011 Grant Program Allocations;

W. Boynton stated that there is approximately $270,000 in the Central Business District Tax Increment Fund. This does not include $90,000 for promotions and the main street manager salary. Roughly there is $360,000 left. It was very obvious that the Façade program was successful. He asked the board if they would consider allocating additional funds to the 2011 program.

T. Turner asked what the status of the realtor referral program was and that the board is aware of future programs when setting aside money.

J. Browning said he would like to see the Board support funding the participatory fountain on the riverfront.

W. Boynton explained that the riverfront master plan calls for the relocation of the clock tower and construction of a plaza with an interactive fountain/splash pad.

J. Browning stated that he believes elements such as the fountain will bring people downtown.

R. Taylor suggested that if the fountain is a focal point and if we are cheap it is going to look cheap. We can't do something piddley in this location or else it will be laughed at.

W. Boynton suggested that we can always apply for grant funds to make it nicer.

J. Hafner asked that we strongly consider a recirculation system. Wasting water would not be wise.

W. Boynton asked the board if they wanted to ask for only an additional $10,000 for the façade program or more to open it back it up.

J. Browning suggested they ask for an additional allocation of $60,000 to the 2011 Façade Grant Program.

Action: Motion R. Taylor requesting an additional allocation of $60,000 for the 2011 Façade Grant Program, seconded W. McClain.

All in Favor

W. McClain noted that at the Badcock Grand Re-Opening the owners were very thankful for the grant monies they received to do the needed renovations.

T. Turner asked that the Board think about what they can do to help existing businesses do the things they can't afford to do.

J. Browning said that TJ is absolutely struggling to acquire the funding needed to make the necessary renovations to move Beef 'O' Brady's downtown. We need to be able to move quicker with these funds. The governor has what is called a closing fund to help draw potential business in to the state. We should look at something similar.

W. Boynton stated that when the BIG program came along we made a mistake and funded a larger project. We have now moved the money around and don't fund projects at that level. The programs have evolved over the short amount time they have been in effect.

T. Turner asked that someone look into establishing a "closing fund" to allow the board or the City Manager to act quickly to assist potential businesses in locating downtown. We need to reduce the amount of time it takes to get assistance.

W. Boynton suggested a committee be tasked with this.

Chairman Browning had to leave the meeting at this time. Vice President W. McClain chaired the remainder of the meeting.

The Economic Restructuring Committee was tasked with looking into establishing a business incentive fund.

Riverfront Update:

W. Boynton gave a brief update on the status of the riverfront construction. The contractor will be looking to put in all their storm water elements in the next month. Following that they will begin constructing the parking lots. You will not begin to see the final touches until later September or early October.

W. Boynton stated that the City Manager's office is in discussions with GP to construct an environmental wetland center in the Downtown area. We have proposed two locations, one of those being the riverfront. He showed a conceptual drawing of what the center would look like if it was to come to the riverfront park.

Organization Committee;

J. Hafner stated that the committee plans to bring three items before the board next month.

Design Committee:

R. Taylor updated the committee on the status of the Preserve America Grant and that a planning meeting is to be held on August 23rd to discuss the details of the workshop.

Promotions:

S. Loosberg said that DPI plans to have their soft opening for the Welcome Center next Monday. A Grand Opening is to follow at a later date.

Main Street Manager Update:

W. Boynton said that the selection committee has selected eight individuals for interviews out of the fifty applications received. They plan to conduct interviews on the 31st of August.

W. McClain said that all references will be checked this time before an offer is extended.

Meeting Adjourned around 5:10 pm

Respectfully Submitted,
Jonathan Griffith

Agenda Item

6

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING FOR THE FOLLOWING NEW SECTION OF THE SIGN CODE OF THE CITY OF PALATKA, FLORIDA: SECTION 62-15 TO PROVIDE A MINIMUM SETBACK OF FIVE FEET FOR SIGNS NOT AFFIXED TO BUILDINGS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Zoning Code of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on August 25, 2011, and September 8, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The following sections of the Zoning Code of the City of Palatka, Florida is hereby amended in the following manner, with new language indicated by underlining and deleted language indicated by stricken text.

Section 62-15 (Sign Setbacks).

(a) Unless otherwise authorized in this Chapter, all signs other than those affixed to buildings shall be set back at least five feet from the right-of-way and all other property lines.

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 8th day of September, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 11-29

Request to Amend Municipal Code

(Review Responsibilities, Sign Setbacks, Requiring Landscape Architect for Landscape Plan Preparation)

Applicant: Building and Zoning Dept.

STAFF REPORT

DATE: June 28, 2011

TO: Planning Board members

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

To consider the following administrative text amendments to the Municipal Code:

1. Amend multiple sections of Municipal Code to more accurately assign review responsibility to Planning Director.
2. Create new Section 62-15 to provide sign setbacks.
3. Amend Section 94-5 to clarify relationship of Code to Comprehensive Plan.
4. Require that licensed Florida-registered landscape architect prepare required landscape plans.

No public notice is required for Planning Board consideration of Code changes.

APPLICATION BACKGROUND

Review Responsibilities

The third column of the following table shows who is now operationally responsible for various aspects of the Municipal Code, while the second column indicates that these duties are by Code assigned to other staffers. This is a housekeeping measure intended to reflect current practice. Please note that the position of Zoning Administrator no longer exists.

Table 1: Issue Responsibility

Issue	Responsible by Code	Actual & Proposed Responsibility
Alcohol Beverage Licensing	Zoning Administrator	Planning Director
Hist. Dist. Certificate of Appropriateness Process	Building Official	Planning Director
Issuing Business Tax Receipts	Finance Director	Building & Zoning Dept.
Zoning Code Enforcement	Zoning Administrator	Planning Director
Interpreting Zoning District Boundaries	Zoning Administrator	Planning Director
Administering Buffering and Screening Requirements	Building Official or Zoning Administrator	Planning Director
Administering Adult Entertainment Ordinance	Zoning Administrator	Planning Director

n Setbacks

The sign code does not spell out any sign setbacks (from property/right-of-way lines) except for the requirement that real estate signs and portable signs must be five feet off the right of way. Setbacks are also determined indirectly by a requirement in Sec. 62-6 that limits sign height by allowing one foot in height for every foot off the roadway centerline, up to the 35 foot maximum height limit. In all other situations the Code requires that as structures signs must meet the setbacks of each zoning district. These setbacks are 25 feet for C-1, C-2, and M-1. No setbacks are required in C-3, the PBG districts, and the AP districts. The end result of this is a confusing scenario where the first three districts would have signs set far off the right-of-way while signs in the other districts could go right up to the right of way.

Notwithstanding the language of the Code as described above, the practice of this department in the past has been to allow most signs to be placed right up to the property line without overhanging the property line. As the table below shows, this is not a typical practice in comparable jurisdictions. While allowing signs along the right-of-way provides maximum exposure for businesses, this exposure is not eroded significantly by providing a minimal setback from the right-of-way line which helps to reduce visual clutter as well as reduce potential visual obstructions for drivers.

Table 1: Sign Setbacks from Street Right-of-Way in Comparable Jurisdictions

Jurisdiction	Sign Setback from ROW
Apopka	0 feet
Holly Hill	0 feet
Lake City	0-15 feet
Winter Haven	3 feet
Lady Lake	5 foot
De Land	5 feet
Eustis	5 feet
Mount Dora	5 feet
Clermont	5 feet
Orange Park	5 feet
Rockledge	5 feet
Putnam County	5 feet
Seminole	6 feet
St. Augustine	10 feet
Lantana	10 feet
St. Cloud	10 feet
Winter Garden	10 feet
Oldsmar	15 feet

Additionally, Staff would recommend that the five-foot property line setback be applicable to all property lines to reduce the congregation of signs at property lines.

COMMENDATION

Add new section 62-15 as follows:

(a) Unless otherwise authorized in this Chapter, all signs other than those affixed to buildings shall be set back at least five feet from the right-of-way and all other property lines.

Agenda Item

7

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 22

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED TO ALLOW FOR RESIDENTIAL USES IN THE COMMERCIAL LAND USE CATEGORY, LIMITED TO DOWNTOWN ZONING DISTRICTS, SUBJECT TO DENSITY, DESIGN AND LOCATIONAL LIMITATIONS (POLICY A.1.9.3), PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That Policy A.1.9.3 of the Future Land Use Element of the adopted Comprehensive Plan of the City of Palatka is hereby amended as shown below in underlined text to provide for the following text change allowing for residential uses in the Commercial land use category, limited to Downtown zoning districts, subject to density, design and locational limitations.

Commercial. Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities.

Public/Institutional uses and recreational uses are allowed within the commercial land use category. Residential uses are allowed within Downtown zoning districts, at an overall density of 20 units per acre and subject to additional project density, design and locational standards set forth in these zoning districts. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet. Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. See Policy A.1.3.2.

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ___ day of ____, 2011.

CITY OF PALATKA

By: _____
Its Mayor

ATTEST:

_____
City Clerk

Case 11-24
Request to Amend Comprehensive Plan Text
(Downtown Residential and Water System Connection Timeframe)
Applicant: Building and Zoning Dept.

STAFF REPORT

DATE: July 7, 2011

TO: Mayor and City Commissioners

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

To consider the following administrative text amendments to the Comprehensive Plan:

1) Revise Policy D.1.9.3 to allow for residential uses in the Commercial land use category, limited to Downtown zoning districts, subject to density, design and locational limitations.
2) Revise Policy D.1.4.3 of the Public Facilities Element to change the timeframe of required connection to City water system for properties within 250 feet of a City water line from 90 days to one year.

Required public notice included legal advertisement. The Planning Board recommended approval unanimously at their June 7, 2011 meeting.

APPLICATION BACKGROUND

Downtown Residential. The City's intent with the Riverfront Master Plan, and with downtown redevelopment policy in general, has been to allow and encourage residential uses downtown. The downtown area includes the Downtown Business and Downtown Riverfront zoning districts, both of which are in the Commercial FLUM category. Policy D.1.9.3 provides descriptions of the City's Future Land Use Map (FLUM) categories, with proposed changes to the policy are shown in underlined text:

> *Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. Residential uses are allowed within Downtown zoning districts, at an overall density of 20 units per acre and subject to additional project density, design and locational standards set forth in these zoning districts. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet. Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. See Policy A.1.3.2.*

Water System Connection Timeframe. In consultation with the City Manager, Staff has determined that the 90-day timeframe often constitutes a hardship on property owners who annex into the City and property owners who are adjacent to water line that have been extended by the City. Hookup and impact fees start at approximately $1,000 and can be much more with multiple fixtures, or when road or stream crossings are required. The twelve-month period will provide property owners more time to finance such costs. The recommended changes to the policy below are shown in ~~stricken~~ and underlined text.

Policy D.1.4.3

No new private well shall be allowed within 250 feet of an existing potable water distribution line. In cases where there are existing private wells, the Building Official shall notify the applicant that the facility will be required to convert to the City water system within ~~ninety (90) days~~ twelve months of a distribution line reaching within two hundred fifty (250) feet of the subject property line. Within twelve (12) months, the City shall adopt the distance criteria of this policy into the requirements of the City Land Development Regulations and shall be enforced by the Building Official during the building permit process.

PROJECT ANALYSIS

Florida Statutes do not provide specific criteria for the review of text amendments, other than the requirement that amendments to the Future Land Use Element (FLUE) must discourage the proliferation of sprawl, and that any such amendments must be in keeping with other Goals, Objectives, and Policies of the Plan. Neither text amendment furthers urban sprawl, and in fact the amendments encourage the antithesis of sprawl – compact development by allowing for mixed use development; and efficient service provision through an annexation incentive.

The amendments do not conflict with Goals, Objectives, and Policies of the Comprehensive Plan. Both are in keeping with the following FLUE objective.

Objective A.1.8 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.*

STAFF RECOMMENDATION

These proposed text amendments are in keeping with the Comprehensive Plan. Staff recommends approval of Case 11-24, Downtown Residential and Water System Connection Timeframe text amendments.

NOTICE OF COMPRHENSIVE PLAN TEXT AMENDMENT

1

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinances: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED TO CHANGE THE TIMEFRAME OF REQUIRED HOOKUP TO CITY WATER SYSTEM FOR PROPERTIES WITHIN 250 FEET OF A CITY WATER LINE FROM 90 DAYS TO ONE YEAR, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (POLICY D.1.4.3).

$200

2

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED TO ALLOW FOR RESIDENTIAL USES IN THE COMMERCIAL LAND USE CATEGORY, LIMITED TO DOWNTOWN ZONING DISTRICTS, SUBJECT TO DENSITY, DESIGN AND LOCATIONAL LIMITATIONS (POLICY A.1.9.3), PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

These Ordinances will be considered at The City Commission's next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 and on the 25th day of August, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK

Agenda Item

8

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 23

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED TO CHANGE THE TIMEFRAME OF REQUIRED HOOKUP TO CITY WATER SYSTEM FOR PROPERTIES WITHIN 250 FEET OF A CITY WATER LINE FROM 90 DAYS TO ONE YEAR, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (POLICY D.1.4.3)

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That Policy D.1.4.3 of the Public Facilities Element of the adopted Comprehensive Plan of the City of Palatka is hereby amended as shown below in underlined and stricken text to change the timeframe of required connection to City water system for properties within 250 feet of a City water line from 90 days to one year.

Policy D.1.4.3
No new private well shall be allowed within 250 feet of an existing potable water distribution line. In cases where there are existing private wells, the Building Official shall notify the applicant that the facility will be required to convert to the City water system within ~~ninety (90) days~~ twelve months of a distribution line reaching within two hundred fifty (250) feet of the subject property

line. Within twelve (12) months, the City shall adopt the distance criteria of this policy into the requirements of the City Land Development Regulations and shall be enforced by the Building Official during the building permit process.

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ___ day of ____, 2011.

CITY OF PALATKA

By: _____
Its Mayor

ATTEST:

_____
City Clerk

Case 11-24
Request to Amend Comprehensive Plan Text
(Downtown Residential and Water System Connection Timeframe)
Applicant: Building and Zoning Dept.

STAFF REPORT

DATE: July 7, 2011

TO: Mayor and City Commissioners

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

To consider the following administrative text amendments to the Comprehensive Plan:

1) Revise Policy D.1.9.3 to allow for residential uses in the Commercial land use category, limited to Downtown zoning districts, subject to density, design and locational limitations.
2) Revise Policy D.1.4.3 of the Public Facilities Element to change the timeframe of required connection to City water system for properties within 250 feet of a City water line from 90 days to one year.

Required public notice included legal advertisement. The Planning Board recommended approval unanimously at their June 7, 2011 meeting.

APPLICATION BACKGROUND

Downtown Residential. The City's intent with the Riverfront Master Plan, and with downtown redevelopment policy in general, has been to allow and encourage residential uses downtown. The downtown area includes the Downtown Business and Downtown Riverfront zoning districts, both of which are in the Commercial FLUM category. Policy D.1.9.3 provides descriptions of the City's Future Land Use Map (FLUM) categories, with proposed changes to the policy are shown in underlined text:

> *Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. Residential uses are allowed within Downtown zoning districts, at an overall density of 20 units per acre and subject to additional project density, design and locational standards set forth in these zoning districts. The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel. The maximum height should not exceed 40 feet. Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. See Policy A.1.3.2.*

Water System Connection Timeframe. In consultation with the City Manager, Staff has determined that the 90-day timeframe often constitutes a hardship on property owners who annex into the City and property owners who are adjacent to water line that have been extended by the City. Hookup and impact fees start at approximately $1,000 and can be much more with multiple fixtures, or when road or stream crossings are required. The twelve-month period will provide property owners more time to finance such costs. The recommended changes to the policy below are shown in ~~stricken~~ and underlined text.

Policy D.1.4.3

No new private well shall be allowed within 250 feet of an existing potable water distribution line. In cases where there are existing private wells, the Building Official shall notify the applicant that the facility will be required to convert to the City water system within ~~ninety (90) days~~ twelve months of a distribution line reaching within two hundred fifty (250) feet of the subject property line. Within twelve (12) months, the City shall adopt the distance criteria of this policy into the requirements of the City Land Development Regulations and shall be enforced by the Building Official during the building permit process.

PROJECT ANALYSIS

Florida Statutes do not provide specific criteria for the review of text amendments, other than the requirement that amendments to the Future Land Use Element (FLUE) must discourage the proliferation of sprawl, and that any such amendments must be in keeping with other Goals, Objectives, and Policies of the Plan. Neither text amendment furthers urban sprawl, and in fact the amendments encourage the antithesis of sprawl – compact development by allowing for mixed use development; and efficient service provision through an annexation incentive.

The amendments do not conflict with Goals, Objectives, and Policies of the Comprehensive Plan. Both are in keeping with the following FLUE objective.

Objective A.1.8 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.*

STAFF RECOMMENDATION

These proposed text amendments are in keeping with the Comprehensive Plan. Staff recommends approval of Case 11-24, Downtown Residential and Water System Connection Timeframe text amendments.

NOTICE OF COMPRHENSIVE PLAN TEXT AMENDMENT

(1)

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinances: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED TO CHANGE THE TIMEFRAME OF REQUIRED HOOKUP TO CITY WATER SYSTEM FOR PROPERTIES WITHIN 250 FEET OF A CITY WATER LINE FROM 90 DAYS TO ONE YEAR, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (POLICY D.1.4.3).

$200

(2)

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE ELEMENT OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED TO ALLOW FOR RESIDENTIAL USES IN THE COMMERCIAL LAND USE CATEGORY, LIMITED TO DOWNTOWN ZONING DISTRICTS, SUBJECT TO DENSITY, DESIGN AND LOCATIONAL LIMITATIONS (POLICY A.1.9.3), PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

These Ordinances will be considered at The City Commission's next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 and on the 25th day of August, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK

Agenda Item

9

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 24

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FOLLOWING SECTIONS OF THE ZONING CODE OF THE CITY OF PALATKA, FLORIDA BE AMENDED: SECTION 94-114(D)(1) TO ALLOW FOR THE LIMITED ENCROACHMENT OF NONCONFORMING STRUCTURES INTO SETBACKS THROUGH THE CONDITIONAL USE PROCESS; SECTION 94, DIVISION 2 TO ALLOW FOR SPECIFIC SIGN TYPES IN NON-RESIDENTIAL ZONING DISTRICTS; AND CREATING NEW SECTION 94-71 ENTITLED "SIGN VARIANCE CRITERIA" TO CLARIFY APPLICABILITY OF VARIANCES AND TO PROVIDE SPECIFIC VARIANCE CRITERIA; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Zoning Code of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011, and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The following sections of the Zoning Code of the City of Palatka, Florida is hereby amended in the following manner, with new language indicated by underlining and deleted language indicated by stricken text.

Section 94-114 (Nonconforming lots, structures and uses).

(j) *Limited nonconforming structure enlargement or alteration.* The Zoning Board of Appeals is authorized to permit the enlargement or alteration of a nonconforming structure, except any sign, as a variance upon application, notice by posting property, and public hearing, upon finding and determining the following:

(1) The granting of the variance will not adversely affect the public interests;

(2) Such enlargement or alteration is in harmony with the purpose and intent of this chapter and all amendments thereof;

(3) The enlargement or alteration, if allowed, will not violate any height, yard, setback, area or density limitations imposed by the zoning district in which the property is located, or if the enlargement or

alteration would increase such violation, such enlargement or alteration would not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curbcuts or crosswalks;

(4) Such enlargements or alteration shall be compatible with adjacent properties and other properties within that zoning district;

(5) If in a commercial, business or industrial zone, that adequate buffers are provided between such structures and adjacent residential areas;

(6) That adequate off-street parking shall be provided for any multifamily, commercial, industrial or business use upon the property; and

(7) The enlargement or alteration will not increase gross floor area of the principal structure by more than fifty (50) per cent.

DIVISION 2 - SCHEDULE OF DISTRICT REGULATIONS

Section 94-147. - C-1A neighborhood commercial district

(g) Permitted signs. Awning signs, bracket signs, directional signs, ground signs, marquee signs, projecting signs, and wall signs. ~~(See also chapter 62.)~~

Section 94-148. - C-1 general commercial district

(g) Permitted signs. ~~(See also chapter 62.) Permitted signs in the C-1 district are as follows:~~ Wall signs~~.~~, awning signs, bracket signs, banner signs, pole signs, temporary signs, directional signs, ground signs, marquee signs, and projecting signs.

Section 94-149. - C-2 intensive commercial district

(g) Permitted signs. ~~(See also chapter 62.) Permitted signs in the C-1 district are as follows:~~ Wall signs~~.~~, awning signs, bracket signs, banner signs, pole signs, temporary signs, directional signs, ground signs, marquee signs, and projecting signs.

Section 94-151. - M-1 light industrial district

(g) Permitted signs. ~~(See also chapter 62.) Permitted signs in the C-1 district are as follows:~~ Wall signs~~.~~, awning signs, bracket signs, banner signs, pole signs, temporary signs, directional signs, ground signs, marquee signs, and projecting signs.

Section 94-152. - ROS recreation/open space district

(f) Permitted signs. Directional signs, ground signs, and wall signs.

Section 94-153. - PBG-1 public buildings and grounds district

(e) Permitted signs. Directional signs, ground signs, and wall signs.

Section 94-154. - PBG-2 other public facilities district

(e) Permitted signs. Directional signs, ground signs, and wall signs.

Section 94-155. - CON conservation district

(e) Permitted signs. Directional signs, ground signs, and wall signs.

Section 94-156. - HD historic district

(e) Permitted signs. Directional signs, ground signs, and wall signs.

Section 94-157. - PUD planned unit development district

(d) Permitted signs. Directional signs, ground signs, and wall signs.

Section 94-158. - AP-1 airport zoning district

(g) Permitted signs. Directional signs, ground signs, and wall signs. ~~(See also chapter 62.) In the AP-1 district,~~ ~~o~~Only those

signs specified by FAA requirements and standard flight safety practices will be permitted within an aircraft operating area.

Section 94-159. - AP-2 airport related zoning district

(g) Permitted signs. (See also chapter 62.) Permitted signs in the AP-2 district are as follows:

(1) For structures located adjacent to the flight operations area, wall signs for air crew information and building occupant identification may be located on structure walls facing the flight operations area, provided that any such sign shall not exceed a width of five feet or a height of three feet, and shall not extend above the roof of the supporting structure, and the design thereof must receive prior written approval of the airport manager. Only one such sign shall be permitted per structure for non-municipal buildings.

(2) Wall signs and freestanding signs on the property side facing away from the flight operations area and toward the roadways and general public access areas for those structures located immediately adjacent to the flight operations area, and for all sides of structures located not adjacent to the flight operations area, shall be in accordance with chapter 62, article III.

Section 94-161. - DR downtown riverfront district

(j) Permitted signs. Directional signs, ground signs, and wall signs, ~~In addition to the requirements of chapter 62 - signs, this district also allows~~ and one A-frame, sandwich sign, or menu board per building front placed on a public sidewalk provided that such sign shall be a uniform size of two feet in width and three feet in height, as measured by any single face, and that such signs are placed on the sidewalk in such a manner so as to maintain a minimum of 48 inches of clear area on the adjacent sidewalk. These signs are to be of rigid, weather resistant material such as wood, metal, or plastic.

Section 94-162. - DB downtown business district

(j) Permitted signs. Directional signs, ground signs, and wall signs, ~~In addition to the requirements of chapter 62 - signs, this district also allows~~ and one A-frame, sandwich sign, or menu board per building front placed on a public sidewalk provided that such sign shall be a uniform size of two feet in width and three feet in height, as measured by any single face, and that such signs are placed on the sidewalk in such a manner so as to maintain a minimum of 48 inches of clear area on the adjacent sidewalk. These signs are to be of rigid, weather resistant material such as wood, metal, or plastic.

Sec. 94-71. Sign variance criteria.

The board of zoning appeals shall utilize the following criteria in considering sign variance requests.

(a) That sign size or height limitations cause an exceptional and unique hardship.

(b) That the unique hardship is not due solely to the owner's actions.

(c) That the variance authorized will be compatible with the physical characteristics of the neighborhood.

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 11-25
Request to Amend Municipal Code
(Setback Encroachment, Allowable Sign Types, Sign Variance Criteria, and Sewer Impact Fee Revision)
Applicant: Building and Zoning Dept.

STAFF REPORT

DATE: July 7, 2011

TO: Mayor and City Commissioners

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

To consider the following administrative text amendments to the Municipal Code:

1. Amend Section 94-114(d)(1) of the Palatka Municipal Code to allow for the limited encroachment of nonconforming structures into setbacks through the Conditional Use process, with specific approval criteria including consideration of adverse impacts to surrounding properties.
2. Amend Section Sec. 94, Division 2, Schedule of Districts of the Palatka Municipal Code to allow for additional sign types in non-residential zoning districts.
3. Amend Section 94-67 of the Palatka Municipal Code to clarify applicability of variances, and provide specific variance criteria.
4. Amend Appendix A of the Palatka Municipal Code Fee Schedule pertaining to Sewer Impact Fees (Section 54-157).

Required public notice included legal advertisement. The Planning Board recommended approval unanimously at their June 7, 2011 meeting.

APPLICATION BACKGROUND

Setback Encroachment

This issue came to light when a property owner requested a variance to allow for the addition of front porch to an existing single-family home in a R-2 (Two Family Residential) zoning district. The porch would intrude into the front setback, thus requiring a variance. However the existing structure already encroaches into the 15-foot front setback (one corner of front wall of the structure is 14.1 feet from the front property line and the front wall of the structure then angles to a point that is 15.9 feet from the setback of the other front corner of the house). Sec. 94-114(d)(1) addresses nonconforming structures and notes the following:

> *Where a lawful structure exists at the effective date of adoption or amendment of the ordinance codified in this chapter that could not be built under the terms of this chapter by reason of restriction on area, lot coverage, height, yards or other characteristics of*

the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:
(1) No such structure may be enlarged or altered in a way which increases its nonconformity.

Therefore this structure is a nonconforming structure which cannot be enlarged in a way that increases its nonconformity. Additionally, Sec. 94-67 notes that variances may be granted on development standards requirements only, and 94-114(d)(1) above is not a development standard.

Staff believes that a requested action like this front porch addition is supportable for the following reasons:

- Adding a front porch would not adversely impact neighbors as it would not encroach on surrounding structures.
- The request is not inconsistent with the Comprehensive Plan.
- Front porches are in keeping with the character of the neighborhood and the adjacent historic district (the structure is across the street from the North Historic District).
- This particular house predates the development standards of the Zoning Code.
- Front porches are in keeping with accepted sound planning and design standards pertaining to walkability, CPTED, and pedestrian-oriented urban design.

Staff has reviewed codes from other comparable jurisdictions and have found precedents in other cities that would allow an action like this. Sanford allows enlargement of structures that predate such development standards through the conditional use process. Ft. Pierce allows such an action through approval by the Board of Adjustment which uses review criteria pertaining to impacts on surrounding properties as well as a limitation on size. St. Petersburg allows such an action with limitations on size, height, and distance of the addition to property lines.

Staff proposes to amend the Code to allow for limited encroachment into setbacks. Such approvals would require compliance with criteria to minimize potential impacts on adjoining properties and the public welfare in general. Staff offers the following subsection to Section 94-114 (Nonconforming lots, structures and uses).

(j) Enlargement or alteration of a nonconforming structure. The Zoning Board of Appeals is authorized to permit the enlargement or alteration of a nonconforming structure, except any sign, as a variance upon application, notice by posting property, and public hearing, upon finding and determining the following:
(1) The granting of the variance will not adversely affect the public interests;
(2) Such enlargement or alteration is in harmony with the purpose and intent of this chapter and all amendments thereof;
(3) The enlargement or alteration, if allowed, will not violate any height, yard, setback, area or density limitations imposed by the zoning district in which the

property is located, or if the enlargement or alteration would increase such violation, such enlargement or alteration would not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curbcuts or crosswalks;
(4) Such enlargements or alteration shall be compatible with adjacent properties and other properties within that zoning district;
(5) If in a commercial, business or industrial zone, that adequate buffers are provided between such structures and adjacent residential areas;
(6) That adequate off-street parking shall be provided for any multifamily, commercial, industrial or business use upon the property; and
(7) The enlargement or alteration will not increase gross floor area of the principal structure by more than fifty (50) per cent.

Allowable Sign Types

The Municipal Code regulates signs in two chapters: Chapter 62 (Signs) and Chapter 94 (Zoning Code). Chapter 62 defines sign types and provides detailed sign standards including maximum size and height. Chapter 94 references allowable signs in each zoning district under a subsection titled "Permitted Signs."

In general, each place of business is allowed two sign types. Sign types are as follows.

- Awning sign (AS)
- Banner sign (BS)
- Billboard (BB)
- Bracket sign (similar to projecting sign) (BR)
- Changeable copy sign (manual) (CM)
- Changing sign (electronic) (CE)
- Directional sign (vehicular or pedestrian traffic pattern or route) (DS)
- Flashing sign (FS)
- Ground sign (GS)
- Marquee sign (attached to canopy or covered structure projecting from building) (MS)
- Pole sign (PS)
- Political sign (PO)
- Portable sign (PT)
- Projecting sign (affixed to building and projecting out) (PJ)
- Real estate sign (RS)
- Roof sign (RO)
- Sandwich sign (SS)
- Snipe sign (SN)
- Temporary sign (TS)
- Wall sign (WS)

Chapter 64 provides the following limitations on signs.

- Billboards allowed only in M-1 (Industrial) zoning districts.

- Political signs allowed in any zoning district with timeframe limitations (50 days prior to primary elections, removed within 14 days after election)

Other than these two specifications and the allowable signs shown in the table below, no signs are currently allowed within the City. Staff has determined that past sign permits have been issued in error.

The following table shows allowable sign types by zoning district and also shows signs that Staff proposes to add as additional allowable sign types in each district.

Zoning District	Current Allowable Sign Types	Proposed Additional Sign Types
C-1A (Neighborhood Commercial)	None	AS, BR, DS*, GS, MS, PJ, WS
C-1 (General Commercial)	Wall Signs	AS, BR, BS**, DS*, GS, MS, PJ, PS, TS**, WS
C-2 (Intensive Commercial)	Wall Signs	AS, BR, BS**, DS*, GS, MS, PJ, PS, TS**, WS
M-1 (Light Industrial)	Wall Signs	AS, BR, BS**, DS*, GS, MS, PJ, PS, TS**, WS
ROS (Recreation/Open Space)	None	DS*, GS, WS
PBG-1 (Public Buildings and Grounds)	None	DS*, GS, WS
PBG-2 (Other Public Facilities)	None	DS*, GS, WS
CON (Conservation)	None	DS*, GS, WS
HD (Historic District)	None	DS*, GS, WS
PUD (Planned Unit Development)	None	DS*, GS, WS
AP-1 (Airport Related)	Limited by FAA	DS*, GS, WS
AP-1 (Airport Related)	Limited by FAA	DS*, GS, WS
DR (Downtown Riverfront)	A-frame, Sandwich Sign, Menu Board	AS, GS, PJ, WS
DB (Downtown Business)	A-frame, Sandwich Sign, Menu Board	AS, GS, PJ, WS

* One directional sign per access drive entrance into a commercial, office or industrial development not to exceed four feet in height or four square feet.
** subject to Chapter 30-172 standards regarding temporary store window signs and Chapter 50-244 regarding temporary signs/banners associated only with special events.

Staff's recommendations tie the intensity of the zoning district to the allowable signage. For example, pole signs would only be allowed in General Commercial, Intensive Commercial, and

Light Industrial due to the higher intensity of such districts and the typical location along busier streets.

Sign Variance Criteria

The Municipal Code does not allow for variances from maximum sign size and height. Chapter 94, Article III, Division 2, Section 94-67 states that variances may be granted on development standards requirements only as noted below (underlining emphasis added).

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.

Development standards are a specific subcategory under each zoning district and include dimensional elements including maximum density, minimum lot area, minimum lot width, maximum lot coverage, maximum structure height, minimum yards, and required foundation walls. Maximum sign size for pole signs is found in a different Chapter (64) of the Municipal Code and is not listed as a development standard. Therefore sign size is not eligible for consideration of a variance. Again, past sign variances were issued in error.

Staff recommends the following sign size and height variance criteria, which are fairly standard in other communities.

1. That sign size or height limitations cause an exceptional and unique hardship.
2. That the unique hardship is not due solely to the owner's actions.
3. That the variance authorized will be compatible with the physical characteristics of the neighborhood.

Sewer Impact Fee Revision

The calculation of this fee as determined in the 2007 Impact Fee study came from three areas: the value of unused sewer capacity, the value of a new sewer plant, and the value of the primary transmission system. The recent determination that a sewer plant is not required results in the reduction of the sewer impact fee.

Chapter 54 (Planning), Article IV (Impact Fees), Sec. 54-157. Adoption of sewer impact fees.
(a) All sewer system impact construction occurring within the city shall pay the sewer impact fees of $1,690.00 per ERC according to the following schedule:
Single-family residential (including mobile homes):
3/4 inch meter: ~~$1,690.00~~ $1,275.00 per dwelling unit.
1 inch meter: ~~$2,810.00~~ $2,120.00 per dwelling unit.
2 inch meter: ~~$3,380.00~~ $2,550.00 per dwelling unit.

Multifamily dwelling unit: ~~$1,352.00~~ $1,020.00 per dwelling unit.
Commercial: ~~$169.00~~ $127.00 per fixture.

PROJECT ANALYSIS

Per Section 94-38 of the Zoning Code, the Planning Board must study and consider the proposed zoning amendment in relation to the following criteria (if applicable), which are shown in *italics* (staff response follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.

As previously noted, the application is in keeping with the Comprehensive Plan. The first policy supports changes pertaining to sign code revisions, and the second policy supports the setback/nonconforming structure enlargement revision.

Policy A.1.1.5 *9J-5.006(3)(c)1*

Upon Plan adoption, the City Building Official shall review the City Zoning Code to ensure that current signage regulations preserve the character of the City. Where, through citizen participation, it is determined that current signage regulations regarding location, size, height, motion, etc., should be revised, changes to the current regulation shall be discussed in public hearing and proposed changes considered for adoption by the City Commission. By June 2008, the City shall review the land development regulations to ensure that signage maintains the character of the City and does not adversely impact adjoining properties, public rights-of-way, and the St. Johns River.

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.

b. The existing land use pattern.

Not applicable.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Not applicable.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Not applicable.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
Not applicable.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
While conditions have not changed regarding the sign code, it is obvious that to succeed businesses must be allowed to have signage – this code revision corrects an error. Regarding the setback/nonconforming structure enlargement revision, it should be noted that the Code favors suburban development and penalizes older areas of the City where blanket setbacks and smaller lots prevent the reasonable improvement of older structures. The change in this case is the need to nurture and encourage infill and redevelopment in older neighborhoods.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
Regarding the sign code changes, such changes will simply allow what has been previously permitted in the past. Regarding the setback/nonconforming structure enlargement revision, the criteria for consideration serve to protect the surrounding neighborhood.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Not applicable.

i. Whether the proposed change will create a drainage problem.
Not applicable.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
As an already developed property, changes affecting light and air provision to adjacent areas will be marginal.

k. Whether the proposed change will adversely affect property values in the adjacent area.
See response to g. above.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
See response to g. above.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

These changes apply to many and multiple properties, and do not constitute a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
Not applicable.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
See response to g. above.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Not applicable.

q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.
Not applicable.

STAFF RECOMMENDATION

These proposed Zoning Code text amendments are in keeping with applicable criteria. Staff recommends approval of Case 11-25, Setback Encroachment, Allowable Sign Types, Sign Variance Criteria, and Sewer Impact Fee Revision.

LEGAL NOTICE

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT SECTION 94-114(d)(1) OF THE PALATKA MUNICIPAL CODE BE AMENDED TO ALLOW FOR THE LIMITED ENCROACHMENT OF NONCONFORMING STRUCTURES INTO SETBACKS THROUGH THE CONDITIONAL USE PROCESS, WITH SPECIFIC APPROVAL CRITERIA INCLUDING CONSIDERATION OF ADVERSE IMPACTS TO SURROUNDING PROPERTIES; AND BY AMENDING SECTION 94, DIVISION 2, SCHEDULE OF DISTRICTS, TO ALLOW FOR ADDITIONAL SIGN TYPES IN NON-RESIDENTIAL ZONING DISTRICTS; AND AMENDING SECTION 94-67 TO CLARIFY APPLICABILITY OF VARIANCES, AND PROVIDE SPECIFIC VARIANCE CRITERIA; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE at its next regular meetings to be held at 6:00 p.m. on the 14th day of July, 2011, and on the 25th day of August, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. Said proposed ordinance may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS

CITY CLERK

Agenda Item

10a

This instrument prepared by:
Thad Crowe, AICP
City of Palatka
201 N. 2nd St.
Palatka, FL 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF PALATKA, FLORIDA CERTAIN ADJACENT TERRITORY ON THE EAST SIDE OF NORTH MOODY ROAD, APPROXIMATELY 600 FEET SOUTH OF REID STREET, IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF PALATKA; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, Property is owned by the City of Palatka, and the City Manager has initiated a request to annex said property into the City, and

WHEREAS, Chapter 171.044, Florida Statutes, permits the annexation of unincorporated areas lying adjacent and contiguous to the boundaries of the City of Palatka, and

WHEREAS, the City Commission of the City of Palatka finds that it is in the best interest of the people of the City of Palatka, Florida, that said lands be annexed and become a part of the City of Palatka;

Section 2. NOW THEREFORE, be it enacted by the people of the City of Palatka, Florida, that the following described unincorporated lands lying adjacent and contiguous to the boundaries of the City of Palatka, Florida shall henceforth be deemed and held to be within the corporate limits of the City of Palatka, Florida said lands being described as follows:

DESCRIPTION OF PROPERTY: PART OF W 1/3 OF NW 1/4 OR604 P730 DESCRIBED IN PARAGRAPH 2 ON P741 OR613 P1789
(Being tax parcel # 02-10-26-0000-0420-0010)

Section 3. The property hereby annexed shall remain subject to the County Comprehensive Plan and Zoning Laws until changed by the City of Palatka.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____

Its Mayor
ATTEST:

_____
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____
City Attorney

Agenda Item

10b

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND (LESS THAN 20 ACRES IN SIZE) LOCATED ON NORTH MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET FROM PUTNAM COUNTY US (URBAN SERVICES) TO IN (INDUSTRIAL), PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
02-10-26-0000-0420-0010	14.4	Putnam County US (Urban Services)	IN (Industrial)

DESCRIPTION OF PROPERTY:

PART OF W 1/3 OF NW 1/4 OR604 P730 DESCRIBED IN PARAGRAPH 2 ON P741 OR613 P1789

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Agenda Item

10c

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 42, TOWNSHIP 10 SOUTH, RANGE 27 EAST, LOCATED ON NORTH MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET FROM PUTNAM COUNTY IL (INDUSTRIAL, LIGHT) TO M-1 (LIGHT INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on August 25, 2011, and September 8, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of Putnam County IL (Industrial, Light) to M-1 (Light Industrial).

DESCRIPTION OF PROPERTY:

02-10-26-0000-0420-0010:
PART OF W 1/3 OF NW 1/4 OR604 P730 DESCRIBED IN PARAGRAPH 2 ON P741 OR613 P1789

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 11-19 **Address:** 890 N. State Rd. 19
Parcel #: 02-10-26-0000-0040-0000
Owner: Abundant Life Ministries of PC Inc.

Request to annex, amend the Future Land Use Map from County PF (Public Buildings Grounds & Facilities) and County US (Urban Service) to PB (Public Buildings and Grounds) and rezone from County C-2 (Commercial, General, Light) and County AG (Agriculture) to C-1 (General Commercial)

Mr. Crowe gave an overview of the request, advising that it meets the annexation, Future Land Use Map amendment, and rezoning criteria. He stated that the current use is an allowable use in the requested C-1 zoning and recommended approval for this request.

Motion made by Joe Petrucci and seconded by Sue Roskosh to approve the request. Motion carried 5-0.

Case 11-20 **Address:** East side of Moody Rd.
Parcel #: 02-10-26-0000-0420-0010
Owner: City of Palatka

Request to annex, amend the Future Land Use Map from County US (Urban Service) to IN (Industrial) and rezone from County IL (Industrial) to M-1 (Industrial)

No one spoke to this request.

Mr. Crowe advised that this is currently an industrial area and the requested future land use and zoning is in keeping with the general character of that area. He stated that the request meets the annexation, Future Land Use Map amendment, and rezoning criteria. He recommended approval of the request.

Motion made by Joe Petrucci and seconded by Sue Roskosh to approve the request. Motion Carried 5-0.

Case 11-21 **Address:** 701 N. Moody Rd.
Parcel #: Multiple
Owner: Palatka Land Development Co.

Request to annex, amend the Future Land Use Map from County US (Urban Service) to IN (Industrial) and rezone from County IL (Industrial) to M-1 (Industrial)

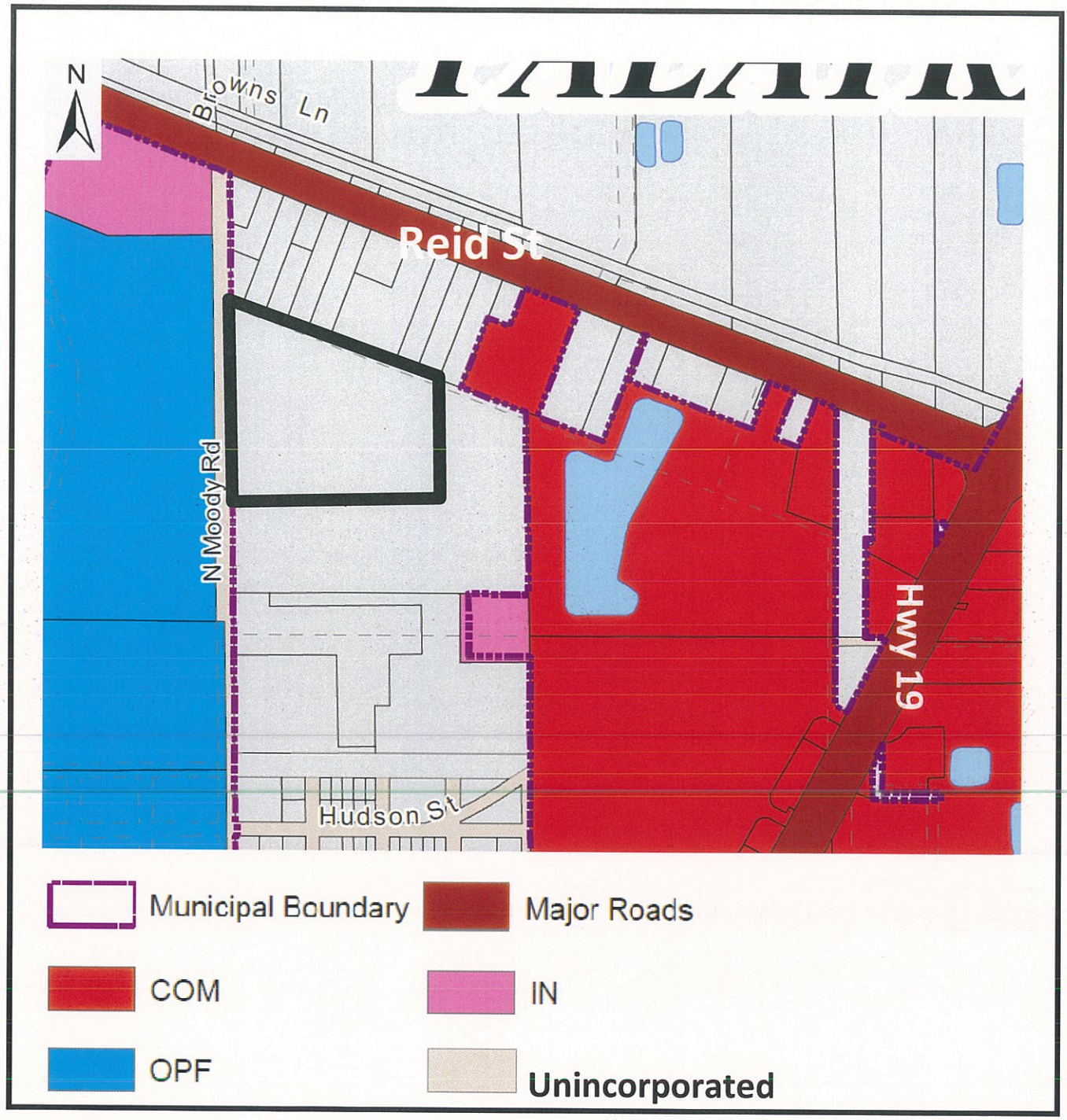
Mr. Crowe advised that this case has been withdrawn by the applicant, basically due to the desire to not be double taxed. No action was taken.

Case 11-22 **Address:** Hudson Street properties (portion)
Parcel #: Multiple
Owner: S & S Properties of South Florida; The Manicore Industries Inc. and Manicore Industries Inc. Et Al

Request to annex, amend the Future Land Use Map from County US (Urban Service) to RH (Residential High-density) and rezone from County R-1A and R-3 (Single-family and Multi-family Residential) to R-3 (Multi-family Residential).

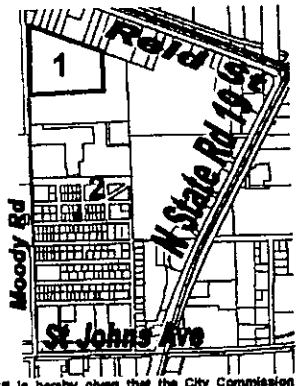
Mr. Crowe advised that the property is contiguous to the City limits and the proposed future land use and zoning are in keeping with the surrounding area and the Comprehensive Plan. He recommended approval of the request. Discussion ensued regarding the surrounding City and County zoning and land use designations. Kenneth Schwing, 126 Elderberry Lane, stated that they plan to build affordable housing for veterans as it is very conveniently located to the VA Hospital. They propose only to build on part of the property and leave as much as they can for recreation areas for the Veterans.

East Side Moody Road



Site	Current FLUM	Proposed FLUM
East side Moody Rd. N. Moody Rd.	(County) US	IN
FLUM Acronyms: COM (Commercial), IN (Industrial), OPF (Other Public Facilities)		

NOTICE OF PUBLIC HEARING FOR ANNEXATION, COMPREHENSIVE PLAN AMENDMENT, REZONING AND AMENDMENT TO SIGN CODE



NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the following entitled Ordinances:

11-40- 1. ORDINANCE NO. 11-40 PROVIDING THAT ONE PARCEL OF LAND APPROXIMATELY 14.4 ACRES IN SIZE OWNED BY THE CITY IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST ON THE EAST SIDE OF MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY, AND THAT THE BOUNDARY LINES OF THE CITY BE REDEFINED TO INCLUDE SAID PROPERTY PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

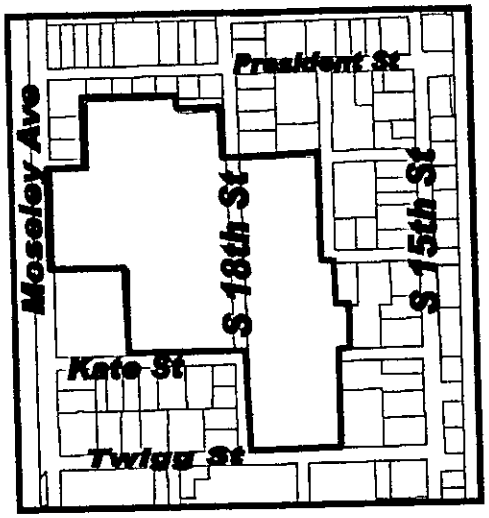
11-41- 1. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND OWNED BY THE CITY IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) ON THE EAST SIDE OF MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET FROM COUNTY US (URBAN SERVICES) TO IL (INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

1. AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND OWNED BY THE CITY IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST ON THE EAST SIDE OF NORTH MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET FROM COUNTY IL (INDUSTRIAL, LIGHT) TO M-1 (LIGHT INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

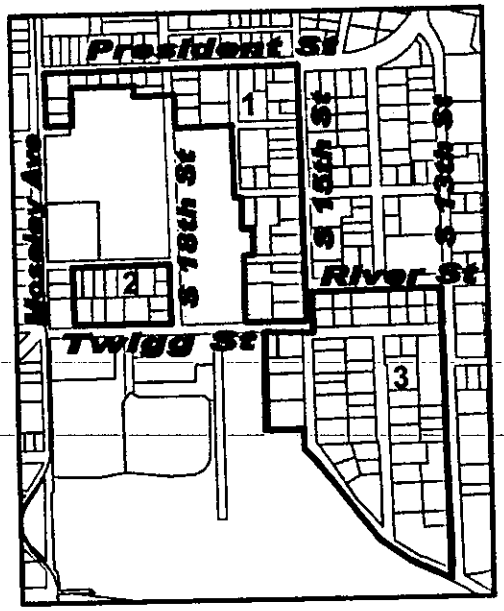
11-42- 2. ORDINANCE NO. 11-42 PROVIDING THAT ONE PARCEL OF LAND APPROXIMATELY 0.3 ACRES IN SIZE IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 300 STILLWELL AVENUE BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY, AND THAT THE BOUNDARY LINES OF THE CITY BE REDEFINED TO INCLUDE SAID PROPERTY PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

11-43- 2. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE), IDENTIFIED AS 300 STILLWELL AVENUE FROM COUNTY US (URBAN SERVICES) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

2. AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 300 STILLWELL AVENUE FROM COUNTY R-1A (RESIDENTIAL 1A, SINGLE-FAMILY) TO R-1A (SINGLE-FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.



11-44 AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) IDENTIFIED AS 1100 SOUTH 18TH STREET FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. (Beasley Middle School).



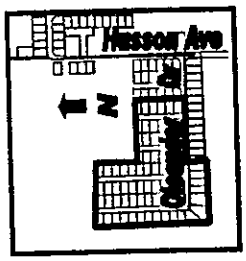
11-45- 1. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 42 PARCELS OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE EAST SIDE OF MOSELEY AVENUE BETWEEN PROSPER STREET AND PRESIDENT STREET; ON THE SOUTH SIDE OF PRESIDENT STREET BETWEEN MOSELEY AVENUE AND SOUTH 18TH STREET; ON THE WEST SIDE OF SOUTH 15TH STREET BETWEEN PRESIDENT STREET AND TWIGG STREET; ON BOTH SIDES OF KIRBY STREET BETWEEN SOUTH 16TH STREET AND SOUTH 17TH STREET; ON THE EAST SIDE OF SOUTH 17TH STREET FROM TWIGG STREET TO RUTH STREET; ON THE WEST SIDE OF SOUTH 17TH STREET FROM PRESIDENT STREET TO RUTH STREET, ON BOTH SIDES OF SOUTH 18TH STREET FROM PRESIDENT STREET TO BEASLEY MIDDLE SCHOOL PROPERTY; AND ON TWIGG STREET BETWEEN SOUTH 15TH STREET AND BEASLEY MIDDLE SCHOOL PROPERTY FROM REC (RECREATION) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

11-46- 2. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 14 PARCELS OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE NORTH SIDE OF TWIGG STREET BETWEEN SOUTH 18TH STREET AND APPROXIMATELY 500 FEET WEST OF SOUTH 18TH STREET; ON THE SOUTH SIDE OF KATE STREET BETWEEN SOUTH 18TH STREET AND APPROXIMATELY 500 FEET WEST OF SOUTH 18TH STREET; AND ON SOUTH 18TH STREET BETWEEN TWIGG STREET AND KATE STREET FROM REC (RECREATION) TO RL

(RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

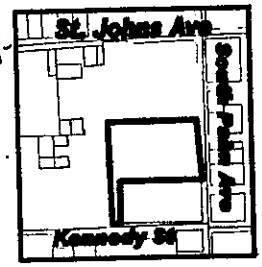
11-47- 3. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 51 PARCELS OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE SOUTH SIDE OF RIVER STREET BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET; ON BOTH SIDES OF HARGROVE STREET BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET; THE WEST SIDE OF SOUTH 15TH STREET BETWEEN TWIGG STREET AND RAVINES STATE GARDENS; ON THE EAST SIDE OF SOUTH 15TH STREET BETWEEN RIVER STREET AND ON SOUTH 13TH STREET; ON BOTH SIDES OF SOUTH 14TH STREET BETWEEN HARGROVE STREET AND SOUTH 15TH STREET; ON THE WEST SIDE OF SOUTH 13TH STREET BETWEEN RIVER STREET AND SOUTH 15TH STREET; AND ON THE SOUTH SIDE OF TWIGG STREET BETWEEN SOUTH 15TH STREET AND RAVINES STATE GARDENS FROM REC (RECREATION) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

11-48-

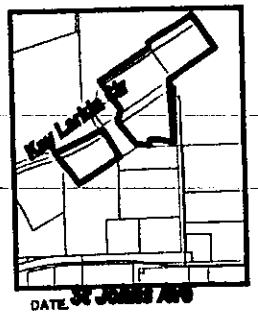


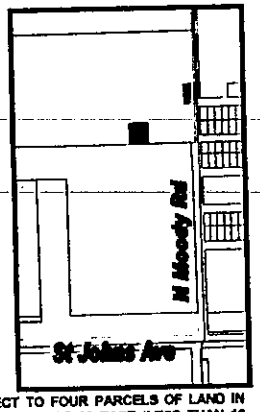
AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 73 PARCELS OF LAND IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE NORTH SIDE OF OLEANDER DRIVE FROM APPROXIMATELY 1,060 FEET WEST OF HUSSON AVENUE TO MANGO DRIVE; BOTH SIDES OF MANGO DRIVE BETWEEN OLEANDER DRIVE AND ONE LOT SOUTH OF MAGNOLIA DRIVE; BOTH SIDES OF REDBUD LANE BETWEEN OLEANDER DRIVE AND ONE LOT SOUTH OF MAGNOLIA DRIVE; BOTH SIDES OF DOGWOOD LANE FROM OLEANDER DRIVE TO APPROXIMATELY 470 FEET NORTH OF OLEANDER DRIVE; AND BOTH SIDES OF HOLLY LANE FROM OLEANDER DRIVE TO APPROXIMATELY 470 FEET NORTH OF OLEANDER DRIVE FROM RM (RESIDENTIAL, MEDIUM DENSITY) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

11-49-



AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 1 PARCEL OF LAND IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE) LOCATED AT 306 SOUTH PALM AVENUE FROM OPF (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE

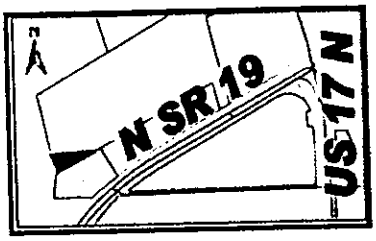




DATE

11-50 AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO FOUR PARCELS OF LAND IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE) LOCATED ON KAY LARKIN CIRCLE; AND TWO PARCELS OF LAND LOCATED NORTH OF ST JOHNS AVENUE AND WEST OF MOODY ROAD FROM OPF (OTHER PUBLIC FACILITIES) TO IN (INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

AN



11-51- ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE) LOCATED NORTH OF NORTH SR 19 AND WEST OF HIGHWAY 17 NORTH FROM OPF (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING FOR THE FOLLOWING NEW SECTION OF THE ZONING CODE OF THE CITY OF PALATKA, FLORIDA: SECTION 62-16 TO DELINEATE SETBACKS FOR SIGNS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

These Ordinances will be considered at the Commission's next regular meeting to be held at 6:00 p.m. on the 25th day of August, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. The annexation and rezoning ordinances will be considered at a first adoption hearing on the 8th of September, 2011. A copy of the annexation ordinances with the legal description of the property can be obtained from the office of the City Clerk at City Hall and all proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK

Agenda Item

11a

This instrument prepared by:
Thad Crowe, AICP
City of Palatka
201 N. 2nd St.
Palatka, FL 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF PALATKA, FLORIDA CERTAIN ADJACENT TERRITORY IDENTIFIED AS 300 STILLWELL AVENUE, LOCATED IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF PALATKA; AND PROVIDING AN EFFECTIVE DATE.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, Petition has been filed before the City Commission of the City of Palatka, Florida, which Petition is on file in the office of the City Clerk, signed by all of the freehold owners of the property sought to be annexed, to wit:

Lucille Maxwell

WHEREAS, Chapter 171.044, Florida Statutes, permits the annexation of unincorporated areas lying adjacent and contiguous to the boundaries of the City of Palatka, and

WHEREAS, the City Commission of the City of Palatka finds that it is in the best interest of the people of the City of Palatka, Florida, that said lands be annexed and become a part of the City of Palatka;

Section 2. NOW THEREFORE, be it enacted by the people of the City of Palatka, Florida, that the following described unincorporated lands lying adjacent and contiguous to the boundaries of the City of Palatka, Florida shall henceforth be deemed and held to be

within the corporate limits of the City of Palatka, Florida said lands being described as follows:

DESCRIPTION OF PROPERTY:
RIDGEDALE MB3 P164 BLOCK 28 LOTS 9 AND 10
(Being tax parcel # 02-10-26-7720-0280-0090)

Section 3. The property hereby annexed shall remain subject to the County Comprehensive Plan and Zoning Laws until changed by the City of Palatka.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____

Its Mayor
ATTEST:

_____

City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

_____

City Attorney

Agenda Item

11b

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND (LESS THAN 10 ACRES IN SIZE) IDENTIFIED AS 300 STILLWELL AVENUE FROM PUTNAM COUNTY US (URBAN SERVICES) TO RL (RESIDENTIAL, LOW DENSITY), PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
02-10-26-7720-0280-0090	0.2	Putnam County US (Urban Services)	RL (Residential, Low Density)

DESCRIPTION OF PROPERTY:
RIDGEDALE MB3 P164 BLOCK 28 LOTS 9 + 10

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Agenda Item

11c

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST, LOCATED AT 300 STILLWELL AVENUE, FROM PUTNAM COUNTY R-1A (RESIDENTIAL 1A, SINGLE FAMILY) TO R-1A (SINGLE-FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on August 25, 2011, and September 8, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of Putnam County R-1A (Residential 1A, Single Family) to R-1A (Single-Family Residential)

DESCRIPTION OF PROPERTY:

02-10-26-7720-0280-0090:
RIDGEDALE MB3 P164 BLOCK 28 LOTS 9 + 10

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

PALATKA PLANNING BOARD
Minutes of Regular Meeting
June 7, 2011

Meeting called to order by Board member and Acting Chairman Kenneth Venables at 4:30 pm.
Other members present: Sue Roskosh, Earl Wallace, Joseph Petrucci and Joe Pickens.
Members absent: Anthony Harwell, Zachary Landis, Carl Stewart and Ezekiel Johnson.
Also present: Planning Director Thad Crowe, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

Acting Chairman Venables offered the sympathy and condolences of the Board to Mr. Stewart in the loss of his wife.

Motion made by Sue Roskosh and seconded by Joe Pickens to approve the minutes of the February 1st April 5th and April 11, 2011 meetings. All present voted affirmative, motion carried.

Ms. Sprouse read "To Appeal Any Decision." Acting Chairman Venables requested that disclosure of any ex parte communication be made prior to each case.

NEW BUSINESS

Case 11-09 **Address:** 310 S. Palm Av.
Parcel #: (11-10-26-0000-1040-0000)
Owner: Nancy M. Raby Living Trust
Request to Rezone from R-1A (Residential Single-family) to C-1 (General Commercial)

Ms. Raby was present.

Mr. Crowe advised that this proposed rezoning has a companion Future Land Use amendment. He explained that the existing building sits on split zoning, that the back half of the building is in residential zoning, the front half is in commercial zoning, and the rear part of the property is undeveloped with multi-family residential zoning. He further explained that the owner would like to rezone the middle part of the parcel and the rear of the building (zoned single-family residential) to commercial. He said that the proposed zoning is the same as the current adjacent zoning and that this application meets the rezoning criteria. He recommended approval for this request.

Motion made by Joe Pickens and seconded by Joseph Petrucci to accept staff recommendations to approve the request. Motion passed 5-0.

Case 11-11 **Address:** 300 Stillwell Ave.
Parcel #: (02-10-26-7720-0280-0090)
Owner: Lucile Maxwell Et Al
Agent: Loretha W Johnson
Request to annex, amend the Future Land Use Map from County RL (Residential Low-Density) to RL (Residential Low Density) and rezone from County R-1A (Residential 1-A, Single-Family) to R-1A (Single-Family Residential).

Mr. Crowe explained that there are single-family and multi-family designations in the City and County areas surrounding this parcel, and that this area is part of a County enclave that we are nibbling away little by little. He said that it does meet the annexation, Future Land Use Map amendment, and rezoning criteria and recommended approval. Mr.

Petrucci asked why the applicant was pursuing this application. Mr. Crowe advised that the applicant wanted to connect to city utilities.

Motion made by Joseph Petrucci and seconded by Sue Roskosh to approve the request. Motion carried 5-0.

Case 11-12	**Address:**	1024 S Highway 19
	Parcel #:	(10-10-26-0000-0210-0000)
	Owner:	Walmart Stores Inc.
	Agent:	TNT Fireworks (Wesley Reid)

Request for a Conditional Use for a temporary sale of seasonal goods (fireworks) in a C-2 zoning district

Mr. Crowe advised that this has been done traditionally every year for the past several years and the sale time period will be from June 24 through July 5th. He added that there is sufficient parking, that the sale area will be contained within a parking row and that no designated ingress or egress areas will be blocked. He advised the Board of a notice glitch with this item, that it was discovered a little too late that the 30 day mail notice to surrounding property owners requirement was not met, that the notices were sent out just 20 days in advance.

Mr. Holmes stated that certified notices to surrounding properties was not sent in the specified time frame of 30 days, however, strict application of these notice timeframes would place a hardship on the applicant, as there will not be another meeting between now and the time when the sales would commence. He added that noticing efforts were made in a 20 day range and the publication requirement was met. There are grounds for appeal but he believed such grounds would hinge on the ability of an appellant's ability to prove that they were prejudiced by the fact that they only received 20 days notice instead of the 30 days.

Mr. Pickens asked staff if they had received any communication from anyone who might have felt aggrieved by the absence of the additional 10 days. Mr. Crowe advised that no communications had been received and recommended approval. Mr. Wallace commented that this request has come before the Board year after year, with the same people and there have been no objections or complaints received.

Mr. Pickens stated that as this is a reoccurring seasonal event for a number of years, and in the absence of anyone having indicated they felt aggrieved by the absence of 30 days notice, and on the advice of the City Attorney, he would move to approve.

Motion made by Joe Pickens and seconded by Earl Wallace to approve the request. Motion carried 5-0.

Case 11-14	**Address:**	118-1 N. 19th Street
	Parcel #:	(37-10-26-6850-3560-0000)
	Owner:	SISL Inc.
	Agent:	Craig Z Sherar

Request for a Conditional Use for an alcohol serving establishment within 300 feet of another licensed establishment selling alcohol.

Mr. Crowe advised that the applicant has requested to have this case tabled to the July meeting to allow for appropriate notification, as the applicant also wanted to discuss required buffering conditions with staff. Mr. Holmes would recommend that the Board ask if there anyone who is here today for this case that cannot come back for the next meeting and allow them to get their comments on the record. No one spoke to the request.

Motion was made by Joe Pickens and seconded by Earl Wallace to table the request until the July 5, 2011 meeting. Motion carried 5-0.

Case 11-11
Request to Annex,
Amend FLUM from County US to RL, &
Rezone from
County R-1A to R-1A
300 Stillwell Ave.
Applicant: Loretha W. Johnson

STAFF REPORT

DATE: May 29, 2011

TO: Planning Board members

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

To annex, amend FLUM from County US (Urban Services) to RL (Residential Low Density), and rezone from County R-1A Residential, Single Family) to R-1A (Single-Family Residential). Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet).

APPLICATION BACKGROUND

The property is within the Ridgedale neighborhood, located east of N. Moody Rd. and west of the Palatka Mall. This neighborhood consists of six east-west streets accessed from Stillwell Avenue, which runs north from St. Johns Avenue and loops to the west to meet N. Moody Road. Most of the neighborhood is within the City except for (all but one) properties along the north-south section of Stillwell, two lots fronting on Madison St. and the east-west section of Stillwell, and properties fronting on Hudson Street.

Despite being a single-family neighborhood, most of the Ridgedale neighborhood has a City FLUM of Residential High Density and a zoning classification of R-3. Other properties at the eastern end of most streets have the Residential Low Density designation and R-1A zoning. Finally, the (undeveloped) area set back 500 feet from N. Moody Rd. has been assigned the Neighborhood Commercial FLUM and a zoning of C-1 (General Commercial).

Approximately half of the lots on Stillwell Ave. are occupied by homes. Most are on the south side of the street – there are three homes on the north side, one of which was previously annexed into the City (402 Stillwell). This property was assigned the Residential Low Density FLUM and the R-1A zoning classification.

The County portion of the Ridgedale neighborhood north of Stillwell Ave. includes an area zoned for single-family, on the west side, and an area zoned for multi-family, on the east side.

The property under consideration currently has County single-family land use and zoning. The table below site and surrounding property use classifications (see also attached maps).

Table 1: Use Classifications

Property	FLUM	Zoning	Existing Use
Site	(County) US (Urban Services)	(County) R-1A (Single Family)	undeveloped
Property to North	(County) US (Urban Services)	(County) R-1A (Single Family)	undeveloped
Property to South	RH (Residential High Density	R-3 (Multi-Family Residential)	single family residence
Property to West	(County) US (Urban Services)	(County) R-1A (Single Family)	undeveloped
Property to East	(County) US (Urban Services)	(County) R-3 (Multiple Family)	undeveloped

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, the property must be contiguous to the annexing municipality and second, the property must also be "reasonably compact."

Contiguity. F.S. 171.031 provides a definition for contiguous and requires that the boundary of the property proposed for annexation must be coterminous with a part of the municipality's boundary. The definition further states that a road that comes between the property boundary and the municipal boundary shall not prevent annexation. This property is contiguous to the city limits, which run along the south side of Stillwell Avenue. Therefore this property is considered to be contiguous.

Compactness. The statute also provides a definition for compactness that requires an annexation to be for a piece of property in a single area, and also precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Annexing this property meets the standard of compactness.

Future Land Use Analysis

Florida House Bill 7129, recently signed by the Governor, provides amended criteria for consideration of comprehensive plan amendments under F.S. 163-3187, shown in italics below (staff response follows each criterion, and comprehensive plan extracts are underlined).

List Goals, Objectives, and Policies of the Comprehensive Plan that support the proposed amendment.

The application is in keeping with the following objective and policies of the comprehensive plan, and does not conflict with other plan elements.

Policy A.1.9.3

Land Development Regulations adopted, to implement this Plan shall be based on the following land use standards:

A. Land Use Districts
1. Residential
Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types.
Low Density (1730 acres) - provides for a range of densities up to 5 units per acre.
The existing residence on the property in question is in keeping with the description of the Residential Low Density FLUM category above.

Provide analysis of the availability of facilities and services.
The property is in close proximity to a range of urban services and infrastructure. A four-inch water line runs along Stillwell Ave., immediately adjacent to the property. An eight-inch sewer line runs up the north-south segment of Stillwell Ave., approximately 1,500 feet from the property. The City has an ongoing expansion program for the sewer system and property owners must hook up to City sewer when the lines reach their property. The City's Kay Larkin fire station is less than ¼ mile from the property, the main library is approximately one mile from the property, and the police station is approximately two miles from the property.

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
Assigning a City FLUM category to the property is appropriate given that the small size of the lots in this neighborhood are more in keeping with an urban designation. Also with small lots there is potential for septic tank failure and environmental degradation – City FLUM designation carries with it the eventual connection to City sewer and water, which is not an option for County FLUMs.

Provide analysis of the minimum amount of land needed as determined by the local government.
Not applicable, as this is to be determined at the next revision of the overall Comprehensive Plan.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests.

- *Low-intensity, low-density, or single-use development or uses.*

The Ridgedale neighborhood has a generalized density of seven units per acre, which does not represent low-density development.

- *Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

The location is not a rural area and is within the Palatka urban area.

- *Radial, strip, isolated, or ribbon development patterns.*

Not applicable since this is not commercial development.

- *Development that fails to adequately protect and conserve natural resources and agricultural activities.*

Not applicable since this is existing development.

- *Development that fails to maximize use of existing and future public facilities and services.*

This property is well-situated to utilize existing and future public facilities and services.

- *Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.*

Given its location with an urban service area, this property can be efficiently served.

- *Development that fails to provide a clear separation between rural and urban uses.*

This property is within an urban area.

- *Development that discourages or inhibits infill development and redevelopment.*

Not applicable as this property is within a developed urban area.

- *Development that fails to encourage a functional mix of uses.*

Not applicable as this property is a single residential parcel.

- *Development that results in poor accessibility among linked or related land uses.*

Not applicable as this property is a single residential parcel.

Rezoning Analysis

Per Section 94-38 of the Zoning Code, the Planning Board must study and consider the proposed zoning amendment in relation to the following criteria, which are shown in *italics* (staff response follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.

As previously noted, the application is in keeping with the following objective and policies of the comprehensive plan, and does not conflict with other plan elements.

b. The existing land use pattern.

The property is an existing use and is consistent with current County and proposed City single-family residential FLUM and zoning designation.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
While the amendment would appear to result in an isolated single-family designation in the context of the adjacent City multi-family zoning to the south, it is important to note that 402 Stillwell Ave., a block to the west, was brought in under City single-family zoning. In addition, the proposed single-family zoning is consistent with County zoning to the west and north. And there is some question as to whether the multi-family FLUM and zoning assigned to the Ridgedale neighborhood is appropriate, given the overwhelming single-family character of this area.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
As an existing single-family use, impacts to City facilities will be marginal.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
See response to c. above.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Conditions have not changed.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
The change will not adversely affect living conditions as the use is a compatible single-family use in regard to the surrounding neighborhood.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
Not applicable as this is an existing use.

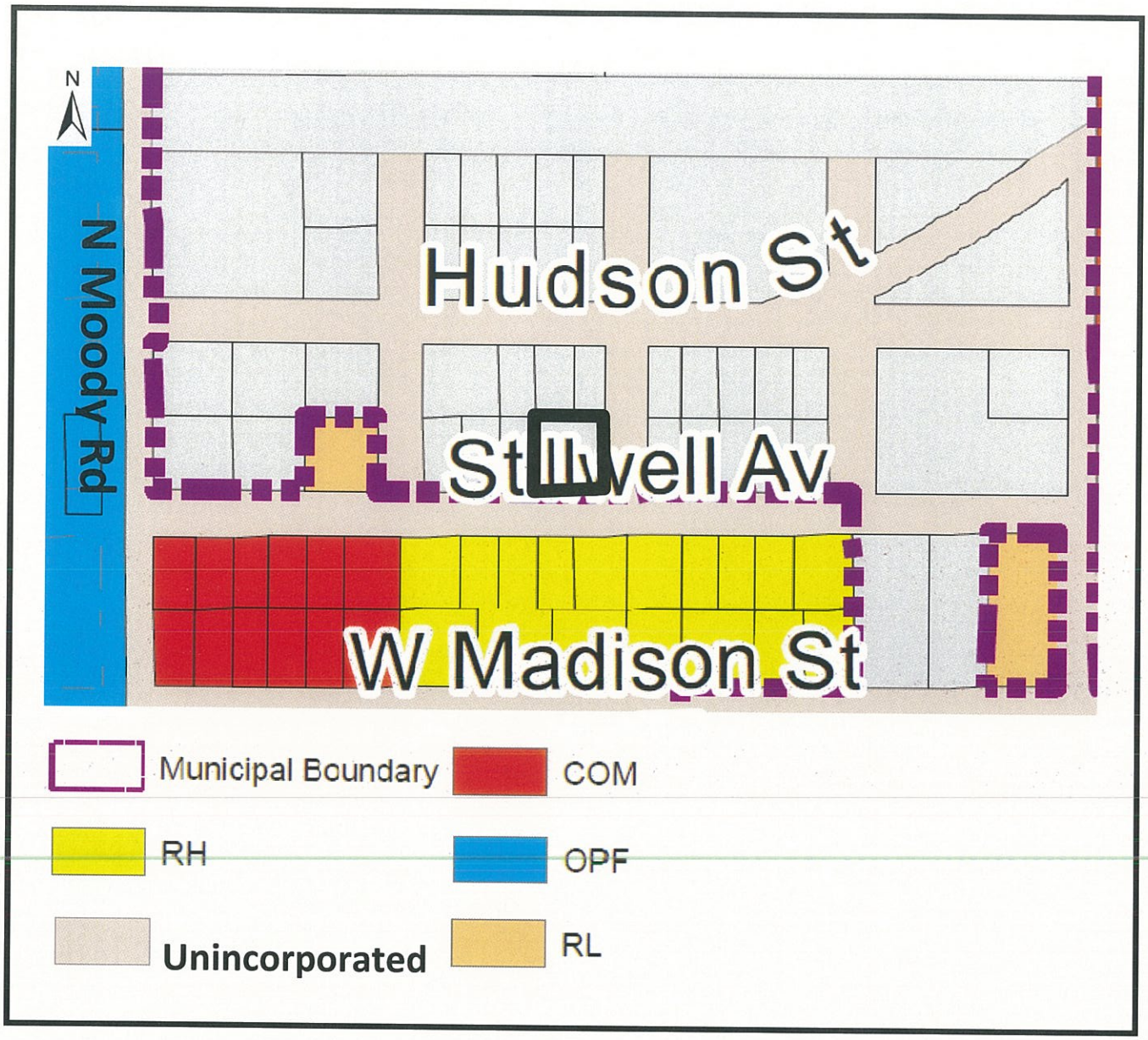
i. Whether the proposed change will create a drainage problem.
Not applicable as this is an existing use.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
Not applicable as this is an existing use.

k. Whether the proposed change will adversely affect property values in the adjacent area.
See response to g. above.

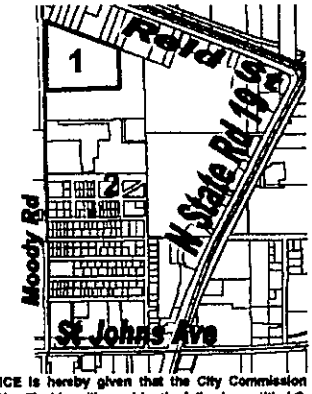
l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

300 Stillwell Ave.



Site	Current FLUM	Proposed FLUM
300 Stillwell Ave.	(County) US	RL
FLUM Acronyms: COM (Commercial), RH (Residential, High Density), OPF (Other Public Facilities), RL (Residential, Low Density		

NOTICE OF PUBLIC HEARING FOR ANNEXATION, COMPREHENSIVE PLAN AMENDMENT, REZONING AND AMENDMENT TO SIGN CODE



NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the following entitled Ordinances:

11-40- 1. ORDINANCE NO. 11-40 PROVIDING THAT ONE PARCEL OF LAND APPROXIMATELY 14.4 ACRES IN SIZE OWNED BY THE CITY IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST ON THE EAST SIDE OF MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY, AND THAT THE BOUNDARY LINES OF THE CITY BE REDEFINED TO INCLUDE SAID PROPERTY PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

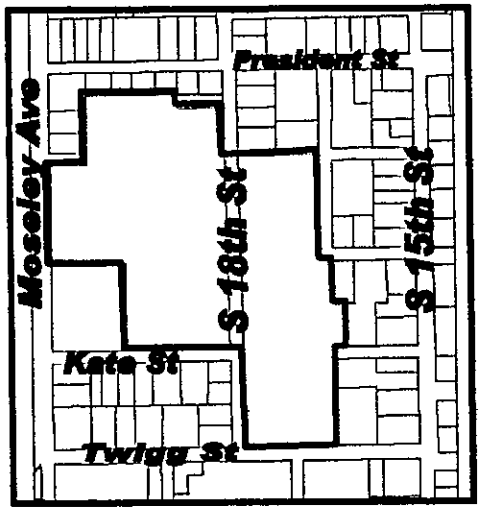
11-41- 1. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND OWNED BY THE CITY IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) ON THE EAST SIDE OF MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET FROM COUNTY US (URBAN SERVICES) TO IL (INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

1. AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND OWNED BY THE CITY IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST ON THE EAST SIDE OF NORTH MOODY ROAD APPROXIMATELY 600 FEET SOUTH OF REID STREET FROM COUNTY IL (INDUSTRIAL, LIGHT) TO M-1 (LIGHT INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

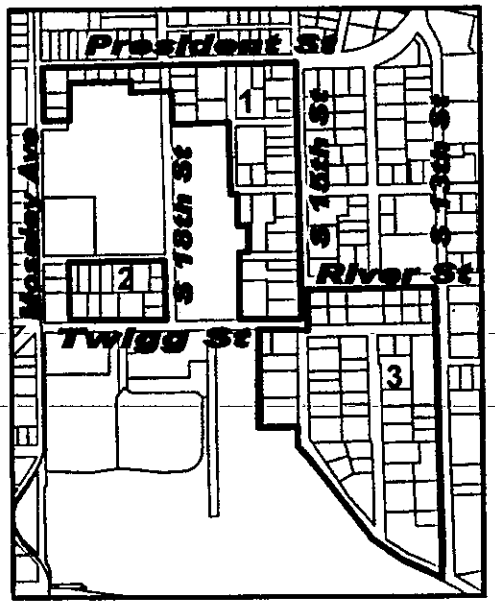
11-42- 2. ORDINANCE NO. 11-42 PROVIDING THAT ONE PARCEL OF LAND APPROXIMATELY 0.3 ACRES IN SIZE IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 300 STILLWELL AVENUE BE ANNEXED INTO THE CORPORATE LIMITS OF THE CITY, AND THAT THE BOUNDARY LINES OF THE CITY BE REDEFINED TO INCLUDE SAID PROPERTY PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

11-43- 2. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE), IDENTIFIED AS 300 STILLWELL AVENUE FROM COUNTY US (URBAN SERVICES) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

2. AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 300 STILLWELL AVENUE FROM COUNTY R-1A (RESIDENTIAL 1A, SINGLE-FAMILY) TO R-1A (SINGLE-FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.



11-44 AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) IDENTIFIED AS 1100 SOUTH 18TH STREET FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE. (Beasley Middle School).



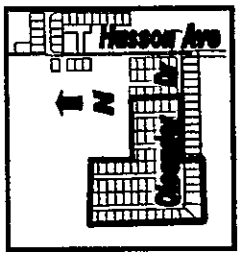
11-45- 1. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 42 PARCELS OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE EAST SIDE OF MOSELEY AVENUE BETWEEN PROSPER STREET AND PRESIDENT STREET; ON THE SOUTH SIDE OF PRESIDENT STREET BETWEEN MOSELEY AVENUE AND SOUTH 15TH STREET; ON THE WEST SIDE OF SOUTH 15TH STREET BETWEEN PRESIDENT STREET AND TWIGG STREET; ON BOTH SIDES OF KIRBY STREET BETWEEN SOUTH 18TH STREET AND SOUTH 17TH STREET; ON THE EAST SIDE OF SOUTH 17TH STREET FROM TWIGG STREET TO RUTH STREET; ON THE WEST SIDE OF SOUTH 17TH STREET FROM PRESIDENT STREET TO RUTH STREET, ON BOTH SIDES OF SOUTH 18TH STREET FROM PRESIDENT STREET TO BEASLEY MIDDLE SCHOOL PROPERTY; AND ON TWIGG STREET BETWEEN SOUTH 18TH STREET AND BEASLEY MIDDLE SCHOOL PROPERTY FROM REC (RECREATION) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

11-46- 2. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 14 PARCELS OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE NORTH SIDE OF TWIGG STREET BETWEEN SOUTH 18TH STREET AND APPROXIMATELY 500 FEET WEST OF SOUTH 18TH STREET; ON THE SOUTH SIDE OF KATE STREET BETWEEN SOUTH 18TH STREET AND APPROXIMATELY 500 FEET WEST OF SOUTH 18TH STREET; AND ON SOUTH 18TH STREET BETWEEN TWIGG STREET AND KATE STREET FROM REC (RECREATION) TO RL

(RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

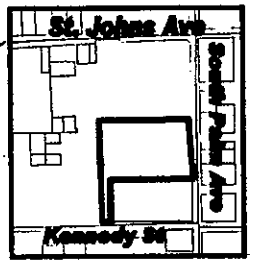
11-47- 3. AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 51 PARCELS OF LAND IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE SOUTH SIDE OF RIVER STREET BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET; ON BOTH SIDES OF HARGROVE STREET BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET; THE WEST SIDE OF SOUTH 15TH STREET BETWEEN TWIGG STREET AND RAVINES STATE GARDENS; ON THE EAST SIDE OF SOUTH 16TH STREET BETWEEN RIVER STREET AND ON SOUTH 13TH STREET; ON BOTH SIDES OF SOUTH 14TH STREET BETWEEN HARGROVE STREET AND SOUTH 15TH STREET; ON THE WEST SIDE OF SOUTH 13TH STREET BETWEEN RIVER STREET AND SOUTH 15TH STREET; AND ON THE SOUTH SIDE OF TWIGG STREET BETWEEN SOUTH 15TH STREET AND RAVINES STATE GARDENS FROM REC (RECREATION) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

11-48-

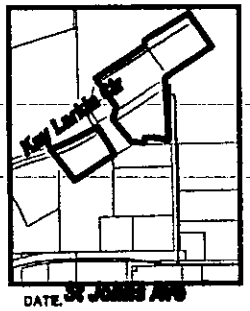


AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 73 PARCELS OF LAND IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) LOCATED ON THE NORTH SIDE OF OLEANDER DRIVE FROM APPROXIMATELY 1,060 FEET WEST OF HUSSON AVENUE TO MANGO DRIVE; BOTH SIDES OF MANGO DRIVE BETWEEN OLEANDER DRIVE AND ONE LOT SOUTH OF MAGNOLIA DRIVE; BOTH SIDES OF REDBUD LANE BETWEEN OLEANDER DRIVE AND ONE LOT SOUTH OF MAGNOLIA DRIVE; BOTH SIDES OF DOGWOOD LANE FROM OLEANDER DRIVE TO APPROXIMATELY 470 FEET NORTH OF OLEANDER DRIVE; AND BOTH SIDES OF HOLLY LANE FROM OLEANDER DRIVE TO APPROXIMATELY 470 FEET NORTH OF OLEANDER DRIVE FROM RM (RESIDENTIAL, MEDIUM DENSITY) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

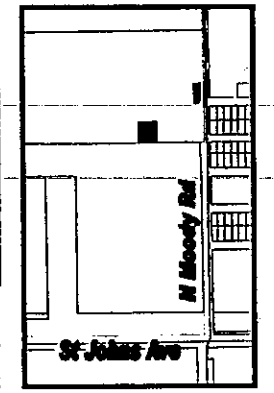
11-49-



AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO 1 PARCEL OF LAND IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE) LOCATED AT 306 SOUTH PALM AVENUE FROM OPF (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE

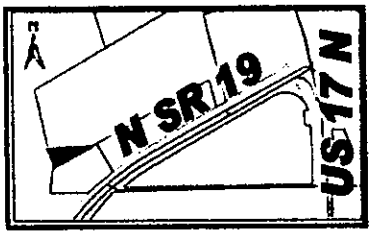


DATE.



11-50 AN ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO FOUR PARCELS OF LAND IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE) LOCATED ON KAY LARKIN CIRCLE; AND TWO PARCELS OF LAND LOCATED NORTH OF ST JOHNS AVENUE AND WEST OF MOODY ROAD FROM OPF (OTHER PUBLIC FACILITIES) TO IN (INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

AN



11-51- ORDINANCE PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND IN SECTION 02, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE) LOCATED NORTH OF NORTH SR 19 AND WEST OF HIGHWAY 17 NORTH FROM OPF (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING FOR THE FOLLOWING NEW SECTION OF THE ZONING CODE OF THE CITY OF PALATKA, FLORIDA: SECTION 62-15 TO DELINEATE SETBACKS FOR SIGNS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

These Ordinances will be considered at the Commission's next regular meeting to be held at 6:00 p.m. on the 25th day of August, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. The annexation and rezoning ordinances will be considered at a final adoption hearing on the 8th of September, 2011. A copy of the annexation ordinances with the legal description of the property can be obtained from the office of the City Clerk at City Hall and all proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK

Agenda Item

12

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 25

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 10 ACRES IN SIZE) IDENTIFIED AS 310 S. PALM AVENUE, FROM OPF (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
11-10-26-0000-1040-0000	3.93	Other Public Facilities	Commercial

DESCRIPTION OF PROPERTY:

S 330FT OF SE1/4 OF NE1/4 OF NE1/4 BK228 P497 (EX OR546 P1770)

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 14th day of July, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

PALATKA PLANNING BOARD
Minutes of Regular Meeting
June 7, 2011

Meeting called to order by Board member and Acting Chairman Kenneth Venables at 4:30 pm.
Other members present: Sue Roskosh, Earl Wallace, Joseph Petrucci and Joe Pickens.
Members absent: Anthony Harwell, Zachary Landis, Carl Stewart and Ezekiel Johnson.
Also present: Planning Director Thad Crowe, Recording Secretary Pam Sprouse and City Attorney Don Holmes.

Acting Chairman Venables offered the sympathy and condolences of the Board to Mr. Stewart in the loss of his wife.

Motion made by Sue Roskosh and seconded by Joe Pickens to approve the minutes of the February 1st April 5th and April 11, 2011 meetings. All present voted affirmative, motion carried.

Ms. Sprouse read "To Appeal Any Decision." Acting Chairman Venables requested that disclosure of any ex parte communication be made prior to each case.

NEW BUSINESS

Case 11-09 **Address:** 310 S. Palm Av.
Parcel #: (11-10-26-0000-1040-0000)
Owner: Nancy M. Raby Living Trust
Request to Rezone from R-1A (Residential Single-family) to C-1 (General Commercial)

Ms. Raby was present.

Mr. Crowe advised that this proposed rezoning has a companion Future Land Use amendment. He explained that the existing building sits on split zoning, that the back half of the building is in residential zoning, the front half is in commercial zoning, and the rear part of the property is undeveloped with multi-family residential zoning. He further explained that the owner would like to rezone the middle part of the parcel and the rear of the building (zoned single-family residential) to commercial. He said that the proposed zoning is the same as the current adjacent zoning and that this application meets the rezoning criteria. He recommended approval for this request.

Motion made by Joe Pickens and seconded by Joseph Petrucci to accept staff recommendations to approve the request. Motion passed 5-0.

Case 11-11 **Address:** 300 Stillwell Ave.
Parcel #: (02-10-26-7720-0280-0090)
Owner: Lucile Maxwell Et Al
Agent: Loretha W Johnson
Request to annex, amend the Future Land Use Map from County RL (Residential Low-Density) to RL (Residential Low Density) and rezone from County R-1A (Residential 1-A, Single-Family) to R-1A (Single-Family Residential).

Mr. Crowe explained that there are single-family and multi-family designations in the City and County areas surrounding this parcel, and that this area is part of a County enclave that we are nibbling away little by little. He said that it does meet the annexation, Future Land Use Map amendment, and rezoning criteria and recommended approval. Mr.

Case 11-09
Request to Rezone from R-1A to C-1
310 S. Palm Ave.
Applicant: Nancy M. Raby

STAFF REPORT

DATE: July 7, 2011

TO: Mayor and City Commission

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

To rezone portion of property from R-1A (Residential Single-Family) to C-1 (General Commercial). Required public notice included legal advertisement, property posting, and letters to nearby property owners (within 150 feet). Planning Board recommended approval unanimously at June 7, 2011 meeting.

APPLICATION BACKGROUND

This application is a corrective action intended to convert split commercial-residential zoning on a property to a single commercial zoning. A companion comprehensive plan map (future land use map/FLUM) amendment is included in this agenda as part of a series of administratively-initiated corrective amendments.

310 S. Palm Avenue is an approximately 3.9 acre parcel located at the northwest corner of Palm and Kennedy Street, located in the "central" part of the City. Palm Avenue is a key four-lane, north-south collector road running from Reid Street south to Silver Lake Drive. The corridor is a patchwork of City-County jurisdiction with the majority of City properties being nonresidential uses, a hallmark of City annexation policy. The corridor includes a mix of uses in the portion (generally) within the City limits north of Crill Avenue, including office, retail, churches, residential uses, a cemetery, and a large nursing home. The table below site and surrounding property use classifications (see also attached maps).

Table 1: Use Classifications

Property	FLUM	Zoning	Existing Use
Site	OPF (Other Public Facilities)	C-1 (General Commercial) R-1A (Single-Family Resid.) R-3 (Multi-Family Resid.)	retail/office complex
Property to North	OPF (Other Public Facilities)	C-2 (Intensive Commercial)	credit union
Property to South	County US (Urban Services)	County C-1 (Commercial, General, Light)	church single-family residence
Property to West	OPF (Other Public Facilities) County US (Urban Services)	C-2 (Intensive Commercial)	undeveloped (owned by credit union)
Property to East	RL (Residential Low Density) COM (Commercial)	R-1A (Single-Family Resid.) County R-1A (Single Family) C-1 (General Commercial)	church

The property (see photo below) is partially developed, with an approximately 18,000 SF retail/office complex on the front half. Current tenants include a medical office, skin surgery center, builder's office, drugstore and lab, and law office.

Figure 1: Site from southeast

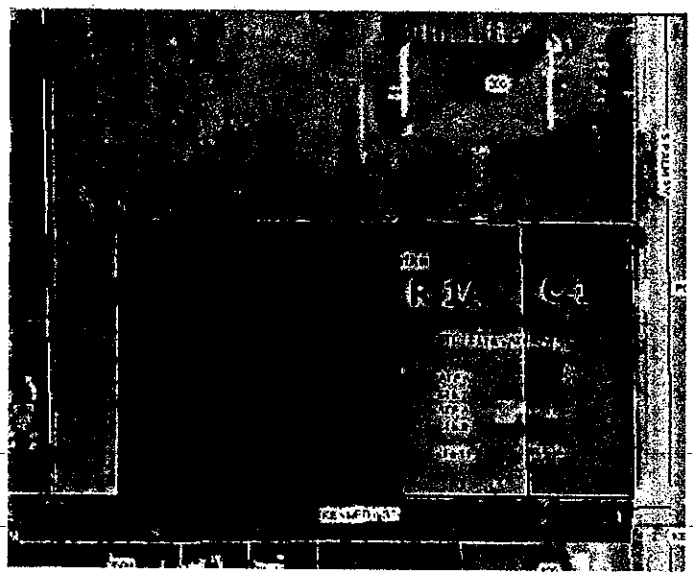


Figure 3: Split Zoning on Site

As indicated in the Table 1 and Figure 3, the property has three zoning classifications. The front third of the property facing Palm Ave. and including approximately the front half of the existing complex is in C-1 (General Commercial), the approximate rear half of the complex is in R-1A (Single-Family Residential), and the approximate rear (undeveloped) half of the property is in R-3 (Multi-Family Residential). The effect of the split zoning makes the rear part of the complex nonconforming in terms of use – the building cannot be substantially improved and if destroyed, can only be rebuilt for residential purposes.

PROJECT ANALYSIS

Per Section 94-38 of the Zoning Code, the following criteria must be considered for rezonings, which are shown in *italics* (staff response follows each criterion, and comprehensive plan extracts are underlined).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.

The application is in keeping with the following policy of the comprehensive plan and does not conflict with other plan elements.

Future Land Use Element Objective A.1.11 187201(15)(b)1, 2, 3
The City shall protect private property rights and recognize the existence of private interest in land use.
The existing commercial use is a legitimate business enterprise that essentially conforms to the Comprehensive Plan and Zoning Code, as such the City should legitimize this use.

b. The existing land use pattern.
S. Palm Avenue includes a mix of uses ranging in intensity from single-family residences to retail commercial uses. This four-lane roadway provides higher levels of traffic, accessibility, and visibility which help to sustain commercial enterprises such as 310 S. Palm.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
The amendment will not create an isolated district. There is existing commercial zoning to the north, east, and south.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
Not applicable as the zoning is nonresidential.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
The current zoning boundaries are in fact illogical. Providing unified commercial zoning for this commercial site will provide logical boundaries.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
Not applicable.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
The change will not adversely affect living conditions, since the commercial use already exists.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
This change will not increase traffic congestion or impact public safety as it applies to an existing use.

i. Whether the proposed change will create a drainage problem.
Not applicable.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

Not applicable.

k. Whether the proposed change will adversely affect property values in the adjacent area.
l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
In fact not changing the zoning could negatively affect adjacent properties and property values since a portion of the complex cannot be substantially improved and could thus present a negative appearance.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
Providing a unified zoning designation to a property is not a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
A commercial building like this could not easily be used for residential purposes.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
Not applicable due to existing use.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Not applicable due to existing use.

q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.
Not applicable.

STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable rezoning criteria. Staff recommends approval of Case 11-09, rezoning of 310 S. Palm Ave. from R-1A to C-1.

Application Number: PB - 11-09
Date Received: 3/7/11
Hearing date: 4/5/11

Application for Small-Scale Land Use Amendment to the Future Land Use Map

This application must be **typed or printed in black ink** and submitted with any required attachments and application fee of $450 (Checks payable to the City of Palatka) to:

Administrative correction Per DB

City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

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

TO BE COMPLETED BY APPLICANT

1. Property Address: 310 S. Palm Ave. Palatka FL	**2. Parcel Number:** 11-10-26-0000-1040-0000 Control # 085628	**3. Current Property Use:** Commercial offices (10 suites)
4. Current Land Use Designation: OPF	**5. Requested Land Use Designation:** MFR/Com	**6. Required Attachments:**
7. Current Zoning Designation: R3/R-1A/C-1	**8. Requested Zoning Designation:** R3/C-1	☐ Letter of Authorization* ☐ Legal Description ☐ Copy of Recorded Deed ☐ Fees ☐ Project Narrative** ☐ Supplementary Information*** ☐ Site Map for display ad**** ☐ Site Plan*****
9. Lot size/acreage: 1.84	**10. Number, types & square footage of structures on property:** 1 Building 11,000 sq ft.	
11. Proposed Number, types & square footage of structures on property: Attach plan		

8. Owner Name: Nancy M. Raby Living Trust
Owner Address: 310 S. Palm Ave., Ste 10
Palatka FL 32177
Phone Number: 386-325-6767

9. Agent Name: _____
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 present and future use of the property in detail.
***Supplementary information that may be required with application relative to the following factors where applicable: Soils, Natural Vegetation/Wildlife; Wetlands (type, location and amount of acreage to the nearest one-hundredth acre), and Topography/Flood Prone Areas.
****Site map for ad to be to be in black & white, no larger than 2 ½" x 3" with nearest intersecting streets shown and named.
*****Site Plan: Detailed project drawing

RECEIVED
MAR 07 2011
BY: _____

Application Number: PB - 11-09

Hearing date: 4-5-11

10. This application submitted by:

Signature of owner(s): Nancy M. Raby E Craig Raby

Print owner(s) names(s): NANCY M. RABY E. CRAIG RABY

Signature of Agent(s): _____ _____

Print Agent(s) names: _____ _____

STATE OF Florida

County of Putnam

Before me this day personally appeared E. Craig Raby + Nancy M. Raby, Trustees who executed the foregoing application and acknowledged to and before me that they executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 7th day of March A.D. 2011.

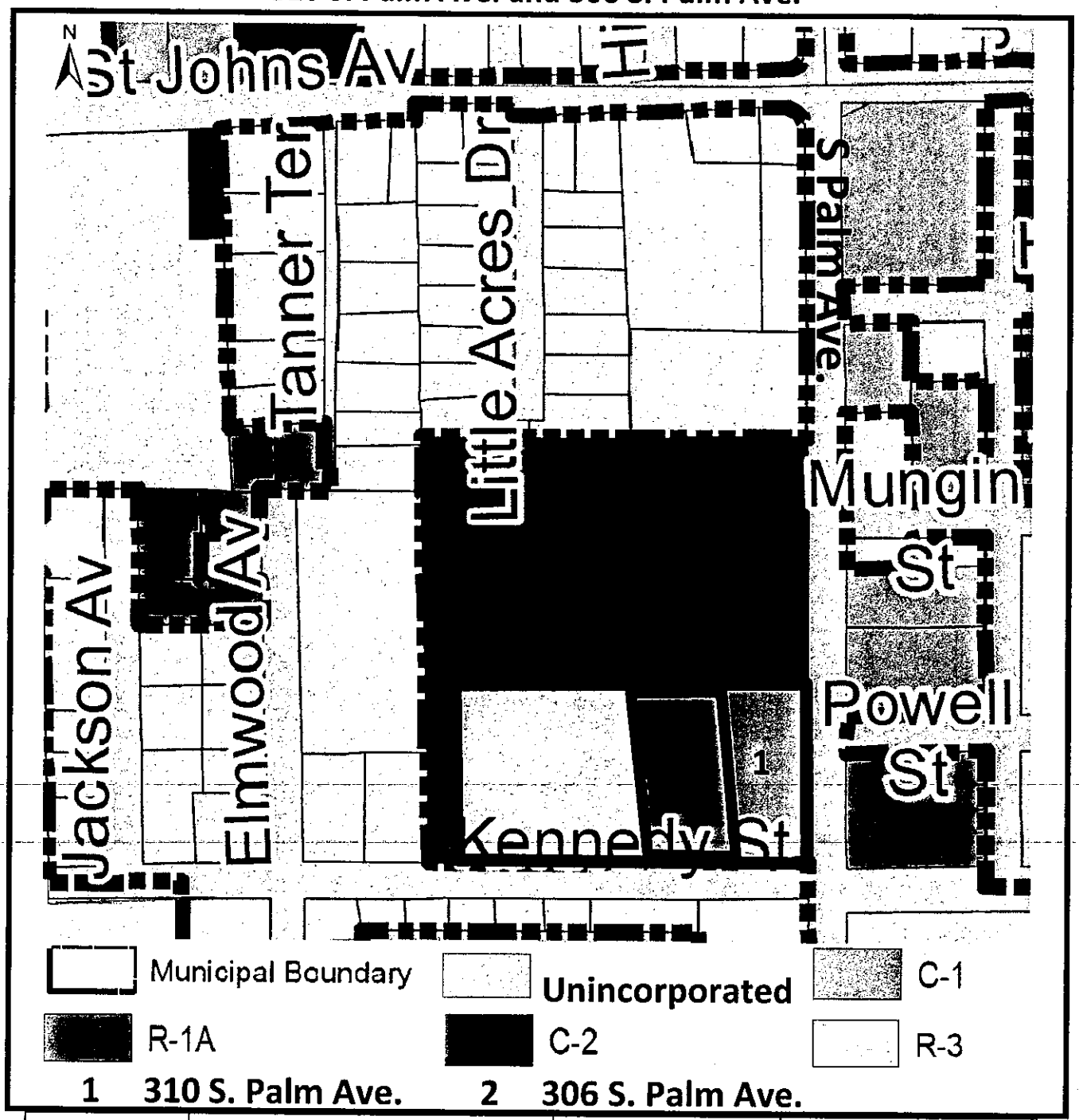
Vickie F Moody
Notary Public

VICKIE F MOODY
COMMISSION # EE3972
EXPIRES AUG 3 2014
BONDED THROUGH
FLI INSURANCE COMPANY

My Commission Expires _____ State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted 3/7/11	2. Received By: DB	3. Current Zoning: R3, R-1A, C-1	4. Requested Zoning: C-1	5. Preliminary review by: TZ
7. Sign(s) Posted Date: 5/27/11 By: E.G.	8. Surrounding property owners notices sent: Date: 5/16/11 By: P.S.	9. Legal Ad Ran: Y Date: 5/21/11	10. Attachments Reviewed: ☐ Letter of Authorization* N/A ☑ Legal Description ☑ Copy of Recorded Deed ☑ Fees ☐ Project Narrative** N/A ☑ Supplementary Information*** ☑ Site Map for display ad**** ☐ Site Plan***** N/A	
City Commission Hearing Date: 7/14 and 8/25				

310 S. Palm Ave. and 306 S. Palm Ave.



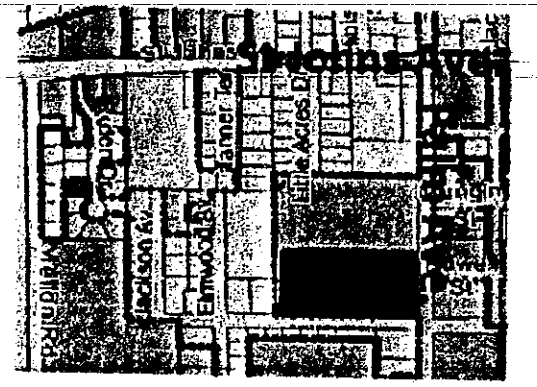
No.	Site(s)	Current Zoning	Proposed Zoning
1	310 S. Palm Ave.	R-1A	C-1

LEGAL NOTICE

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST (LESS THAN 20 ACRES IN SIZE) IDENTIFIED AS 310 S. PALM AVENUE, FROM OPC (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (Nancy M. Raby Living Trust) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. Said proposed ordinance may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED A PORTION OF A CERTAIN PROPERTY IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 310 S. PALM AVENUE, FROM R-1A (RESIDENTIAL, SINGLE-FAMILY) TO C-1 (GENERAL COMMERICAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (Nancy M. Raby Living Trust) at its next regular meetings to be held at 6:00 p.m. on the 14th day of July, 2011 and on the 25th day of August, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. Said proposed ordinance may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.
/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

13

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 26

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 1209 WESTOVER DRIVE, FROM C-1 (GENERAL COMMERCIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE 1209 Westover

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011, and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of C-1 (General Commercial) to PBG-1 (Public Buildings and Grounds).

DESCRIPTION OF PROPERTY:

HUSSONS ADD TO PALATKA HEIGHTS MB1 P18 BLK 3 N1/2 OF LOTS 2 + 3

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 11-15 Address: Multiple locations within the City
Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

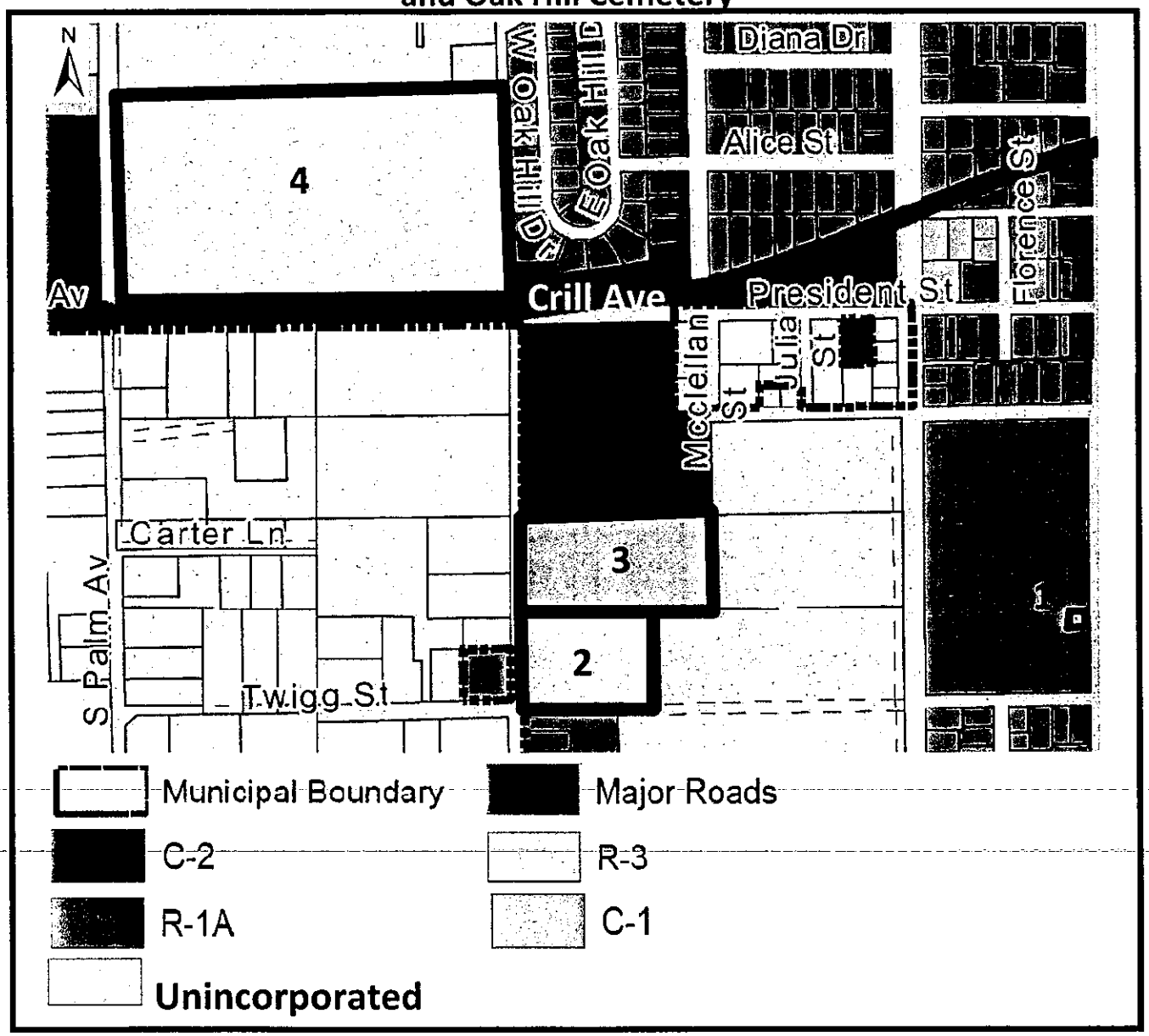
Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

City Lift Station, Edgar Johnson Senior Center, ARC of Putnam County and Oak Hill Cemetery



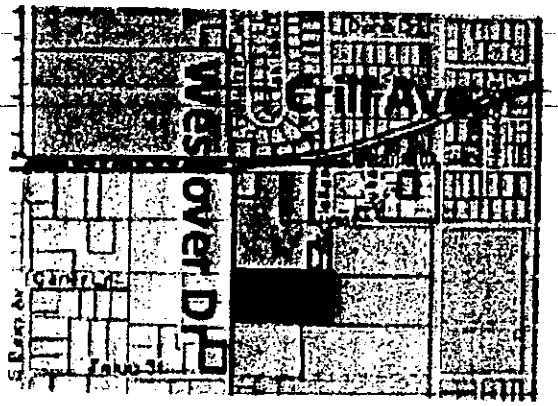
No.	Site(s)	Current Zoning	Proposed Zoning
1	City Lift Station 1216 Cleveland Ave.	R-1A	R-1A
2	Edgar Johnson Senior Center 1215 Westover Dr.	R-3	PBG-1
3	ARC of Putnam County 1215 Westover Dr.	C-1	PBG-1
4	Oak Hill Cemetery 2900 Crill Ave.	C-1	PBG-1

LEGAL NOTICE

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND (LESS THAN 20 ACRES IN SIZE) IDENTIFIED AS 1209 WESTOVER DRIVE AVENUE FROM RH (RESIDENTIAL, HIGH DENSITY) TO PB (PUBLIC BUILDINGS AND GROUNDS), PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (ARC of Putnam County) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. Said proposed ordinance may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 1209 WESTOVER DRIVE AVENUE FROM C-1 (COMMERCIAL, GENERAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (ARC of Putnam County) at its next regular meetings to be held at 6:00 p.m. on the 14th day of July, 2011 and on the 25th day of August, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. Said proposed ordinance may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.
/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

14

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11-27

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 712 S. PALM AVENUE, FROM C-1 (GENERAL COMMERCIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE 712 S. Palm

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011, and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of C-1 (General Commercial) to PBG-1 (Public Buildings and Grounds).

DESCRIPTION OF PROPERTY:

PT OF SE1/4 OF NE1/4 OR157 P247(OAK HILL WEST CEMETERY MB6 P71)

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 11-15 Address: Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG OPF~~	~~No change~~	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

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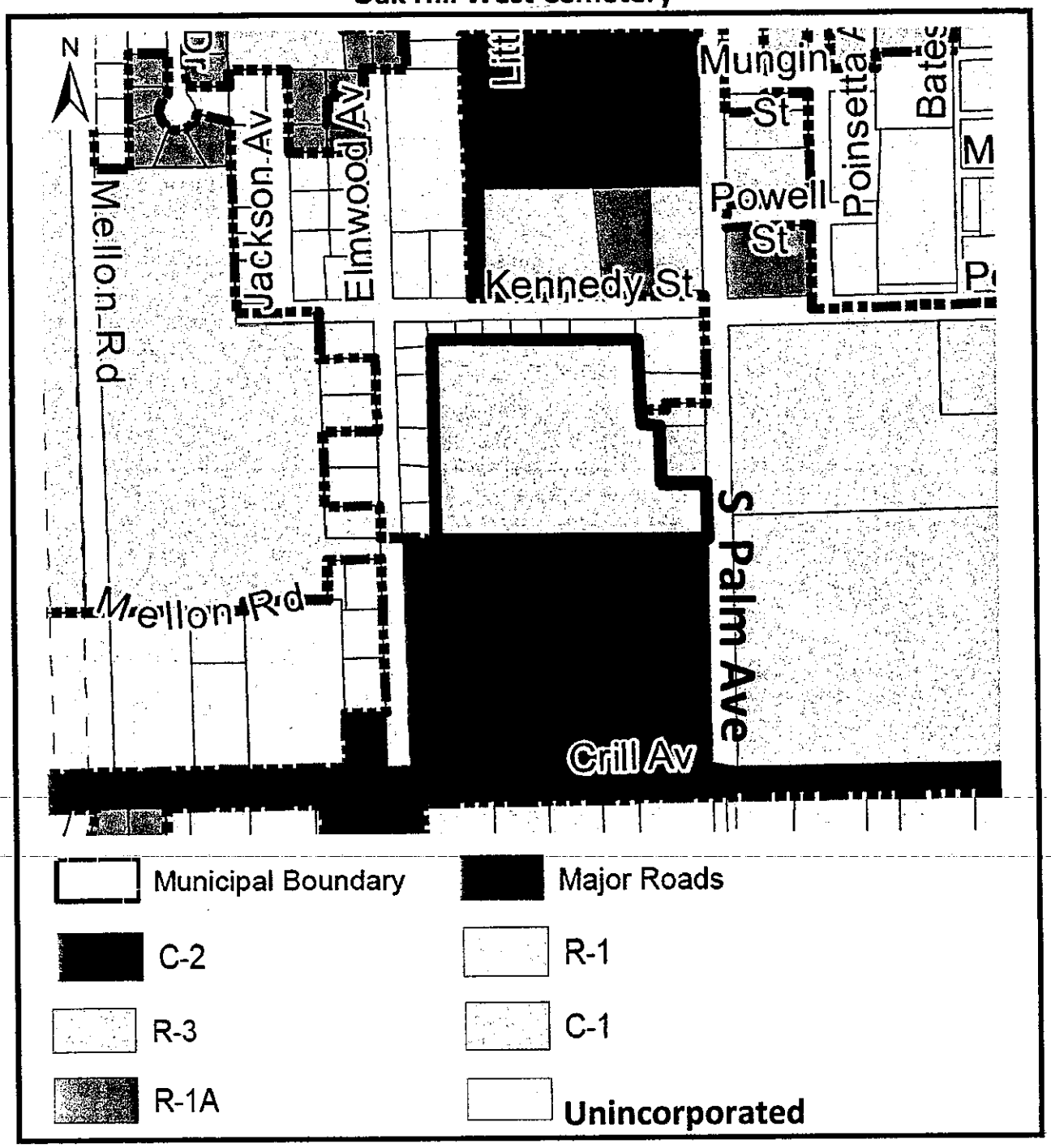
Oak Hill West Cemetery



Site	Current Zoning	Proposed Zoning
Oak Hill West Cemetery 712 S. Palm Ave.	C-1	PBG-1

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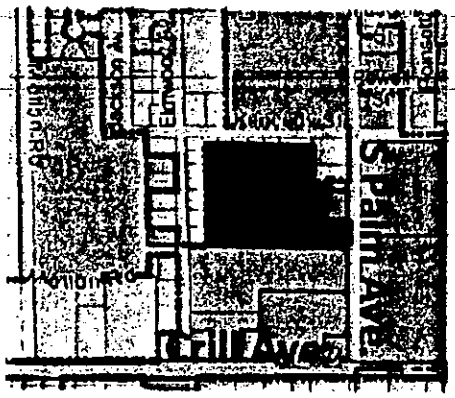
PLEASE GOVERN YOURSELVES ACCORDINGLY.
/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

15

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 28

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 1215 WESTOVER DRIVE, FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

1215 Westover (Sr. Ctr)

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of R-3 (Multi-Family Residential) to PBG-1 (Public Buildings and Grounds).

DESCRIPTION OF PROPERTY:

HUSSONS ADD TO PALATKA HEIGHTS MB1 P18 BLK 3 S1/2 OF LOTS 2 + 3(EX E 178FT) + ADJ CLOSED JOHN ST OR921 P1062(FOR EDGAR JOHNSON SENIOR CENTER)

Section 3. All ordinances in conflict with the terms and

provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 11-15 Address: Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

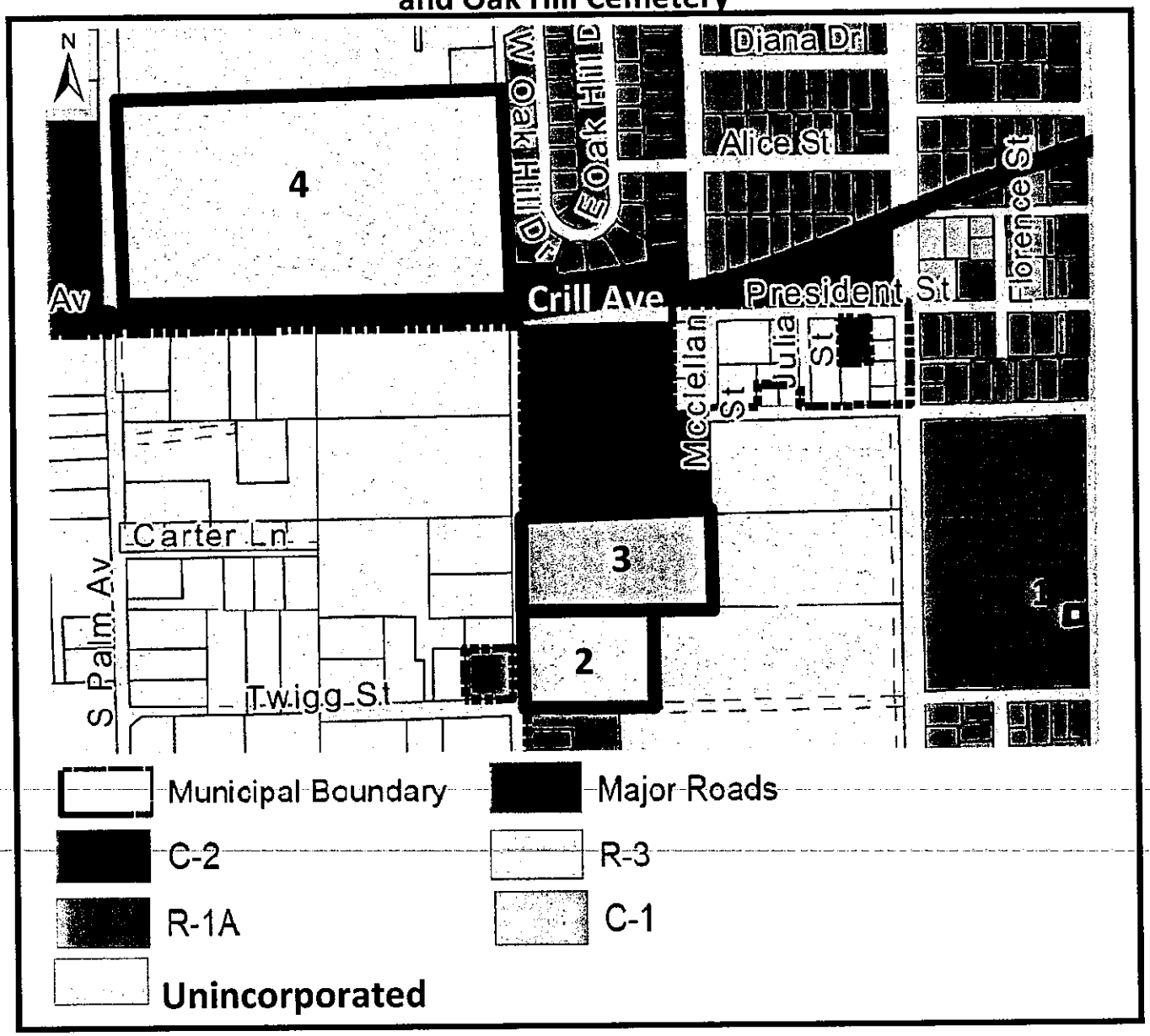
Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

City Lift Station, Edgar Johnson Senior Center, ARC of Putnam County and Oak Hill Cemetery



No.	Site(s)	Current Zoning	Proposed Zoning
1	City Lift Station 1216 Cleveland Ave.	R-1A	R-1A
2	Edgar Johnson Senior Center 1215 Westover Dr.	R-3	PBG-1
3	ARC of Putnam County 1215 Westover Dr.	C-1	PBG-1
4	Oak Hill Cemetery 2900 Crill Ave.	C-1	PBG-1

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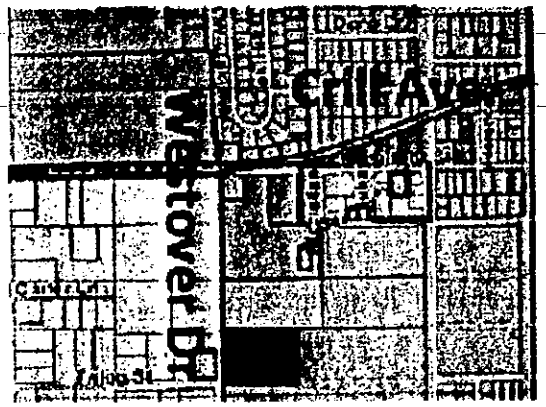


Staff Report Agenda Items

16 thru 22

Case 11-15
Request to Amend FLUM & Rezone
(Corrective Actions, Multiple Locations)
Applicant: Building & Zoning Dept.

STAFF REPORT

DATE: May 29, 2011

TO: Planning Board members

FROM: Thad Crowe, AICP, Planning Director

APPLICATION REQUEST

Request to consider amendments to the Comprehensive Plan Future Land Use Map (FLUM) and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described below. Required public notice for rezonings included legal advertisement, property posting, and letters to nearby property owners (within 150 feet). Required public notice for FLUM amendments was legal advertisement.

APPLICATION BACKGROUND

Staff recently reviewed the FLUM to determine clear inconsistencies between FLUM designation and actual use. This was not intended to be a detailed analysis, but a "low hanging fruit" exercise. The Comprehensive Plan is the guiding document for land use within the City, which means that existing land uses that are not allowed in their land use category effectively become nonconforming uses. This could prevent buildings and other improvements on such properties from being substantially maintained and being rebuilt in the event of destruction.

There are three categories of proposed amendments as shown in tables on the next two pages: School District properties, other public properties, and private properties. Most private properties are established residential or commercial uses that have been assigned FLUM categories that are intended for publicly-owned properties, with two exceptions: the first being a single-family section of the Rolling Hills subdivision that has a higher-density land use and an undeveloped parcel on N. Hwy. 19 that is within a commercially zoned corridor.

Also please note that Staff has changed the recommended FLUM for two of the properties upon further review. One is the City lift station at 1215 Cleveland Ave, which should go to OPF, not PBG; and the other is the Water Plant, which is currently in an appropriate FLUM (OPF).

Staff also reviewed the zoning designation for properties recommended for FLUM changes to determine if accompanying zoning changes were required. The only zoning changes recommended are for public properties in order to assign a zoning category that fits with the proposed FLUM. The following tables provide information about the properties and there are also accompanying maps.

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elementary School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elementary School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elementary School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elementary School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
City Lift Station	1216 Cleveland Ave.	Single-family	City facility	RL	~~PBG~~ OPF	No change	
Edgar Johnson Senior Center	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State College	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Resid. Area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Resid. Area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

PROJECT ANALYSIS

Future Land Use Analysis

Florida House Bill 7129, recently signed by the Governor, provides amended criteria for consideration of comprehensive plan amendments under F.S. 163-3187, shown in italics below (staff response follows each criterion, and comprehensive plan extracts are underlined).

List Goals, Objectives, and Policies of the Comprehensive Plan that support the proposed amendment.

The intent of this amendment is to assign appropriate FLUM categories to developed and established public and private properties. The application does not conflict with plan elements.

Provide analysis of the availability of facilities and services.

All properties are within city limits and are served by urban services including water, sewer, police, fire, etc.

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

All properties are either established uses are in areas that are primarily developed and are therefore suitable for amendment for a more appropriate land use designation.

Provide analysis of the minimum amount of land needed as determined by the local government.

Not applicable, as this is to be determined at the next revision of the Comprehensive Plan.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests.

- *Low-intensity, low-density, or single-use development or uses.*

The properties proposed for FLUM amendments are developed or are within established areas and to not represent urban sprawl.

- *Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

The multiple properties are not located within a rural area.

- *Radial, strip, isolated, or ribbon development patterns.*

The properties are either developed or are within established areas and do not represent strip development patterns.

- *Development that fails to adequately protect and conserve natural resources and agricultural activities.*

Not applicable since these properties are already developed.

- *Development that fails to maximize use of existing and future public facilities and services.*

These developed properties are well-situated to utilize public facilities and services.

- *Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.*

Given their location with an urban service area, these properties will continue to be efficiently served.

- *Development that fails to provide a clear separation between rural and urban uses.*

These properties are within an urban area.

- *Development that discourages or inhibits infill development and redevelopment.*

Not applicable as these properties are within a developed urban area.

- *Development that fails to encourage a functional mix of uses.*

Not applicable as these properties are developed and established uses.

- *Development that results in poor accessibility among linked or related land uses.*

Not applicable.

Rezoning Analysis

Per Section 94-38 of the Zoning Code, the Planning Board must study and consider the proposed zoning amendment in relation to the following criteria, which are shown in *italics* (staff response follows each criterion).

1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.

As previously noted, the application is in keeping with the Comprehensive Plan, and does not conflict with other plan elements.

b. The existing land use pattern.

The proposed zoning changes (and FLUM amendments) are intended to recognize and legitimize the existing land use pattern.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

The zoning changes do not result in isolated districts and are proposed with consideration of existing uses, surrounding uses, and zoning classifications.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

The only residential zoning change in this amendment package is for a portion of the Rolling Hills subdivision, which is intended to reflect the existing single-family character of this area. This specific change would result in a reduction of density and the resulting potential impacts.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

See response to c. above.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Conditions have not changed and these actions are intended as corrective measures.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

These changes will decrease nonconformities for established uses and will not adversely influence living conditions.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

Not applicable as these are existing uses.

i. Whether the proposed change will create a drainage problem.

Not applicable as these are existing uses.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.

Not applicable as these are existing uses.

k. Whether the proposed change will adversely affect property values in the adjacent area.
See response to g. above.

l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
Not eliminating FLUM and zoning nonconformities would in fact be a deterrent to improvement of areas around these properties.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
Creating FLUM and zoning conformity for established or developed properties is not a grant of special privilege.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
Not applicable as the City single-family zoning will be the same as the current County zoning.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
See response to g. above.

p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
Not applicable as these are existing uses.

q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.
Not applicable.

STAFF RECOMMENDATION

As demonstrated in this report, this application meets applicable future land use amendment and rezoning criteria. Staff recommends approval of Case 11-15: corrective amendment of future land use map category and rezoning for multiple properties is shown in Tables 1, 2, and 3.

Agenda Item

16

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 29

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND (LESS THAN 20 ACRES IN SIZE) IDENTIFIED AS 1100 SOUTH 18TH STREET FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS), PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (Beasley Middle School)

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
12-10-26-1070-0040-0000	18.29	Other Public Facilities	Public Buildings and Grounds

DESCRIPTION OF PROPERTY:

BURTS S/D MB1 P47 + BURTS ADDITION MB2 P22 ALL OF BLKS 4 7 9 10 13, LOTS 1 TO 11 INCL BLK A5,W 45FT OF LOTS 3 4 5 BLK B5, W 5FT OF LOTS 1 TO 6 INCL BLK 6,LOTS 1 TO 4 + 7 8 9 BLK 11 LOTS 7 8 9 10 BLK 12 + PT OF CLOSED STREETS OR69 P430 OR122 P219 OR187 P37 OR453 P282 OR671 P582 + PT OF CLOSED RUTH STREET OR1170 P617 (BEASLEY MIDDLE SCHOOL FRED GREEN GYM VETERAN MEMORIAL STADIUM)

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Case 11-15 **Address:** Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

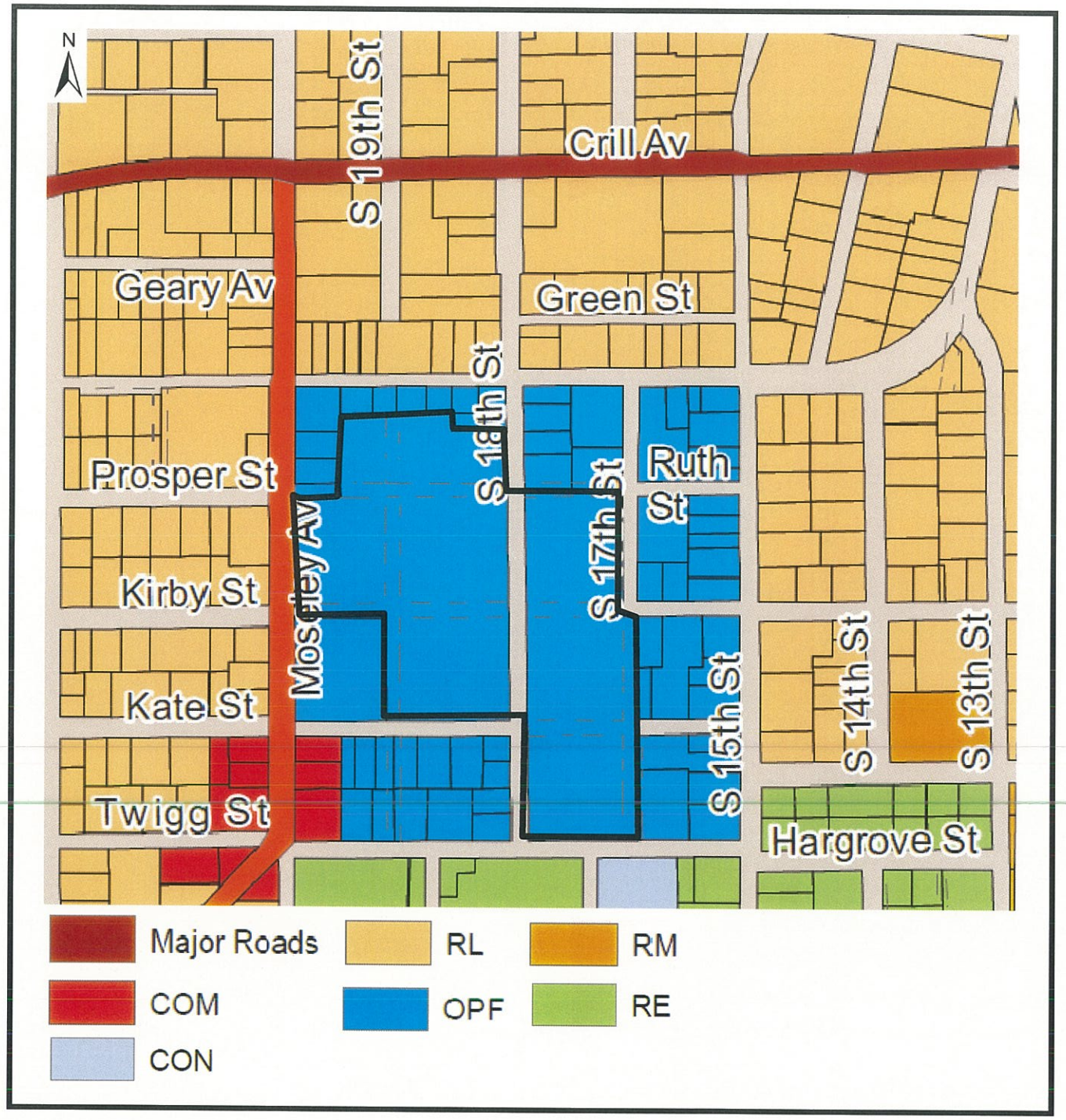
Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Beasley Middle School



Site(s)	Current FLUM	Proposed FLUM
Beasley Middle School 1110 S. 18th St.	OPF	PB
FLUM Acronyms: COM (Commercial), CON (Conservation), RL (Residential, Low Density), RM (Residential, Medium Density), OPF (Other Public Facilities), RE (Recreation)		

Agenda Item

17

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 30

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO FORTY-ONE PARCELS OF LAND (COLLECTIVELY LESS THAN 20 ACRES IN SIZE) LOCATED ON THE EAST SIDE OF MOSELEY AVENUE BETWEEN PROSPER STREET AND PRESIDENT STREET; ON THE SOUTH SIDE OF PRESIDENT STREET BETWEEN MOSELEY AVENUE AND SOUTH 15TH STREET; ON THE WEST SIDE OF SOUTH 15TH STREET BETWEEN PRESIDENT STREET AND TWIGG STREET; ON BOTH SIDES OF KIRBY STREET BETWEEN SOUTH 15TH STREET AND SOUTH 17TH STREET; ON THE EAST SIDE OF SOUTH 17TH STREET FROM TWIGG STREET TO RUTH STREET; ON THE WEST SIDE OF SOUTH 17TH STREET FROM PRESIDENT STREET TO RUTH STREET, ON BOTH SIDES OF SOUTH 18TH STREET FROM PRESIDENT STREET TO BEASLEY MIDDLE SCHOOL PROPERTY; AND ON TWIGG STREET BETWEEN SOUTH 15TH STREET AND BEASLEY MIDDLE SCHOOL PROPERTY FROM REC (RECREATION) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one

public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
12-10-26-1070-0010-0010	0.80	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0010-0011	0.17	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0010-0070	0.22	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0010-0071	0.22	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0010-0090	0.11	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0010-0110	0.17	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0010-0120	0.30	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0020-0010	0.11	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0020-0011	0.11	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0020-0040	0.62	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0020-0070	0.23	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0020-0080	0.23	REC (Recreation)	RL (Residential, Low Density)

12-10-26-1070-0020-0100	0.14	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0020-0110	0.19	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0020-0120	0.17	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0025-0060	0.23	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0025-0010	0.29	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0025-0020	0.76	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0025-0080	0.25	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0025-0090	0.25	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0030-0010	0.30	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0030-0020	0.30	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0030-0040	0.25	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0030-0060	0.25	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0030-0070	0.37	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0030-0090	0.67	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0060-0010	0.57	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0060-0050	0.58	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0060-0070	0.30	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0060-0090	0.30	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0060-0120	0.17	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0110-0050	0.19	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0110-0051	0.21	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0110-0100	0.17	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0110-0110	0.15	REC (Recreation)	RL (Residential, Low Density)

12-10-26-1070-0110-0111	0.19	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0120-0010	0.19	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0120-0020	0.30	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0120-0040	0.50	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0120-0110	0.17	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0120-0111	0.23	REC (Recreation)	RL (Residential, Low Density)

DESCRIPTION OF PROPERTY:

Property Tax Number	Legal Description
12-10-26-1070-0010-0010	BURTS S/D MB1 P47 BLK 1 LOTS 1 2 3 4 5 6(EX OR802 P551)
12-10-26-1070-0010-0011	BURTS S/D MB1 P47 BLK 1 PT OF LOTS 4 5 6 OR802 P551
12-10-26-1070-0010-0070	BURTS S/D MB1 P47 BLK 1 PT OF LOTS 7 8 BK147 P123
12-10-26-1070-0010-0071	BURTS S/D MB1 P47 BLK 1 PT OF LOTS 7 8 BK143 P486
12-10-26-1070-0010-0090	BURTS S/D MB1 P47 BLK 1 LOTS 9 10
12-10-26-1070-0010-0110	BURTS S/D MB1 P47 BLK 1 THE E 100 FT OF LOTS 11 + 12
12-10-26-1070-0010-0120	BURTS S/D MB1 P47 BLK 1 THE W 45 FT OF LOTS 11 + 12
12-10-26-1070-0020-0010	BURTS S/D MB1 P47 BLK 2 E1/2 OF LOTS 1 2 + E1/2 OF S 15 FT OF LOT 3
12-10-26-1070-0020-0011	BURTS S/D MB1 P47 BLK 2 W1/2 OF LOTS 1 2 + W1/2 OF S 15 FT OF LOT 3
12-10-26-1070-0020-0040	BURTS S/D MB1 P47 BLK 2 N 35 FT OF LOT 3 + ALL LOT 4 LOTS 5 6
12-10-26-1070-0020-0070	BURTS S/D MB1 P47 BLK 2 LOT 7 + S 20 FT OF LOT 8
12-10-26-1070-0020-0080	BURTS S/D MB1 P47 BLK 2 N 20 FT OF LOT 8 + ALL 9
12-10-26-1070-0020-0100	BURTS S/D MB1 P47 BLK 2 LOT 10 (EX THE N 8 FT OR414 P1130)
12-10-26-1070-0020-0110	BURTS S/D MB1 P47 BLK 2 LOT 11 + THE N 8 FT OF LOT 10
12-10-26-1070-0020-0120	BURTS S/D MB1 P47 BLK 2 LOT 12

12-10-26-1070-0025-0060	BURTS S/D MB1 P47 BLK B5 LOTS 6 7
12-10-26-1070-0025-0010	BURTS S/D MB1 P47 BLK B5 LOT 1 & PT OF ADJ CLOSED LEONARD ST
12-10-26-1070-0025-0020	BURTS S/D MB1 P47 BLK B5 LOT 2 + W1/2 OF LOT 9 + LOTS 3 4 5 (EX THE W'LY 45 FT)
12-10-26-1070-0025-0080	BURTS S/D MB1 P47 BLK B5 LOT 8 + S 35 FT OF E1/2 OF LOT 9 + S 35 FT OF LOT 10
12-10-26-1070-0025-0090	BURTS S/D MB1 P47 BLK B5 E1/2 OF LOT 9 (EX S 35 FT) + LOT 10 (EX S 35 FT)
12-10-26-1070-0030-0010	BURTS S/D MB1 P47 BLK 3 LOT 1 + S 20 FT OF LOT 2 + PT OF CLOSED RUTH ST OR453 P282
12-10-26-1070-0030-0020	BURTS S/D MB1 P47 BLK 3 N 20 FT OF LOT 2 + ALL LOT 3
12-10-26-1070-0030-0040	BURTS S/D MB1 P47 BLK 3 LOT 4 + S1/2 OF LOT 5
12-10-26-1070-0030-0060	BURTS S/D MB1 P47 BLK 3 N1/2 OF LOT 5 + ALL LOT 6
12-10-26-1070-0030-0070	BURTS S/D MB1 P47 BLK 3 LOTS 7 + 8 + PT OF CLOSED RUTH ST OR453 P282
12-10-26-1070-0030-0090	BURTS S/D MB1 P47 BLK 3 LOTS 9 10 11 12
12-10-26-1070-0060-0010	BURTS S/D MB1 P47 BLK 6 LOTS 1 2 3 4 (EX W 5 FT)
12-10-26-1070-0060-0050	BURTS S/D MB1 P47 BLK 6 LOTS 5 + 6 (EX W 5 FT) LOT 11, BK 180 P 408 + N 10 FT OF LOT 10 OR 210 P 299
12-10-26-1070-0060-0070	BURTS S/D MB1 P47 BLK 6 LOTS 7 8
12-10-26-1070-0060-0090	BURTS S/D MB1 P47 BLK 6 LOTS 9 10 (EX OR210 P299)
12-10-26-1070-0060-0120	BURTS S/D MB1 P47 BLK 6 LOT 12
12-10-26-1070-0110-0050	BURTS S/D MB1 P47 BLK 11 E1/2 OF LOTS 5 6
12-10-26-1070-0110-0051	BURTS S/D MB1 P47 BLK 11 W1/2 LOTS 5 + 6 + THE E 10 FT OF N 100 FT OF CLOSED ST
12-10-26-1070-0110-0100	BURTS S/D MB1 P47 BLK 11 LOT 10
12-10-26-1070-0110-0110	BURTS S/D MB1 P47 BLK 11 W 63 FT OF LOTS 11 & 12
12-10-26-1070-0110-0111	BURTS S/D MB1 P47 BLK 11 E 82 FT OF LOTS 11 & 12
12-10-26-1070-0120-0010	BURTS S/D MB1 P47 BLK 12 LOTS 1 + S 20 FT OF LOT 2
12-10-26-1070-0120-0020	BURTS S/D MB1 P47 BLK 12 N1/2 OF LOT 2

	+ ALL LOT 3
12-10-26-1070-0120-0040	BURTS S/D MB1 P47 BLK 12 LOTS 4 5 6
12-10-26-1070-0120-0110	BURTS S/D MB1 P47 BLK 12 E 45 FT OF LOTS 11 12 + W 30 FT OF N 100 FT OF CLOSED ST
12-10-26-1070-0120-0111	BURTS S/D MB1 P47 BLK 12 W 100 FT LOTS 11 12

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Case 11-15 **Address:** Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Agenda Item

18

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 31

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO FOURTEEN PARCELS OF LAND (COLLECTIVELY LESS THAN 10 ACRES IN SIZE) LOCATED ON THE NORTH SIDE OF TWIGG STREET BETWEEN SOUTH 18TH STREET AND APPROXIMATELY 500 FEET WEST OF SOUTH 18TH STREET; ON THE SOUTH SIDE OF KATE STREET BETWEEN SOUTH 18TH STREET AND APPROXIMATELY 500 FEET WEST OF SOUTH 18TH STREET; AND ON SOUTH 18TH STREET BETWEEN TWIGG STREET AND KATE STREET FROM REC (RECREATION) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
12-10-26-1070-0080-0010	0.28	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0011	0.28	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0020	0.39	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0021	0.32	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0030	0.18	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0031	0.14	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0040	0.11	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0041	0.09	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0080-0042	0.29	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0150-0030	0.31	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0150-0032	0.24	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0150-0040	0.21	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0150-0041	0.21	REC (Recreation)	RL (Residential, Low Density)
12-10-26-1070-0150-0042	0.06	REC (Recreation)	RL (Residential, Low Density)

DESCRIPTION OF PROPERTY:

Property Tax Number	Legal Description
12-10-26-1070-0080-0010	BURTS S/D MB1 P47 BLK 8 W1/2 OF LOT 1 & PT OF ADJ CLOSED ST OR214 P49
12-10-26-1070-0080-0011	BURTS S/D MB1 P47 BLK 8 E1/2 OF LOT 1
12-10-26-1070-0080-0020	BURTS S/D MB1 P47 BLK 8 PT OF LOT 2 OR61

	P1 & PT OF ADJ CLOSED ST OR214 P49
12-10-26-1070-0080-0021	BURTS S/D MB1 P47 BLK 8 E 48 1/3 FT OF LOT 2 + W 48 1/3 FT OF LOT 3
12-10-26-1070-0080-0030	BURTS S/D MB1 P47 BLK 8 E 96 2/3FT OF S 83FT OF LOT 3 (SUBJECT TO ESMT OR930 P174)
12-10-26-1070-0080-0031	BURTS S/D MB1 P47 BLK 8 N 62FT OF E 96 2/3FT OF LOT 3
12-10-26-1070-0080-0040	BURTS S/D MB1 P47 BLK 8 E 60 FT OF S 81 1/2 FT OF LOT 4
12-10-26-1070-0080-0041	BURTS S/D MB1 P47 BLK 8 N 63 1/2 FT OF E 60 FT OF LOT 4
12-10-26-1070-0080-0042	BURTS S/D MB1 P47 BLK 8 W 85 FT OF LOT 4
12-10-26-1070-0150-0030	BURTS S/D MB1 P47 BLK 15 E1/2 OF LOT 3 + PT OF CLOSED ST OR214 P49
12-10-26-1070-0150-0032	BURTS S/D MB1 P47 BLK 15 W1/2 OF LOT 3 OR18 P35
12-10-26-1070-0150-0040	BURTS S/D MB1 P47 BLK 15 E 63 FT 4 INCHES OF LOT 4 & PT OF ADJ CLOSED ST OR214P49
12-10-26-1070-0150-0041	BURTS S/D MB1 P47 BLK 15 THE W 63 FT 4 INCHES OF THE E 126 FT 8 INCHES OF LOT 4 BK188 P199
12-10-26-1070-0150-0042	BURTS S/D MB1 P47 BLK 15 THE W 18 FT 4 INCHES OF LOT 4 BK198 P330

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

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This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

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CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

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City Clerk

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Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Case 11-15 Address: Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Agenda Item

19

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 32

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO FIFTY-ONE PARCELS OF LAND (COLLECTIVELY LESS THAN 20 ACRES IN SIZE) LOCATED ON THE SOUTH SIDE OF RIVER STREET BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET; ON BOTH SIDES OF HARGROVE STREET BETWEEN SOUTH 13TH STREET AND SOUTH 15TH STREET; THE WEST SIDE OF SOUTH 15TH STREET BETWEEN TWIGG STREET AND RAVINES STATE GARDENS; ON THE EAST SIDE OF SOUTH 15TH STREET BETWEEN RIVER STREET AND ON SOUTH 13TH STREET; ON BOTH SIDES OF SOUTH 14TH STREET BETWEEN HARGROVE STREET AND SOUTH 15TH STREET; ON THE WEST SIDE OF SOUTH 13TH STREET BETWEEN RIVER STREET AND SOUTH 15TH STREET; AND ON THE SOUTH SIDE OF TWIGG STREET BETWEEN SOUTH 15TH STREET AND RAVINES STATE GARDENS FROM REC (RECREATION) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
07-10-27-2070-0010-0070	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0060	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0040	0.41	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0030	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0020	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0010	0.29	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0080	0.29	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0090	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0100	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0110	0.41	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0130	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0010-0140	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0020-0030	1.25	REC (Recreation)	RL (Residential, Low Density)

07-10-27-2070-0030-0020	0.18	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0030-0220	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0030-0040	0.65	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0020-0110	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0030-0130	0.32	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0020-0090	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0020-0091	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0030-0100	0.32	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0030-0120	0.32	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0010	0.40	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0020	0.19	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0040	0.37	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0050	0.20	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0080	0.16	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0070	0.37	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0100	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0111	0.22	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0120	0.43	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0110	0.22	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0130	0.48	REC (Recreation)	RL (Residential, Low Density)
07-10-27-2070-0040-0140	0.48	REC (Recreation)	RL (Residential, Low Density)
12-10-26-3550-0150-0010	0.74	REC (Recreation)	RL (Residential, Low Density)
12-10-26-3550-0150-0011	0.74	REC (Recreation)	RL (Residential, Low Density)

12-10-26-3550-0150-0020	0.74	REC (Recreation)	RL (Residential, Low Density)
12-10-26-3550-0150-0030	0.74	REC (Recreation)	RL (Residential, Low Density)
12-10-26-3550-0150-0050	0.74	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0010-0010	0.29	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0010-0030	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0010-0090	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0020-0010	1.25	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0020-0030	1.25	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0020-0050	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0020-0080	0.21	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0020-0150	0.18	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0020-0170	0.18	REC (Recreation)	RL (Residential, Low Density)
07-10-27-3020-0020-0200	0.18	REC (Recreation)	RL (Residential, Low Density)

DESCRIPTION OF PROPERTY:

Property Tax Number	Legal Description
07-10-27-2070-0010-0070	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 7
07-10-27-2070-0010-0060	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 6
07-10-27-2070-0010-0040	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOTS 4 5
07-10-27-2070-0010-0030	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 3
07-10-27-2070-0010-0020	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 2
07-10-27-2070-0010-0010	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 1 BK158 P559
07-10-27-2070-0010-0080	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 8
07-10-27-2070-0010-0090	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 9

07-10-27-2070-0010-0100	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 10
07-10-27-2070-0010-0110	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOTS 11 12
07-10-27-2070-0010-0130	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1LOT 13
07-10-27-2070-0010-0140	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 1 LOT 14
07-10-27-2070-0020-0030	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 2 LOTS 1 2 3 4 5 6 7 + PT OF CLOSED ST OR204 P518
07-10-27-2070-0030-0020	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 3 LOT 2 (EX OR461 P1554) + PT OF CLOSED 14TH ST OR122 P217 (ALSO KNOWN AS BLK 3 LOT 23 OF JOHN B FLINNS)
07-10-27-2070-0030-0220	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 3 PT OF LOT 2 (ALSO KNOWN AS BLK 3 LOT 22 OF JOHN B FLINNS S/D) + PT OF CLOSED LAUREL ST OR204 P518 OR461 P1554
07-10-27-2070-0030-0040	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 3 ALL OF LOTS 4 6 + PT OF CLOSED ST OR204 P518
07-10-27-2070-0020-0110	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 2 OR492 P960 (LOT 3)& PT OF ADJ CLOSED LAUREL ST OR204 P518
07-10-27-2070-0030-0130	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 3 LOT 8 + PT OF CLOSED ST OR204 P518 OR571 P7 (LOTS 16 & 17 BLK 3 JOHN B FLINNS S/D)
07-10-27-2070-0020-0090	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 2 PT OF LOT 9 OR479 P1505 + PT OF CLOSED LAUREL ST OR204 P518 (EX OR484 P205)
07-10-27-2070-0020-0091	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 2 PT OF LOTS 9 + 11 OR484 P205 + PT OF CLOSED LAUREL ST OR204 P518
07-10-27-2070-0030-0100	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 3 LOT 10 + PT OF CLOSED ST OR204 P518 OR496 P640
07-10-27-2070-0030-0120	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 3 LOT 12 + PT OF CLOSED ST OR204 P518 + PT OF CLOSED ST OR459 PP1667 1974 (EX OR496 P640)
07-10-27-2070-0040-0010	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOTS 1 + 3 & ADJ CLOSED ALLEY OR215 P335
07-10-27-2070-0040-0020	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 &

	12 BLK 4 LOT 2 & CLOSED ADJ ALLEY OR215 P335
07-10-27-2070-0040-0040	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOTS 4 6 & CLOSED ADJ ALLEY OR215 P335
07-10-27-2070-0040-0050	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOT 5 & ADJ CLOSED ALLEY OR215 P335
07-10-27-2070-0040-0080	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 N 50FT OF LOT 8 & CLOSED ADJ ALLEY OR215 P335
07-10-27-2070-0040-0070	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOTS 7 9 & CLOSED ADJ ALLEY OR215 P335
07-10-27-2070-0040-0100	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOT 10 & S 8FT OF LOT 8 BK177 P450 & ADJ CLOSED ALLEY OR215 P335
07-10-27-2070-0040-0111	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 N 1/2 LOT 11
07-10-27-2070-0040-0120	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOT 12
07-10-27-2070-0040-0110	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 S 1/2 LOT 11
07-10-27-2070-0040-0130	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOT 13
07-10-27-2070-0040-0140	DIXONS OF BLK 18 HARTS PLAT MB2 PP3 & 12 BLK 4 LOT 14
07-10-27-3020-0010-0010	GLENDALE TERRACE MB2 P45 BLK 1 LOT 1 + N 10FT OF LOT 2 & PT OF CLOSED ADJ GLENDALE AV OR724 P858
07-10-27-3020-0010-0030	GLENDALE TERRACE MB2 P45 BLK 1 LOT 3 + PT OF LOT 2 OR120 P635
07-10-27-3020-0010-0090	GLENDALE TERRACE MB2 P45 BLK 1 LOT 9 + S1/2 LOT 10
07-10-27-3020-0020-0010	GLENDALE TERRACE MB2 P45 BLK 2 LOTS 1 + 2 + PT OF CLOSED ST + PT OF LOTS 22 + 23 OR687 P1638(SUBJECT TO MINERAL RIGHTS RESERVATION DB222 P519)
07-10-27-3020-0020-0030	GLENDALE TERRACE MB2 P45 BLK 2 LOTS 3 4
07-10-27-3020-0020-0050	GLENDALE TERRACE MB2 P45 BLK 2 LOTS 5 6 7
07-10-27-3020-0020-0080	GLENDALE TERRACE MB2 P45 BLK 2 LOTS 8 9 10 11 12 13 14
07-10-27-3020-0020-0150	GLENDALE TERRACE MB2 P45 BLK 2 LOTS 15 16

07-10-27-3020-0020-0170	GLENDALE TERRACE MB2 P45 BLK 2 LOTS 17 18 19 BK165 P512
07-10-27-3020-0020-0200	GLENDALE TERRACE MB2 P45 BLK 2 LOTS 20 21 + PT OF LOTS 22 + 23 + PT OF CLOSED ST
12-10-26-3550-0150-0010	HARTS PLAT DB E P796 BLK 15 E 180FT OF LOT 1 + N 21FT OF E 180FT OF LOT 2 (EX BK226 P176)
12-10-26-3550-0150-0011	HARTS PLAT DB E P796 BLK 15 PT of Lot 1 + 2 BK226 P176
12-10-26-3550-0150-0020	HARTS PLAT DB E P796 BLK 15 S 79FT of E 180FT of Lot 2
12-10-26-3550-0150-0030	HARTS PLAT DB E P796 BLK 15 E 180FT of Lot 3 + E 180FT of N 35FT of Lot 4
12-10-26-3550-0150-0050	HARTS PLAT DB E P796 BLK 15 E 180FT OF LOT 5 + E 180FT OF S 65FT LOT 4

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____

City Clerk

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Case 11-15 Address: Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
City Lift Station	1216 Cleveland Ave.	Single-family	City facility	RL	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Agenda Item

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This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 33

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO SEVENTY-ONE PARCELS OF LAND (COLLECTIVELY LESS THAN 20 ACRES IN SIZE) LOCATED ON THE NORTH SIDE OF OLEANDER DRIVE FROM APPROXIMATELY 1,050 FEET WEST OF HUSSON AVENUE TO MANGO DRIVE; BOTH SIDES OF MANGO DRIVE BETWEEN OLEANDER DRIVE AND ONE LOT SOUTH OF MAGNOLIA DRIVE; BOTH SIDES OF REDBUD LANE BETWEEN OLEANDER DRIVE AND ONE LOT SOUTH OF MAGNOLIA DRIVE; BOTH SIDES OF DOGWOOD LANE FROM OLEANDER DRIVE TO APPROXIMATELY 470 FEET NORTH OF OLEANDER DRIVE; AND BOTH SIDES OF HOLLY LANE FROM OLEANDER DRIVE TO APPROXIMATELY 470 FEET NORTH OF OLEANDER DRIVE FROM RM (RESIDENTIAL, MEDIUM DENSITY) TO RL (RESIDENTIAL, LOW DENSITY); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
13-10-26-8013-0060-0140	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0060-0150	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0060-0180	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0060-0190	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0060-0220	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0060-0230	0.24	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0130	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0140	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0150	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0160	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0170	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0180	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0190	0.22	REC(Recreation)	RL (Residential, Low Density)

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
13-10-26-8013-0070-0200	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0210	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0220	0.46	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0070-0240	0.24	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0080-0130	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0080-0170	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0080-0210	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8013-0080-0240	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0120	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0130	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0140	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0150	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0160	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0170	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0180	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0190	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0200	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0210	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0030-0220	0.21	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0030	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0060	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0070	0.22	REC(Recreation)	RL (Residential,

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
			Low Density)
13-10-26-8014-0080-0100	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0110	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0140	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0150	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0180	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0190	0.22	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0220	0.24	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0080-0230	0.24	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0030	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0040	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0050	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0060	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0070	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0080	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0090	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0100	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0110	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0120	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0130	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0140	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0150	0.30	REC(Recreation)	RL (Residential, Low Density)

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
13-10-26-8014-0100-0160	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0170	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0180	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0190	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0200	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0210	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0220	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0230	0.30	REC(Recreation)	RL (Residential, Low Density)
13-10-26-8014-0100-0240	0.30	REC(Recreation)	RL (Residential, Low Density)

DESCRIPTION OF PROPERTY:

Parcel Number	Legal Description
13-10-26-8013-0060-0140	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK F LOT 14
13-10-26-8013-0060-0150	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK F LOT 15
13-10-26-8013-0060-0180	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 18
13-10-26-8013-0060-0190	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK F LOT 19
13-10-26-8013-0060-0220	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK F LOT 22
13-10-26-8013-0060-0230	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK F LOT 23
13-10-26-8013-0070-0130	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 13
13-10-26-8013-0070-0140	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 14
13-10-26-8013-0070-0150	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 15
13-10-26-8013-0070-0160	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 16
13-10-26-8013-0070-0170	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 17
13-10-26-8013-0070-0180	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 18
13-10-26-8013-0070-0190	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 19
13-10-26-8013-0070-0200	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 20
13-10-26-8013-0070-0210	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 21
13-10-26-8013-0070-0220	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOTS 22 23
13-10-26-8013-0070-0240	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK G LOT 24
13-10-26-8013-0080-0130	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK H LOT 13
13-10-26-8013-0080-0170	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK H LOT 17

Parcel Number	Legal Description
13-10-26-8013-0080-0210	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK H LOT 21
13-10-26-8013-0080-0240	ROLLING HILLS S/D UNIT 4 MB5 P90 BLK H LOT 24
13-10-26-8014-0030-0120	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 12
13-10-26-8014-0030-0130	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 13
13-10-26-8014-0030-0140	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 14
13-10-26-8014-0030-0150	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 15
13-10-26-8014-0030-0160	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 16
13-10-26-8014-0030-0170	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 17
13-10-26-8014-0030-0180	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 18
13-10-26-8014-0030-0190	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 19
13-10-26-8014-0030-0200	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 20
13-10-26-8014-0030-0210	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 21
13-10-26-8014-0030-0220	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK C LOT 22
13-10-26-8014-0080-0030	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 3
13-10-26-8014-0080-0060	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 6
13-10-26-8014-0080-0070	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 7
13-10-26-8014-0080-0100	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 10
13-10-26-8014-0080-0110	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 11
13-10-26-8014-0080-0140	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 14
13-10-26-8014-0080-0150	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 15
13-10-26-8014-0080-0180	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 18
13-10-26-8014-0080-0190	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 19
13-10-26-8014-0080-0220	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 22
13-10-26-8014-0080-0230	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK H LOT 23
13-10-26-8014-0100-0030	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 3
13-10-26-8014-0100-0040	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 4
13-10-26-8014-0100-0050	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 5
13-10-26-8014-0100-0060	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 6
13-10-26-8014-0100-0070	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 7
13-10-26-8014-0100-0080	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 8
13-10-26-8014-0100-0090	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 9
13-10-26-8014-0100-0100	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 10
13-10-26-8014-0100-0120	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 12
13-10-26-8014-0100-0130	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 13
13-10-26-8014-0100-0140	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 14
13-10-26-8014-0100-0150	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 15
13-10-26-8014-0100-0160	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 16
13-10-26-8014-0100-0170	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 17
13-10-26-8014-0100-0180	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 18
13-10-26-8014-0100-0190	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 19
13-10-26-8014-0100-0200	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 20
13-10-26-8014-0100-0210	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 21
13-10-26-8014-0100-0220	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 22
13-10-26-8014-0100-0230	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 23

Parcel Number	Legal Description
13-10-26-8014-0100-0240	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 24
3-10-26-8014-0100-0110	ROLLING HILLS S/D UNIT 5 MB6 P18 BLK J LOT 11

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Agenda Item

21

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 34

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND (LESS THAN 10 ACRES IN SIZE) LOCATED at 306 SOUTH PALM AVENUE FROM OPF (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
11-10-26-0000-1030-0000	6.34	OPF(Other Public Facilities)	COM (Commercial)

DESCRIPTION OF PROPERTY:

PT of NE 1/4 OR546 P1770

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Case 11-15 Address: Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG OPF~~	~~No change~~	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

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He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
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Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

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Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Agenda Item

22

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 34

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO ONE PARCEL OF LAND (LESS THAN 10 ACRES IN SIZE) LOCATED at 306 SOUTH PALM AVENUE FROM OPF (OTHER PUBLIC FACILITIES) TO COM (COMMERCIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 163.3187, Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(1(b), Florida Statutes, as amended, provides that a local government may amend its adopted comprehensive plan to change the land uses of up to 120 acres by small scale amendments annually, and

WHEREAS, Section 163.3187(2), Florida Statutes, as amended, provides that small scale development amendments require only one public hearing before the governing board, which shall be an adoption hearing, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Small Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
37-09-26-0000-0070-0020	6.34	OPF(Other Public Facilities)	COM (Commercial)

DESCRIPTION OF PROPERTY:

Property Tax Number	Legal Description
37-09-26-0000-0070-0020	SUBURBAN FARMS MB2 P39 PT OF LOT 50 OR1141 P907

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after its final passage by the City Commission of the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Case 11-15 **Address:** Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
City Lift Station	1216 Cleveland Ave.	Single-family	City facility	RL	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Agenda Item

23a

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 - 36

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTIES LOCATED IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS MUNICIPAL AIRPORT PARCEL NUMBERS 03-10-26-0000-0010-0000, 03-10-26-0000-0010-0040, 03-10-26-0000-0010-0060, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (AIRPORT)

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED LARGE SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
03-10-26-0000-0010-0000	693.76	Other Public Facilities	Public Buildings and Grounds
03-10-26-0000-0010-0040	1.49	Other Public Facilities	Public Buildings and Grounds
03-10-26-0000-0010-0060	5.68	Other Public Facilities	Public Buildings and Grounds

DESCRIPTION OF PROPERTY:

03-10-26-0000-0010-0000:
N 1/2 OF SEC S OF RR (EX TR BK K 206 + THAT PT OF NW 1/4 OF NE 1/4 LYING BETWEEN G S + F RR + SR NO 28) N 1/2 OF SW 1/4 N 1/2 OF SE 1/4 OF SW1/4 SW 1/4 OF SE 1/4 OF SW 1/4 + W 1/2 OF SE 1/4 E 1/2 OF SW 1/4 OF SE1/4 (EX OR243 P578 OR376 P1974 OR1184 P307 OR1214 P77) & THAT PT OF 4-10-26 DESCRIBED IN BOUNDARY LINE AGR OR183 P177 (KAY LARKIN AIRPORT) (EX CITY ORD 89-1 & LEASE TO GARDEL PARCEL 3-10-26-0000- 0010-0040) (EX OR739 P556) (MOODY RD FIRE STATION IS ON THIS PARCEL) & PT OF SEC 4-10- 26 OR261 P458 (RUNWAY EXTENSION) OR774 P728 (RUNWAY 09 EXTENSION) & PT OF SEC 34-09-26 SW1/4 OF SW1/4 LYING S'LY OF G S & F RR BK137 P589 (EX SR100 & OR376 P1974) & SE1/4 OF SW1/4 LYING S'LY OF SR100 BK139 P120 & ENTRANCE TO AIRPORT LYING IN SEC 34

03-10-26-0000-0010-0040
PT OF W1/2 OF SEC DESCRIBED IN EARL WALLACE SURVEY

03-10-26-0000-0010-0060
PT OF SW1/4 SEC 3 + PT OF SE1/4 SEC 4 OR1184 P307

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ___ day of ____, 2011.

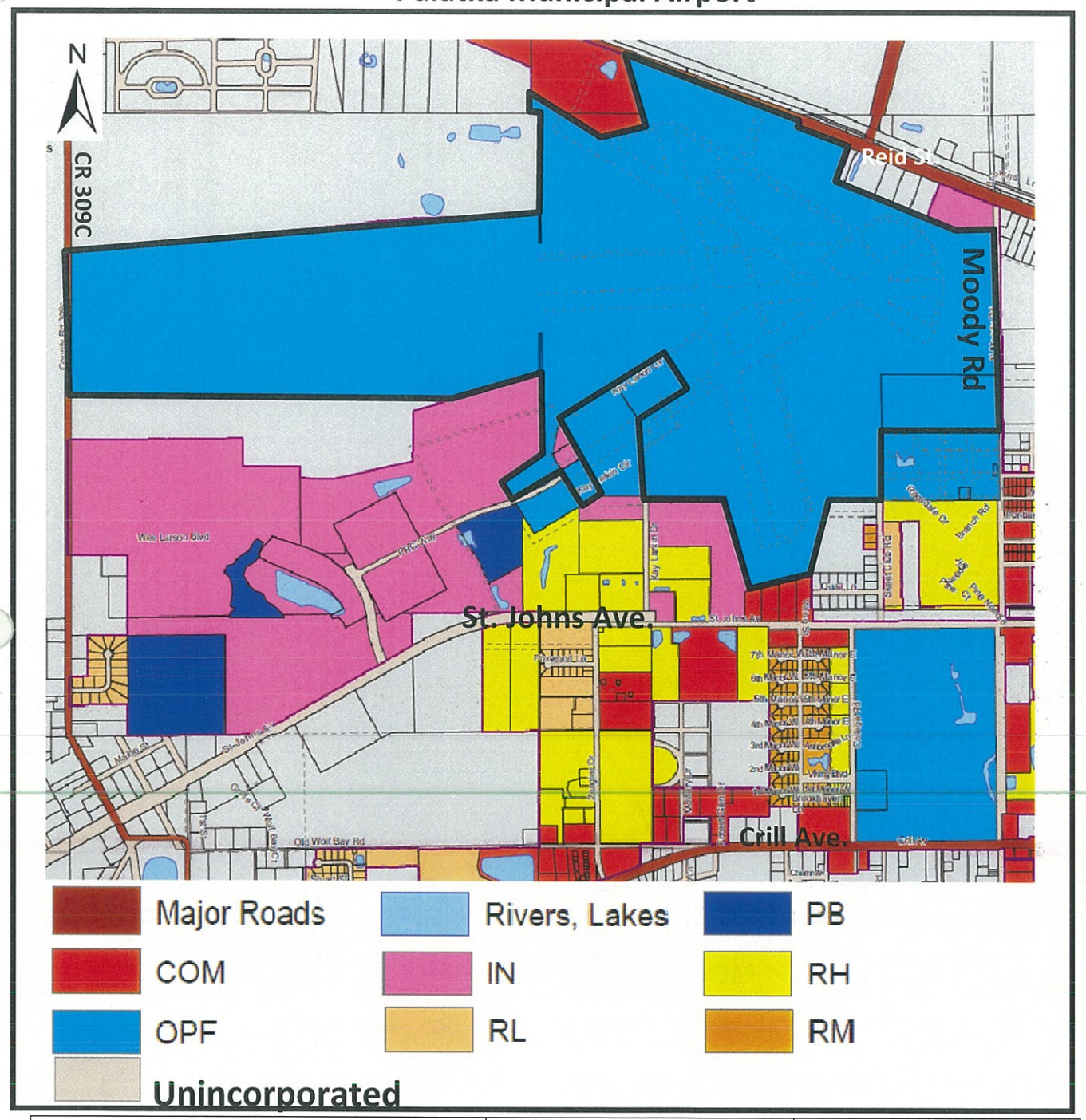
CITY OF PALATKA

By: _____
Its Mayor

ATTEST:

_____
City Clerk

Attachment 5
Palatka Municipal Airport



Site	Current FLUM	Proposed FLUM
Airport (Multiple Parcels) SR 100/Moody Rd.	OPF (Other Public Facilities), IN (Industrial)	PB (Public Buildings and Grounds)

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

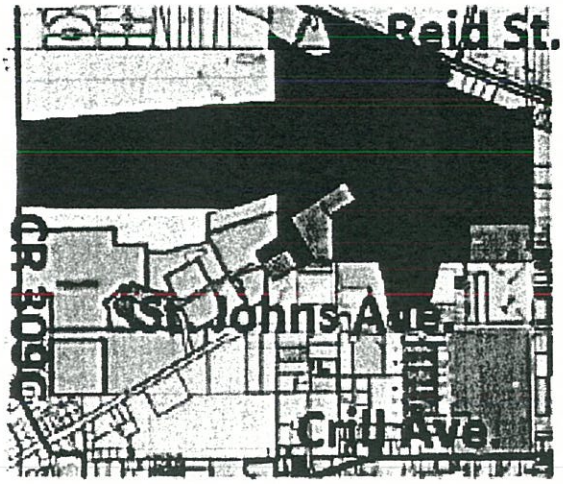
NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTIES LOCATED IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS MUNICIPAL AIRPORT, PARCEL NUMBERS 03-10-26-0000-0010-0000, 03-10-26-0000-0010-0040, 03-10-26-0000-0010-0060, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (AIRPORT) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO CERTAIN PROPERTIES LOCATED IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE), IDENTIFIED AS PARCEL NUMBERS 03-10-26-0000-0010-0000, 03-10-26-0000-0010-0040, 03-10-26-0000-0010-0060, FROM M-1 (LIGHT INDUSTRIAL) TO AP-1 (AIRPORT) AND AP-2 (AIRPORT RELATED); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (AIRPORT) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

23b

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS MUNICIPAL AIRPORT PARCEL NUMBERS 03-10-26-0000-0010-0000, 03-10-26-0000-0010-0040, 03-10-26-0000-0010-0060, FROM M-1 (LIGHT INDUSTRIAL) TO AP-1 (AIRPORT) AND AP-2 (AIRPORT RELATED); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of C-1 (General Commercial) to PBG-1 (Public Buildings and Grounds).

DESCRIPTION OF PROPERTY:

AP-1: an area consisting of the outermost of those lines:

(1) a line located 75 feet outbound from a parallel to taxiway centerlines;

(2) a line located 25 feet from and parallel to apron or tiedown areas; and

(3) a line in line with runways and within the established hazard zone

AP-2: all other areas within airport not within AP-1

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

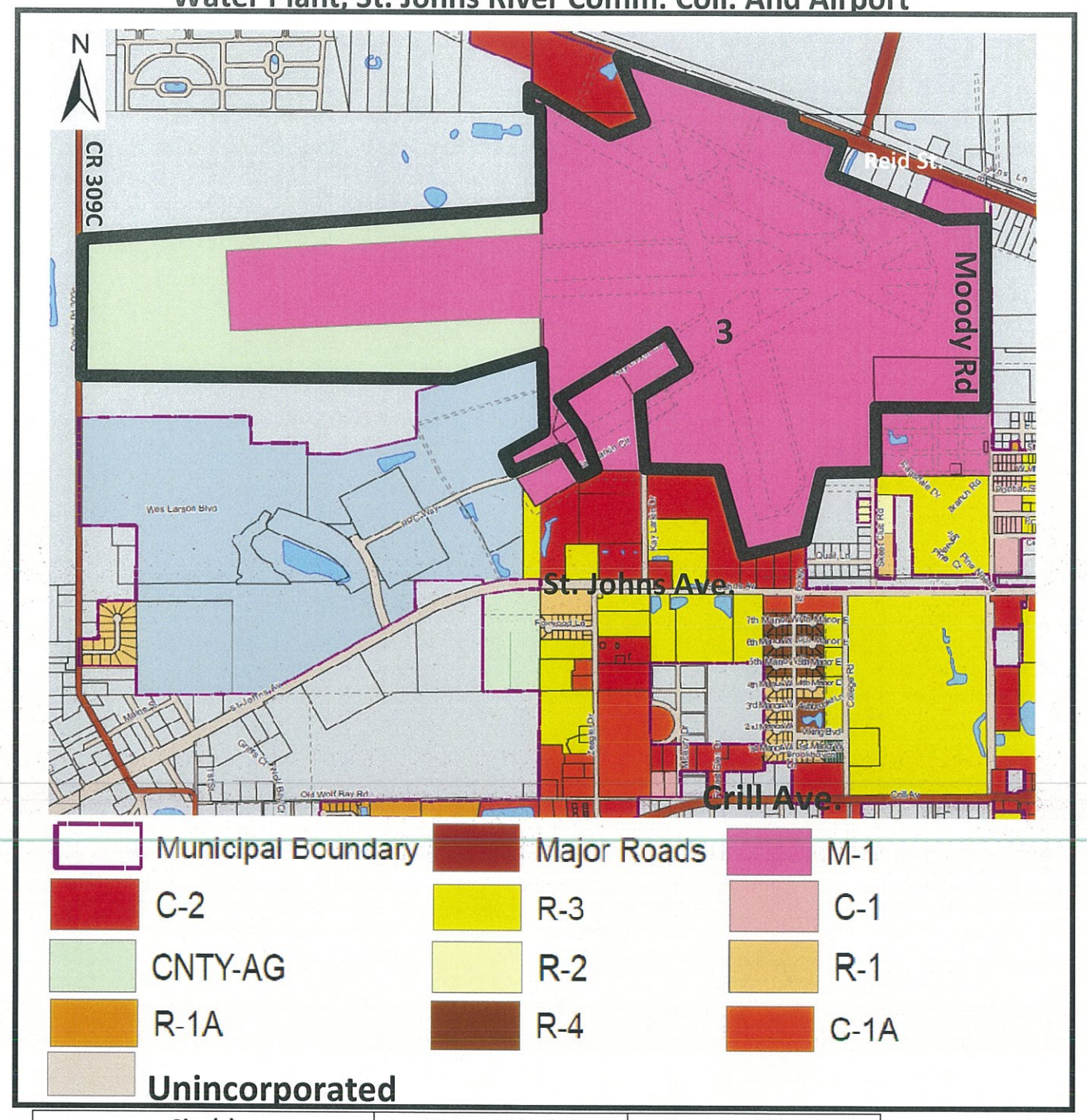
CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Water Plant, St. Johns River Comm. Coll. And Airport



Site(s)	Current Zoning	Proposed Zoning
Airport (Multiple Parcels) SR 100/Moody Rd.	M-1	AP-1 (runway) AP-2 (other areas)

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

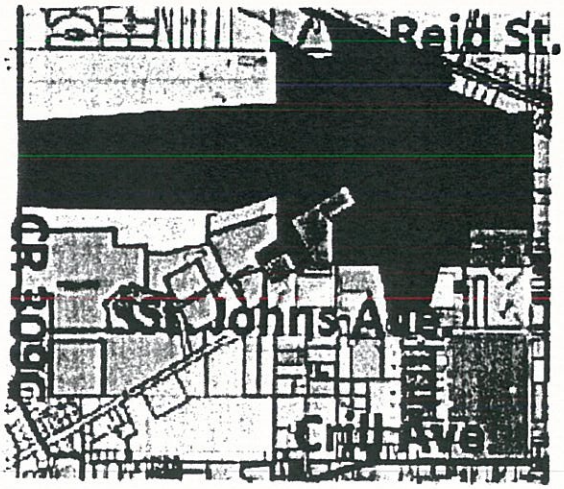
NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTIES LOCATED IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS MUNICIPAL AIRPORT, PARCEL NUMBERS 03-10-26-0000-0010-0000, 03-10-26-0000-0010-0040, 03-10-26-0000-0010-0060, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (AIRPORT) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, *Palatka, Florida.*

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO CERTAIN PROPERTIES LOCATED IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE), IDENTIFIED AS PARCEL NUMBERS 03-10-26-0000-0010-0000, 03-10-26-0000-0010-0040, 03-10-26-0000-0010-0060, FROM M-1 (LIGHT INDUSTRIAL) TO AP-1 (AIRPORT) AND AP-2 (AIRPORT RELATED); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (AIRPORT) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

24

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 01, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 1100 NORTH 19TH STREET, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (JENKINS MIDDLE SCHOOL)

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED LARGE SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
01-10-26-0000-0430-0000	37.09	Other Public Facilities	Public Buildings and Grounds

DESCRIPTION OF PROPERTY:

PT OF LOT 1 BK90 P518 (EX OR17 P549) + S482 FT OF LOT 1 SEC 1 + LOT 4 SEC 6-10-27 THAT LIES BETWEEN ACL RR + BRICK RD (EX OR204 P673) (JENKINS MIDDLE SCHOOL)

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ____ day of ____, 2011.

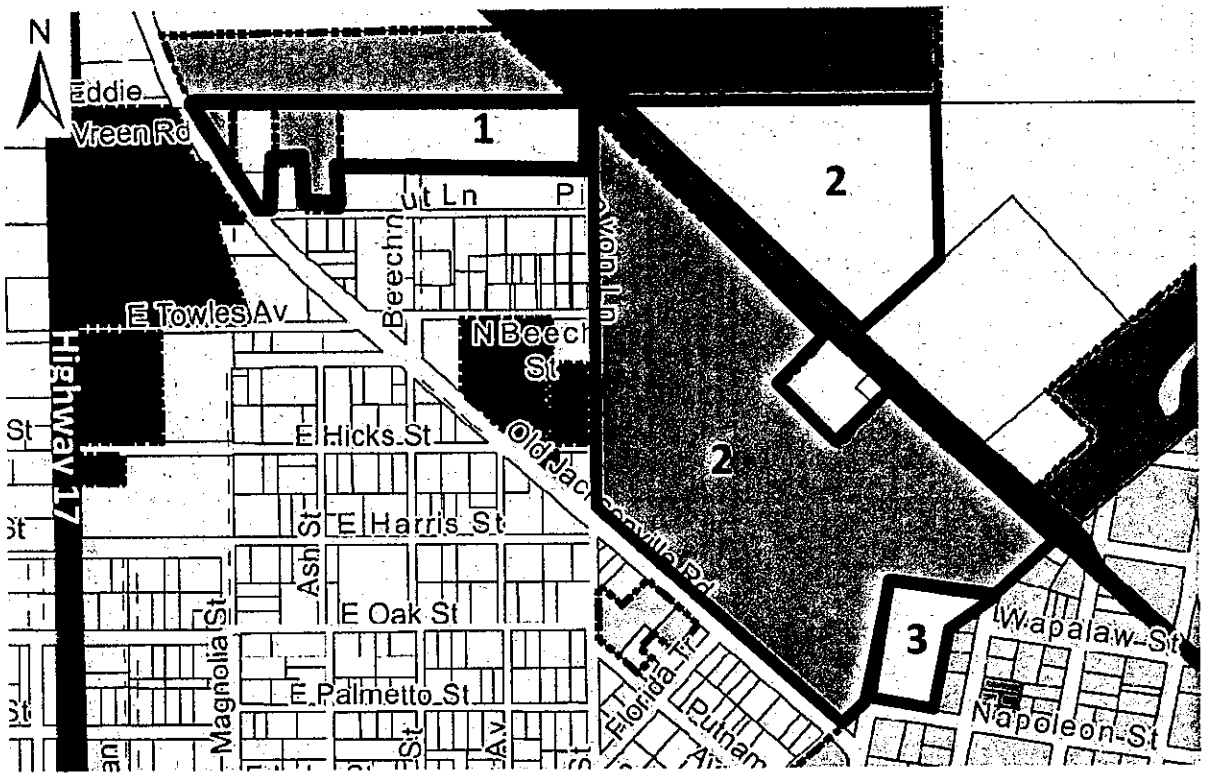
CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

James A. Long Elem. School



Municipal Boundary
Major Roads
COM
OPF
RL
RH
RM
IN
PB
COUNTY
Unincorporated

No.	Site(s)	Current FLUM	Proposed FLUM
1	James A. Long Elem. School 1400 Old Jacksonville Rd.	OPF	PB
2	Jenkins Middle School 1100 N 19th St. (School)	OPF	PB
3	Jenkins Middle School 1900 Napolean St. (gym)	RH	PB

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

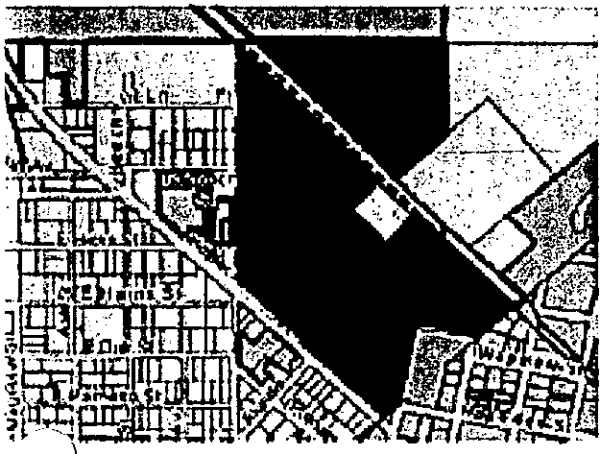
NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 01, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 1100 NORTH 19TH STREET, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDLINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (JENKINS MIDDLE SCHOOL) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. Said proposed ordinance may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

sp Buildings

OK B

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

25a

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 2900 CRILL AVENUE, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (OAK HILL CEMETERY EAST)

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED LARGE SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
12-10-26-0000-0410-0000	21.09	Other Public Facilities	Public Buildings and Grounds

DESCRIPTION OF PROPERTY:

SW1/4 OF NW1/4(EX BK223 P245 OR267 P141RD)(SUBJECT TO FPL ESMT OR 1093 P1757) (OAK HILL CEMETERY)

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ___ day of ____, 2011.

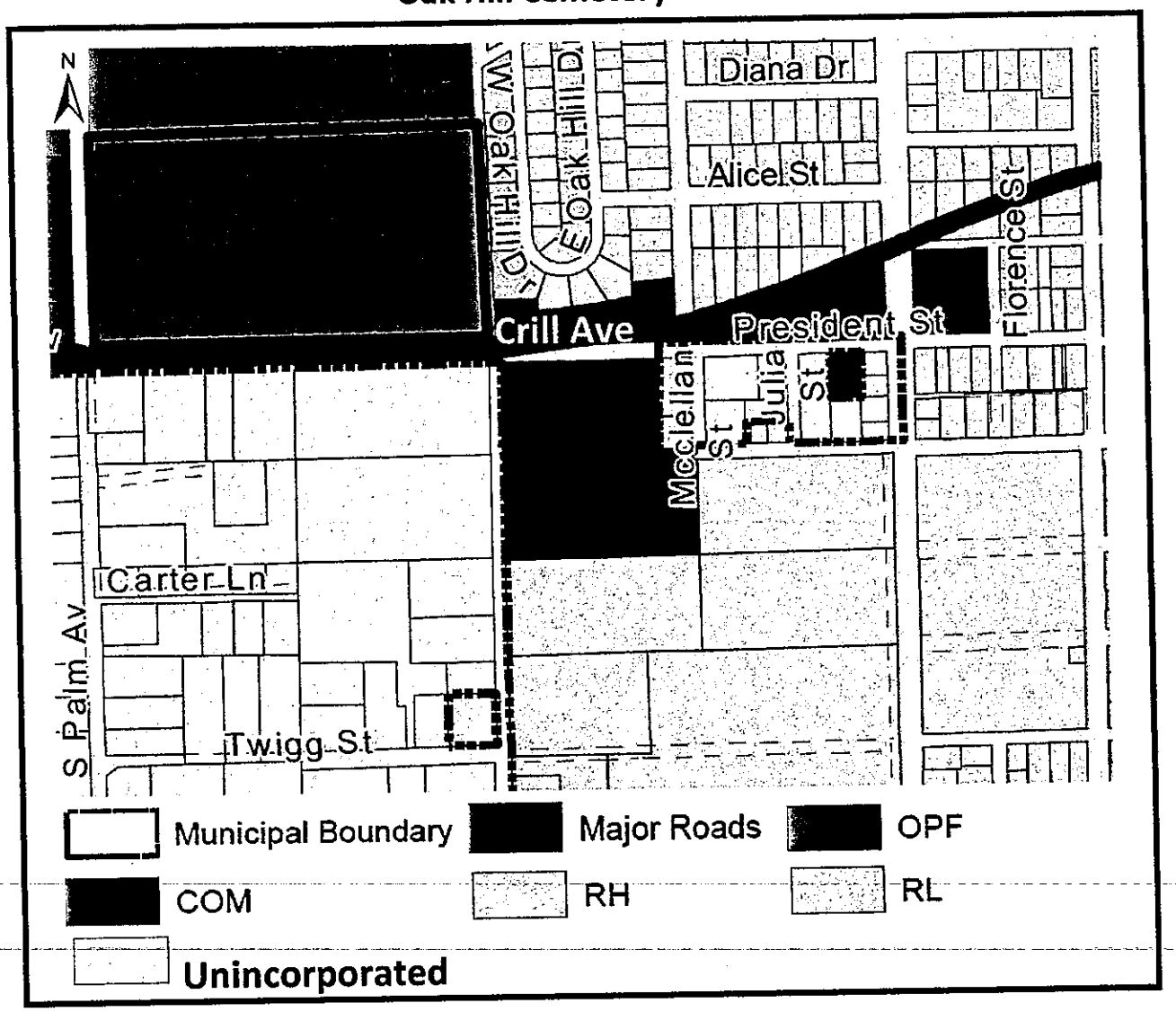
CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Oak Hill Cemetery East



Site(s)	Current FLUM	Proposed FLUM
Oak Hill Cemetery 2900 Crill Ave.	OPF	PB

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

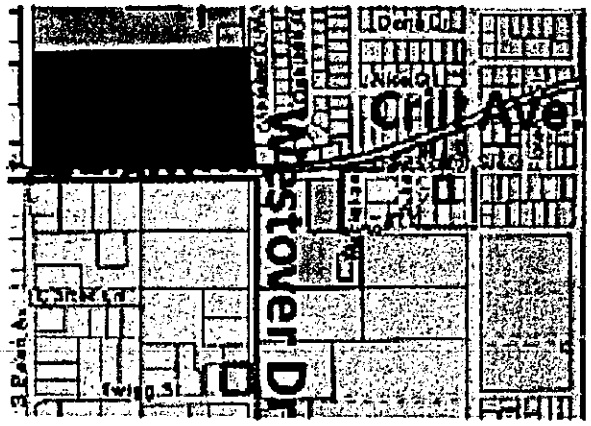
NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTY LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 2900 CRILL AVENUE, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (OAK HILL CEMETERY) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE), IDENTIFIED AS 2900 CRILL AVENUE, FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (OAK HILL CEMETERY) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

25b

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST, IDENTIFIED AS 2900 CRILL AVENUE, FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of R-3 (Multi-Family Residential)to PBG-1 (Public Buildings and Grounds).

DESCRIPTION OF PROPERTY:

SW1/4 OF NW1/4(EX BK223 P245 OR267 P141RD)(SUBJECT TO FPL ESMT OR 1093 P1757) (OAK HILL CEMETERY)

Section 3. All ordinances in conflict with the terms and

provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

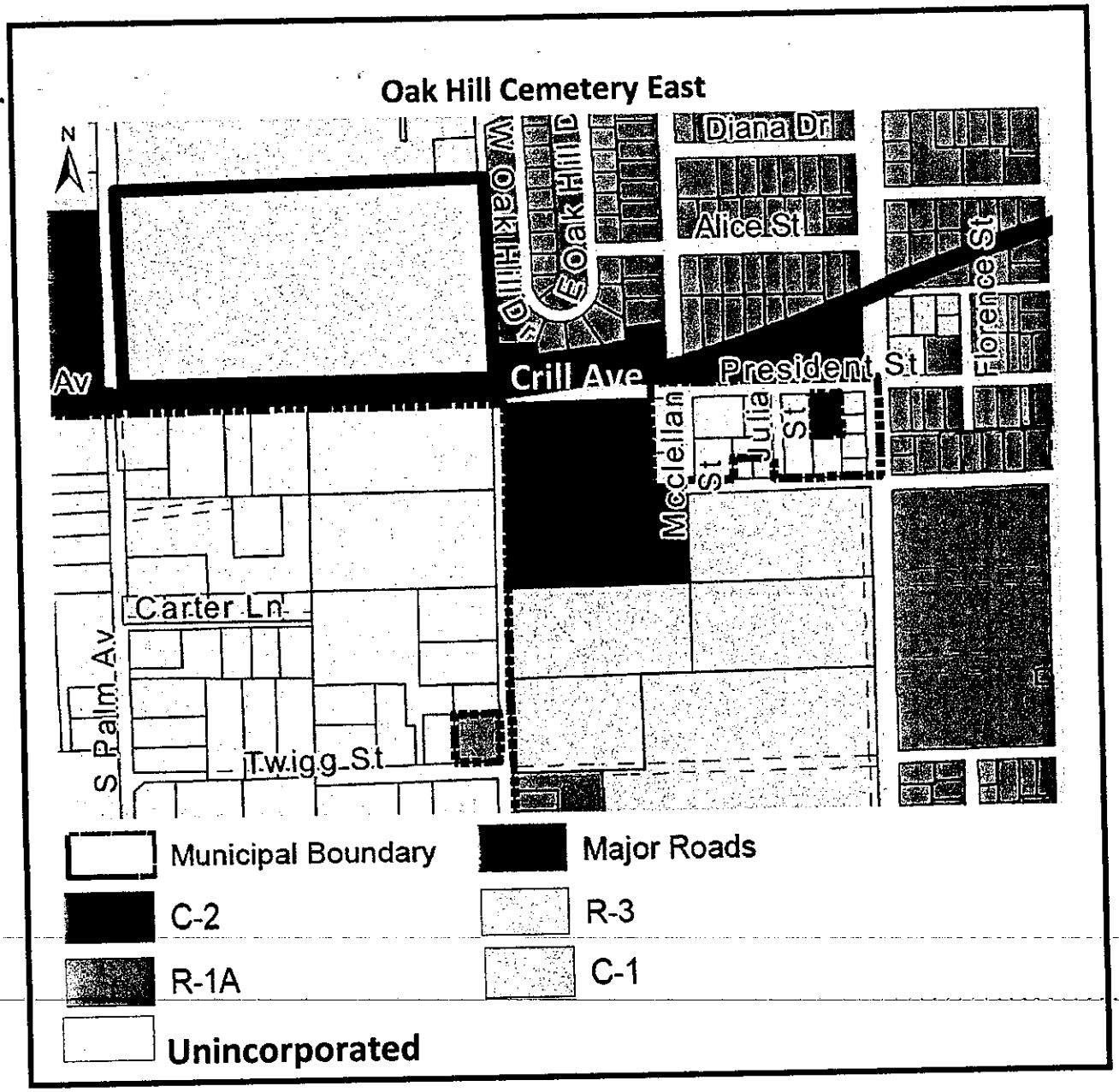
PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY: _____
Its MAYOR

ATTEST:

_____
City Clerk



Site(s)	Current Zoning	Proposed Zoning
Oak Hill Cemetery 2900 Crill Ave.	R-3	PBG-1

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

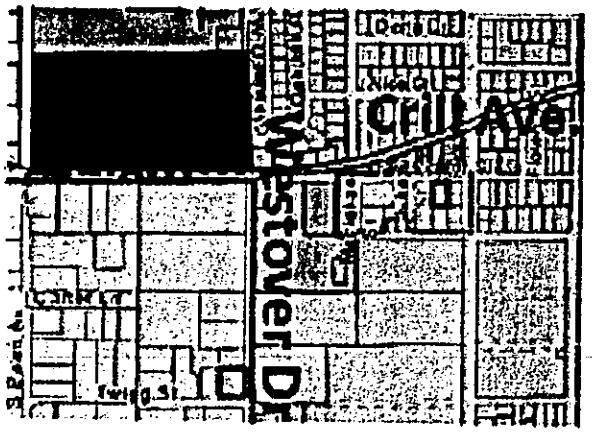
NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTY LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 2900 CRILL AVENUE, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (OAK HILL CEMETERY) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 12, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE), IDENTIFIED AS 2900 CRILL AVENUE, FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (OAK HILL CEMETERY) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

26

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 302 MELLON ROAD, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (PALATKA HIGH SCHOOL)

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED LARGE SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
11-10-26-0000-0142-0000	41.50	Other Public Facilities	Public Buildings and Grounds

DESCRIPTION OF PROPERTY:

E1/2 OF N1/2 OF N1/2 OF SE1/4 OF NW1/4, PT OF NW1/4 OF NE1/4 OR171 PP650 654 (EX OR37 P499 RD OR16 P381 RD RR OR117 PP645 648 OR171 P670 OR172 P358 OR205 P694 OR210 P630 OR253 P12) + PT OF SE1/4 OF NW1/4 BK215 P596 BK225 P392 BK240 P335 + PT OF E1/2 OF NW1/4 BK65 P198 (EX BK215 P596 BK224 P348 BK226 P21 BK240 P335 OR43 P298 OR170 P209) + PT OF W1/2 OF NE1/4 OR43 P263 (PALATKA HIGH SCHOOL) (SUBJECT TO FPL ESMT BK238 P264)

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ___ day of ____, 2011.

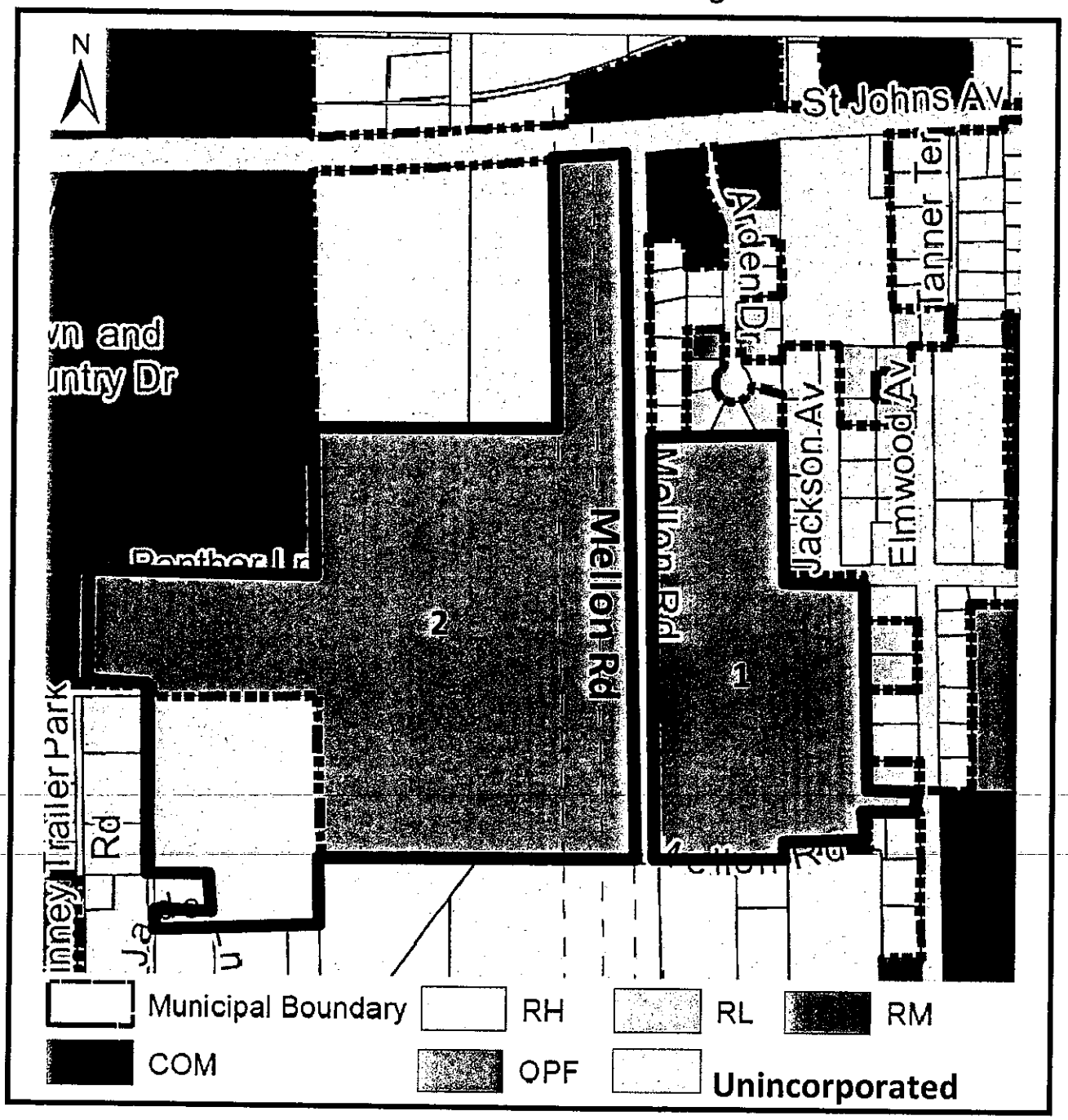
CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Mellon Elem. School and Palatka High School



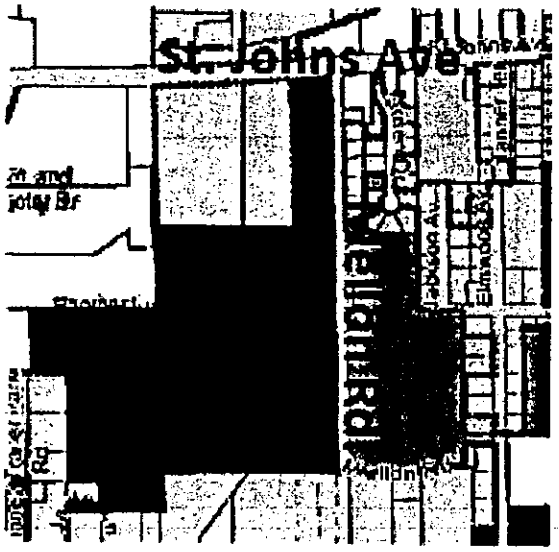
No.	Site(s)	Current FLUM	Proposed FLUM
1	Mellon Elem. School 301 Mellon Rd.	OPF	PB
2	Palatka High School 302 Mellon Rd.	OPF	PB

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 302 MELLON ROAD, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (PALATKA HIGH SCHOOL) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida. Said proposed ordinance may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



OK

Agenda Item

27a

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO THAT CERTAIN PROPERTY IN SECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS PARCEL NUMBER 37-09-26-0000-0070-0000, LOCATED ON ORIE GRIFFIN BOULEVARD, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (SHERIFF'S OFFICE AND JAIL)

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED LARGE SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
37-09-26-0000-0070-0000	38.79	Other Public Facilities	Public Buildings and Grounds

DESCRIPTION OF PROPERTY:

STINWILL SUBURBAN FARMS MB2 P39 PT OF LOTS 50 51 + 52 OR414 P80 (EX OR1141 P907) (PUTNAM COUNTY JAIL) (MAP SHEET 35/37F/37E)

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ___ day of ____, 2011.

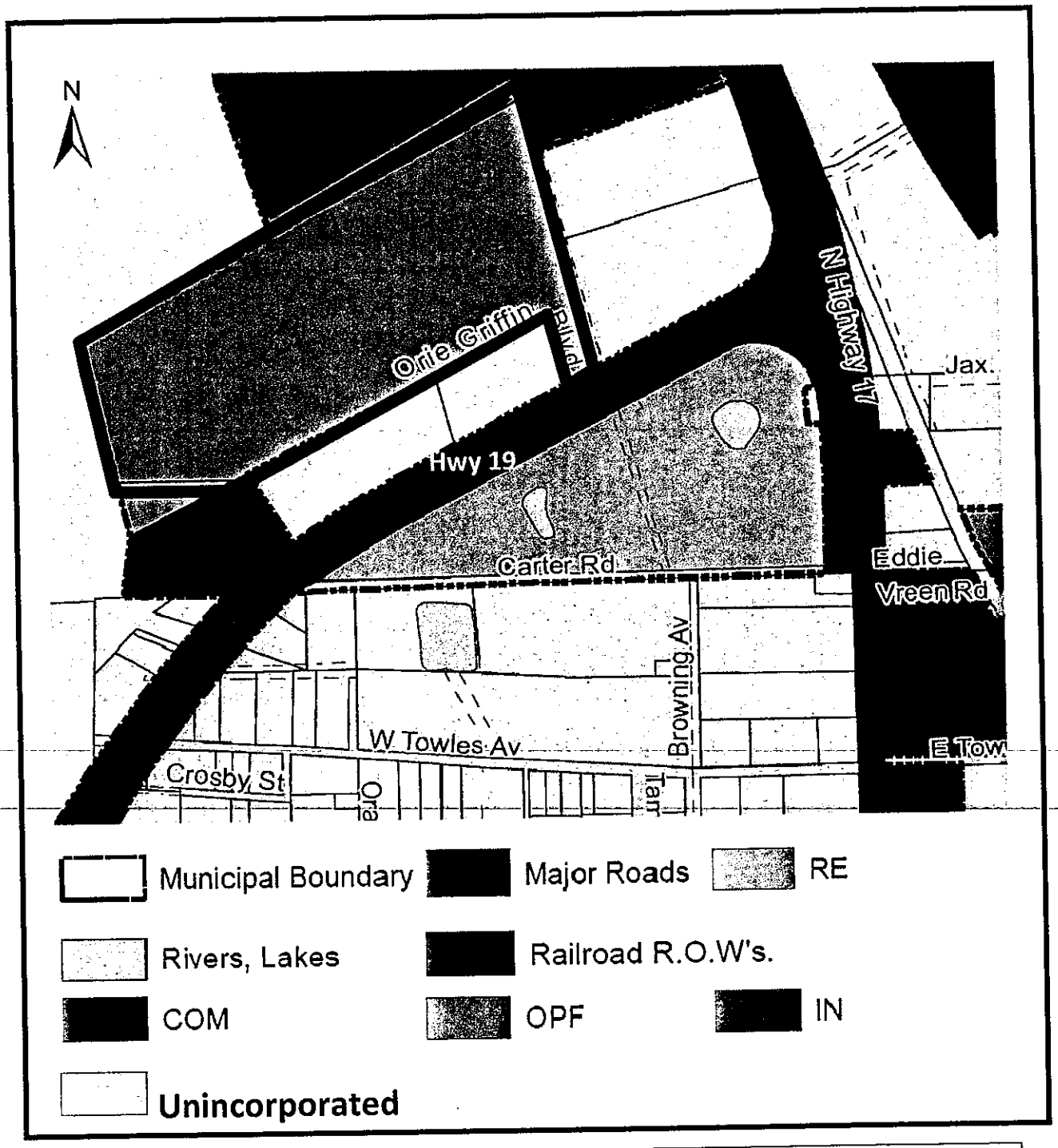
CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

Sheriff's Office & Jail



Site	Current FLUM	Proposed FLUM
Sheriff's Office & Jail 130 Orie Griffen Blvd.	OPF	PB

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

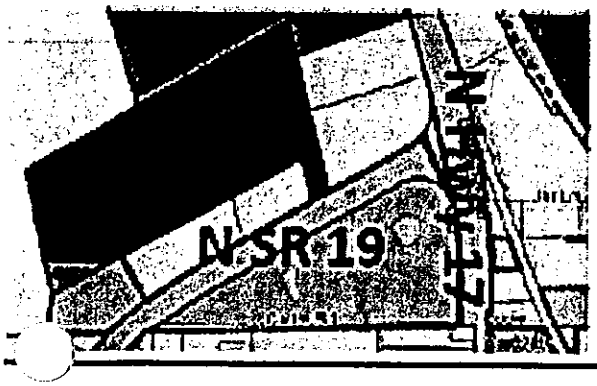
IC E is hereby given that the City Commission of he City of Palatka, Florida, will consider the enactment f the following entitled Ordinance: AN ORDINANCE)F THE CITY OF PALATKA, FLORIDA PROVIDING HAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA E AMENDED AS TO THAT CERTAIN PROPERTY IN ECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS ARCEL NUMBER 37-09-26-0000-0070-0000, LOCATED N ORIE GRIFFIN BOULEVARD, FROM OPF (OTHER UBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND ROUNDS); PROVIDING FOR SEVERABILITY AND ROVIDING AN EFFECTIVE DATE (SHERIFF'S OFFICE ND JAIL) at its next regular meeting to be held at 6:00 .m. on the 14th day of July, 2011 at City Hall, 201 N. nd Street, Palatka, Florida.

OTICE is hereby given that the City Commission of he City of Palatka, Florida, will consider the enactment f the following entitled Ordinance: AN ORDINANCE)F THE CITY OF PALATKA, FLORIDA PROVIDING HAT THE OFFICIAL ZONING MAP OF THE CITY)F PALATKA, FLORIDA BE AMENDED AS TO THAT ERTAIN PROPERTY IN SECTION 37, TOWNSHIP 09 OUTH, RANGE 26 EAST, IDENTIFIED AS PARCEL IUMBER 37-09-26-0000-0070-0000, LOCATED ON RIE GRIFFIN BOULEVARD FROM C-2 (INTENSIVE OMMERCIAL) TO PBG-2 (OTHER PUBLIC FACILITIES); ROVIDING FOR SEVERABILITY AND PROVIDING AN F TIVE DATE (SHERIFF'S OFFICE AND JAIL) at its e. gular meeting to be held at 6:00 p.m. on the 14th ay of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, lorida.

aid proposed ordinances may be inspected by the ublic at City Hall during regular hours of business. ll interested persons are hereby advised of such onsideration by the City Commission and all interested arties may appear at said meeting at said time and lace and be heard with respect to the proposed rdinance. This notice is given in accordance with F.S. 66.041.

LEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

27b

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST (IDENTIFIED AS PARCEL NUMBER 37-09-26-0000-0070-0000, LOCATED ON ORIE GRIFFIN BOULEVARD, FROM C-2 (INTENSIVE COMMERCIAL) TO PBG-2 (OTHER PUBLIC FACILITIES); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of C-2 (Intensive Commercial) to PBG-2 (Other Public Facilities).

DESCRIPTION OF PROPERTY:

STINWILL SUBURBAN FARMS MB2 P39 PT OF LOTS 50 51 + 52 OR414 P80 (EX OR1141 P907) (PUTNAM COUNTY JAIL) (MAP SHEET 35/37F/37E)

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

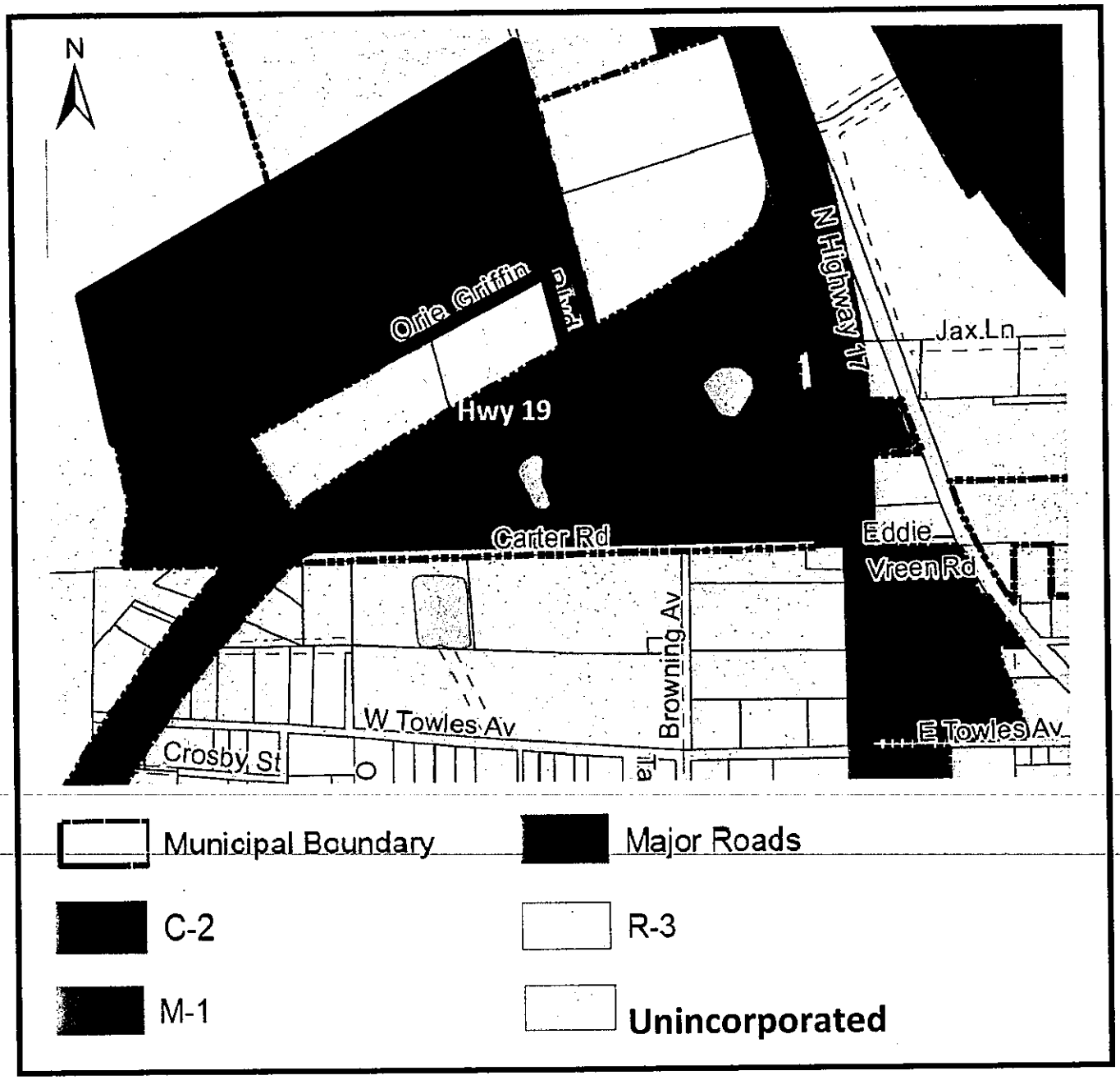
CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

City Clerk

Sheriff's Office & Jail



Site	Current Zoning	Proposed Zoning
Sheriff's Office & Jail 130 Orie Griffen Blvd.	C-2	PBG-2

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

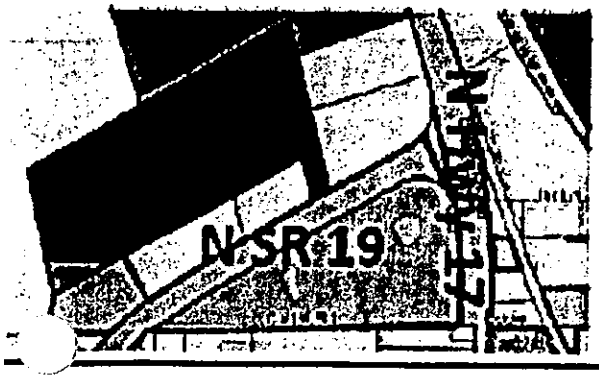
IC E is hereby given that the City Commission of he City of Palatka, Florida, will consider the enactment f the following entitled Ordinance: AN ORDINANCE)F THE CITY OF PALATKA, FLORIDA PROVIDING 'HAT THE FUTURE LAND USE MAP OF THE ADOPTED :OMPREHENSIVE PLAN OF THE CITY OF PALATKA IE AMENDED AS TO THAT CERTAIN PROPERTY IN ;ECTION 37, TOWNSHIP 09 SOUTH, RANGE 26 EAST GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 'ARCEL NUMBER 37-09-26-0000-0070-0000, LOCATED)N ORIE GRIFFIN BOULEVARD, FROM OPF (OTHER 'UBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND ;ROUNDS); PROVIDING FOR SEVERABILITY AND 'ROVIDING AN EFFECTIVE DATE (SHERIFF'S OFFICE ;ND JAIL) at its next regular meeting to be held at 6:00 .m. on the 14th day of July, 2011 at City Hall, 201 N. nd Street, Palatka, Florida.

IOTICE is hereby given that the City Commission of he City of Palatka, Florida, will consider the enactment f the following entitled Ordinance: AN ORDINANCE)F THE CITY OF PALATKA, FLORIDA PROVIDING 'HAT THE OFFICIAL ZONING MAP OF THE CITY)F PALATKA, FLORIDA BE AMENDED AS TO THAT :ERTAIN PROPERTY IN SECTION 37, TOWNSHIP 09 ;OUTH, RANGE 26 EAST, IDENTIFIED AS PARCEL IUMBER 37-09-26-0000-0070-0000, LOCATED ON)RIE GRIFFIN BOULEVARD FROM C-2 (INTENSIVE :OMMERCIAL) TO PBG-2 (OTHER PUBLIC FACILITIES); 'PROVIDING FOR SEVERABILITY AND PROVIDING AN :FFECTIVE DATE (SHERIFF'S OFFICE AND JAIL) at its ex regular meeting to be held at 6:00 p.m. on the 14th 'ay of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, lorida.

;aid proposed ordinances may be inspected by the ublic at City Hall during regular hours of business. ll interested persons are hereby advised of such onsideration by the City Commission and all interested arties may appear at said meeting at said time and lace and be heard with respect to the proposed rdinance. This notice is given in accordance with F.S. 66.041.

'LEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

28a

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTY LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 5001 ST. JOHNS AVENUE, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (ST. JOHNS RIVER STATE COLLEGE)

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED LARGE SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
10-10-26-0000-0010-0000	87.49	Other Public Facilities	Public Buildings and Grounds

DESCRIPTION OF PROPERTY:

NE1/4 (EX BK66 P529 BK104 P563 OR4 P328 OR178 PP43 45 MOODY RD ST JOHNS AVE MB5 P78) (EX OR486 P144,N 455FT OF S 850.50FT OF E 387FT OF N1/2 OF SECTION LYING E OF JR COLLEGE RD OR855 P1030RD)(SUBJECT TO ESMT OR913 P1474)(SUBJECT TO CLAY ELECT ESMT OR1184 P470)

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this ___ day of ____, 2011.

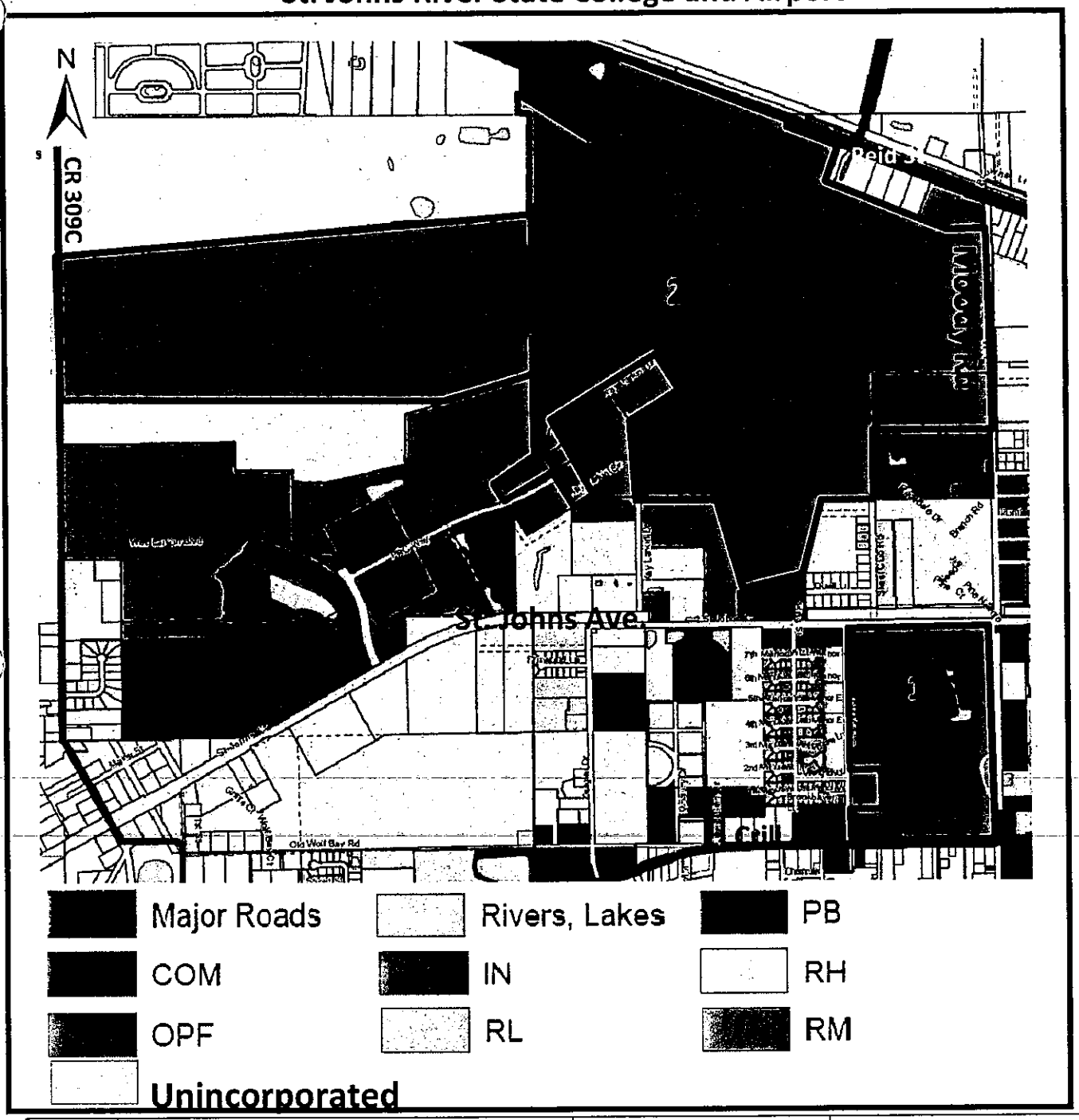
CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

St. Johns River State College and Airport



No.	Site(s)	Current FLUM	Proposed FLUM
1	St. Johns River Comm. Coll. 5001 St. Johns Ave.	OPF	PB
2	Airport (Multiple Parcels) SR 100/Moody Rd.	OPF, IN	PB

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTY LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 5001 ST. JOHNS AVENUE, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (ST. JOHNS RIVER STATE COLLEGE) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

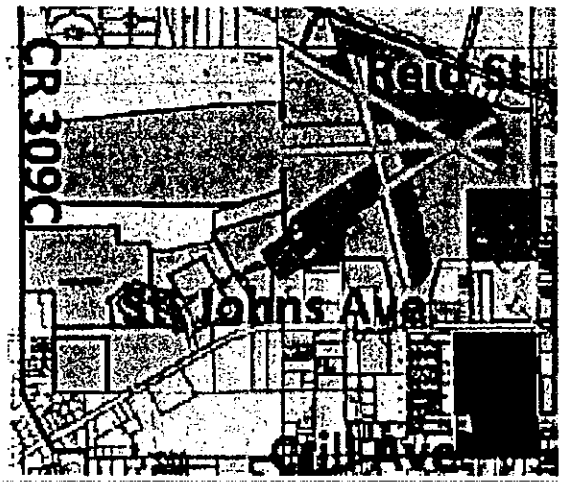
OK

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO CERTAIN PROPERTIES LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE), IDENTIFIED AS 5001 ST. JOHNS AVENUE, FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (ST. JOHNS RIVER STATE COLLEGE) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

28b

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 5001 ST. JOHNS AVENUE, FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on July 14, 2011, and August 25, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of R-3 (Multi-Family Residential) to PBG-1 (Public Buildings and Grounds).

DESCRIPTION OF PROPERTY:

NE1/4 (EX BK66 P529 BK104 P563 OR4 P328 OR178 PP43 45 MOODY RD ST JOHNS AVE MB5 P78) (EX OR486 P144,N 455FT OF S 850.50FT OF E 387FT OF N1/2 OF SECTION LYING E OF JR COLLEGE RD OR855 P1030RD)(SUBJECT TO ESMT OR913 P1474)(SUBJECT TO CLAY ELECT ESMT OR1184 P470)

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

BY:_____

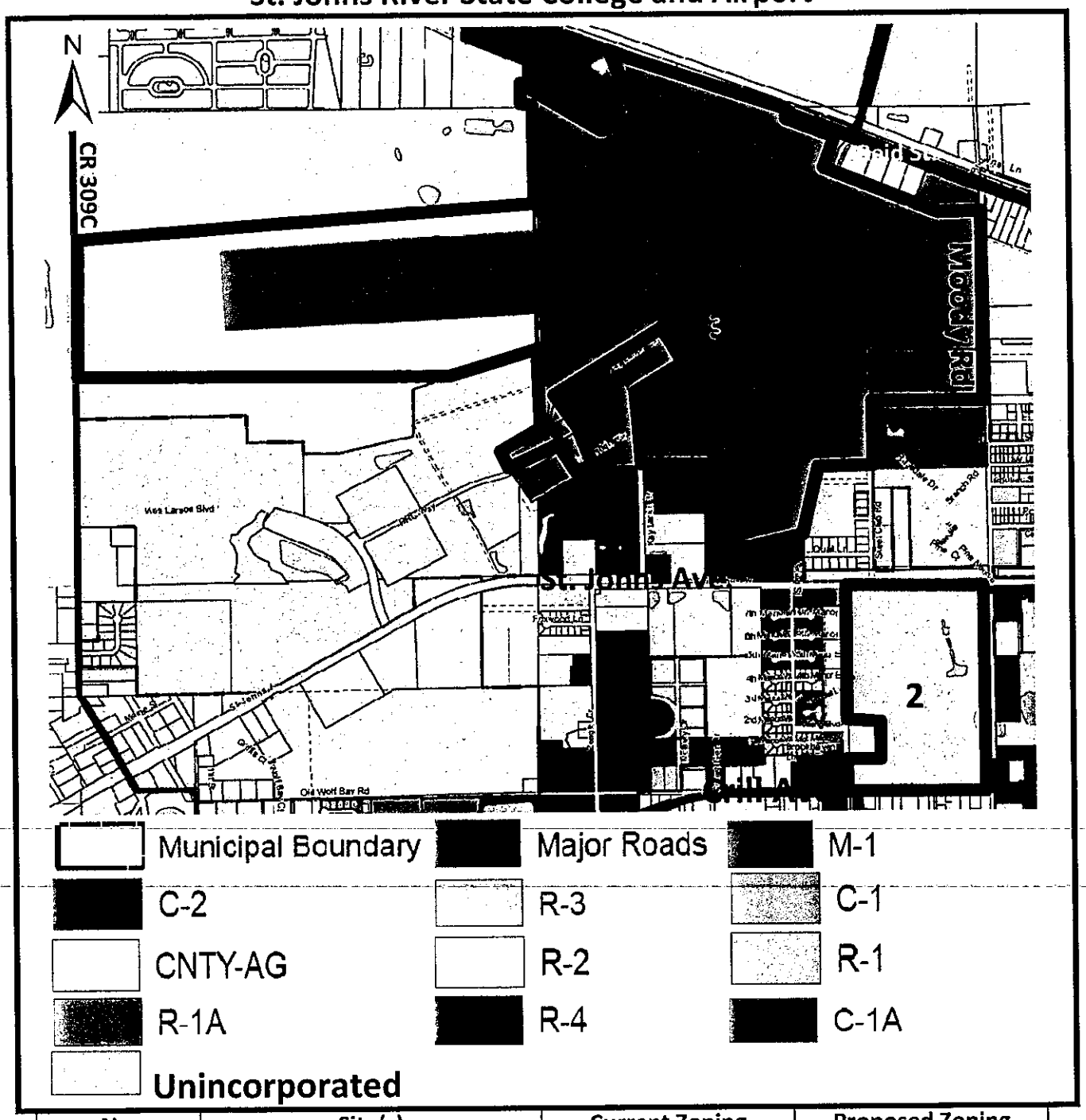
Its MAYOR

ATTEST:

_____

City Clerk

St. Johns River State College and Airport



No.	Site(s)	Current Zoning	Proposed Zoning
2	St. Johns River Comm. Coll. 5001 St. Johns Ave.	R-3	PBG-1
3	Airport (Multiple Parcels) SR 100/Moody Rd.	M-1	AP-1 & AP-2

NOTICE OF PUBLIC HEARING TO AMEND FUTURE LAND USE MAP OF COMPREHENSIVE PLAN

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN OF THE CITY OF PALATKA BE AMENDED AS TO CERTAIN PROPERTY LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE) IDENTIFIED AS 5001 ST. JOHNS AVENUE, FROM OPF (OTHER PUBLIC FACILITIES) TO PB (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (ST. JOHNS RIVER STATE COLLEGE) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

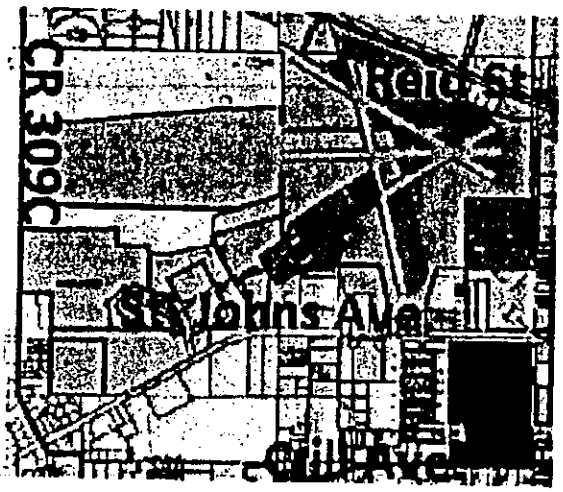
OK

NOTICE is hereby given that the City Commission of the City of Palatka, Florida, will consider the enactment of the following entitled Ordinance: AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED WITH RESPECT TO CERTAIN PROPERTIES LOCATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 26 EAST (GREATER THAN 20 ACRES IN SIZE), IDENTIFIED AS 5001 ST. JOHNS AVENUE, FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO PBG-1 (PUBLIC BUILDINGS AND GROUNDS); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE (ST. JOHNS RIVER STATE COLLEGE) at its next regular meeting to be held at 6:00 p.m. on the 14th day of July, 2011 at City Hall, 201 N. 2nd Street, Palatka, Florida.

Said proposed ordinances may be inspected by the public at City Hall during regular hours of business. All interested persons are hereby advised of such consideration by the City Commission and all interested parties may appear at said meeting at said time and place and be heard with respect to the proposed ordinance. This notice is given in accordance with F.S. 166.041.

PLEASE GOVERN YOURSELVES ACCORDINGLY.

/s/ BETSY J. DRIGGERS
CITY CLERK



Agenda Item

29

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, PROVIDING THAT THE FUTURE LAND USE MAP OF THE ADOPTED COMPREHENSIVE PLAN BE AMENDED WITH RESPECT TO SIX PARCELS OF LAND (GREATER THAN 20 ACRES IN SIZE) LOCATED ALONG KAY LARKIN CIRCLE AND WEST OF NORTH MOODY ROAD NORTH OF ST JOHNS AVENUE FROM OPF (OTHER PUBLIC FACILITIES) TO IN (INDUSTRIAL); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Subsection 163.3187(3), Florida Statutes, as amended, provides for the amendment of an adopted comprehensive plan, and

WHEREAS, Section 163.3187(3)(b)1-4, Florida Statutes, as amended, provides that the City Commission may transmit the proposed amendment ordinance and supporting data and analysis to state reviewing agencies and any other local government or governmental agency that has filed a written request with the governing body, and

WHEREAS, Section 163.3187(3)(b)2-4, Florida Statutes, as amended, provides that state agencies shall transmit to the City of Palatka comments regarding adverse impacts on important state resources and facilities by the amendments, and

WHEREAS, Section 163.3187(3)(c)1, Florida Statutes, as amended, provides that the City Commission shall hold a second public hearing to adopt the amendment within 180 days after receipt of agency comments, and

WHEREAS, the Planning Board conducted a public hearing on June 7, 2011, and recommended approval of this amendment to the City Commission, and

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1. Adopted Large Scale Amendment

That the Future Land Use Map of the adopted Comprehensive Plan of the City of Palatka is hereby amended to provide that the Future Land Use of the parcel of land listed in Table 1 below shall be changed as designated and that the Future Land Use Map shall be amended to show the changes.

TABLE 1
ADOPTED SMALL SCALE AMENDMENT

Property Tax Number	Acreage	Current Future Land Use	Amended Future Land Use
03-10-26-7720-0200-0090	0.38	OPF (Other Public Facilities)	IN (Industrial)
03-10-26-7720-0260-0120	0.15	OPF (Other Public Facilities)	IN (Industrial)
03-10-26-0000-0010-0060	5.68	OPF (Other Public Facilities)	IN (Industrial)
03-10-26-0000-0010-0070	6.74	OPF (Other Public Facilities)	IN (Industrial)
03-10-26-0000-0010-0071	7.47	OPF (Other Public Facilities)	IN (Industrial)
03-10-26-0000-0010-0030	7.46	OPF (Other Public Facilities)	IN (Industrial)

DESCRIPTION OF PROPERTY:

Property Tax Number	Legal Description
03-10-26-7720-0200-0090	RIDGEDALE MB3 P164, BLK 20 LOTS 9 + 10 + THAT PT OF CLOSED ST OR396 P1671
03-10-26-7720-0260-0120	RIDGEDALE MB3 P164 BLK 26 LOT 12 + THAT PT OF CLOSED ST OR396 P1671
03-10-26-0000-0010-0060	PT OF SW1/4 SEC 3 + PT OF SE1/4 SEC 4 OR1184 P307
03-10-26-0000-0010-0070	PT OF NW1/4 OF SW1/4 OR1214 P77 (PARCEL 1) (SUBJECT TO ESMT OR1214 P83)
03-10-26-0000-0010-0071	PT OF NW1/4 OF SW1/4 OR1214 P77 (PARCEL 2) (SUBJECT TO ESMT OR1214 P83)
03-10-26-0000-0010-0030	PT OF W1/2 OF SEC OR614 P122

Section 3. Effect on the Comprehensive Plan

The remaining portions of said adopted comprehensive plan of the City of Palatka, Florida, which are not in conflict with the provisions of this Ordinance, shall remain in full force and effect.

Section 4. Severability

Should any section, subsection, sentence, clause, phrase or portion of this Ordinance be held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and shall not affect the validity of the remaining portion.

Section 5. Effective date

This Ordinance shall become effective thirty-one (31) days after notification by the state land planning agency notifies the City of Palatka that the plan amendment is complete, or if timely challenged when the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 25th day of August, 2011.

CITY OF PALATKA

By:_____
Its Mayor

ATTEST:

_____
City Clerk

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 11 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED AS TO THAT CERTAIN PROPERTY LOCATED IN SECTION 03, TOWNSHIP 10 SOUTH, RANGE 27 EAST, LOCATED ALONG KAY LARKIN CIRCLE AND NORTH MOODY ROAD FROM OPF (OTHER PUBLIC FACILITIES) TO AP-2 (AIRPORT RELATED); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE

BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1.

WHEREAS, application has been made by the Building and Zoning Department, to the City for certain amendments to the Official Zoning Map of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on June 7, 2011,and two public hearings before the City Commission of the City of Palatka on August 25, 2011, and October 13, 2011, and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, now therefore,

Section 2. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from its present zoning classification of OPF (Other Public Facilities) to AP-2 (Airport Related).

DESCRIPTION OF PROPERTY:

Property Tax Number	Legal Description
03-10-26-7720-0200-0090	RIDGEDALE MB3 P164, BLK 20 LOTS 9 + 10 + THAT PT OF CLOSED ST OR396 P1671
03-10-26-7720-0260-0120	RIDGEDALE MB3 P164 BLK 26 LOT 12 + THAT PT

Property Tax Number	Legal Description
	OF CLOSED ST OR396 P1671
03-10-26-0000-0010-0060	PT OF SW1/4 SEC 3 + PT OF SE1/4 SEC 4 OR1184 P307
03-10-26-0000-0010-0070	PT OF NW1/4 OF SW1/4 OR1214 P77 (PARCEL 1) (SUBJECT TO ESMT OR1214 P83)
03-10-26-0000-0010-0071	PT OF NW1/4 OF SW1/4 OR1214 P77 (PARCEL 2) (SUBJECT TO ESMT OR1214 P83)
03-10-26-0000-0010-0030	PT OF W1/2 OF SEC OR614 P122

Section 3. All ordinances in conflict with the terms and provisions of this ordinance are hereby specifically repealed.

Section 4. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 13th day of October, 2011.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 11-15 Address: Multiple locations within the City

Request to consider amendments to the Future Land Use Map and/or the Official Zoning Map, for certain properties throughout the City, as an administrative measure, and make recommendation to the City Commission to correct discrepancies as described in the following three tables:

Table 1: School District-related corrective Future Land Use amendments

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM
James A Long Elem. School	1400 Old Jacksonville Rd.	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1100 N. 19th St. (School)	water plants, ponds, etc.	School	OPF	PBG
Jenkins Middle School	1900 Napoleon St. (Gym)	Multi-family	School	RH	PBG
Beasley Middle School & Ballfield	1110 S. 18th St. & NW Corner of Moseley Ave. & Kate St.	water plants, ponds, etc.	School	OPF	PBG
Kelley Smith Elem. School	141 Kelley Smith School Rd.	Single-family	School	RL	PBG
Mellon Elem. School	301 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Palatka High School	302 Mellon Rd.	water plants, ponds, etc.	School	OPF	PBG
Moseley Elem. School	1100 Husson Ave.	Multi-family	School	RH	PBG
School District Warehouse	1001 Husson Ave.	Single-family	School Warehouse	RL	PBG

Table 2: Public Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
~~City Lift Station~~	~~1216 Cleveland Ave.~~	~~Single-family~~	~~City facility~~	~~RL~~	~~PBG~~ OPF	No change	
Edgar Johnson Senior Ctr.	1215 Westover Dr.	Multi-family	Community Center	RH	PBG	R-3	PBG-1
ARC of Putnam County	1215 Westover Dr.	Multi-family	Institutional	RH	PBG	C-1	PBG-1
Oak Hill West Cemetery	712 S. Palm Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	C-1	PBG-1
Westview Cemetery	317 Osceola St.	Multi-family	Cemetery	RH	PBG	R-3	PBG-1
Oak Hill Cemetery	2900 Crill Ave.	water plants, ponds, etc.	Cemetery	OPF	PBG	R-3	PBG-1
~~Water Treatment Plant~~	~~320 Moody Rd.~~	~~water plants, ponds, etc.~~	~~Water plant~~	~~OPF~~	~~PBG~~	~~M-1~~	~~PBG-2~~
Sheriff's Office & Jail	130 Orie Griffin Blvd.	water plants, ponds, etc.	Gov't office	OPF	PBG	C-2	PBG-2
St. Johns River State Coll.	5001 St. Johns Ave.	water plants, ponds, etc.	College	OPF	PBG	R-3	PBG-1
School Dist. Bus Gar.	1207 Washington St.	Multi-family	Bus Complex	RM	PBG	R-2	R-2
Airport	Reid St./Moody Rd.	water plants, ponds, etc.	Public Airport	OPF	PBG	M-1	AP-1/AP-2

Table 3: Private Properties corrective Future Land Use amendments and/or rezoning:

Site	Address	Allowable Uses	Existing Use	FLUM	Proposed FLUM	Zoning	Proposed Zoning
Airport area		water plants, ponds, etc.	Airport-related	OPF	IN	M-1	AP-2
Parcel SW of Jail	N side of HWY 19	water plants, ponds, etc.	Undeveloped	OPF	COM	No change	
310 S. Palm Ave.		water plants, ponds, etc.	Retail/office	OPF	COM	(By applicant)	
306 S. Palm Ave.		water plants, ponds, etc.	Service (credit union)	OPF	COM	No change	
Residential area around Beasley Middle School		Parks	Single-family	REC	RL	No change	
Portion of Rolling Hills Subdivision		Multi-family	Single-family	RM	RL	No change	
Residential area east of Ravines		water plants, ponds, etc.	Single-family	OPF	RL	No change	

Mr. Crowe explained with regards to Table no. 1, the schools are currently in a variety of land use categories, and that the Comprehensive Plan directs us to put schools and government facilities into the PB (Public Buildings and Grounds) category. He explained that OPF (Other Public Facilities) is meant for things like sewer plants and wastewater treatment plants, and that RH and RL are Residential use classifications for low and high density residential development. He added that these are public properties, that these areas are basically in the wrong land use category and that this is a housekeeping measure to put them where they belong.

Mr. Crowe advised with regards to Table no. 2, that these are the public properties that are basically in the wrong land use category. He added that this is a housekeeping measure to put them in the appropriate land use category, which is PB. He stated that unlike the school properties, they are proposing a rezoning change for most of them, mostly to PBG-1 (Public Buildings and Grounds and Other Public Facilities districts) and AP-1 (Airport zoning) for the runway part and AP-2 (Airport Related zoning) for the non-runway portion for the Airport areas, which are the appropriate zoning categories for these quasi-government uses. He requested that the Water Treatment Plant (320 Moody Rd.) be removed from the table as it already has the appropriate OPF designation.

Mr. Crowe further advised with regard to Table no. 3, the Airport area includes various parcels privately owned which are recommended for Industrial Land Use. The small parcel SW of the Jail and also 306 and 310 S. Palm Avenue which are currently designated Other Public Facilities and would be more correctly categorized as Commercial. The residential area around Beasley Middle School (mostly single family homes) is inappropriately categorized as Recreation (for parks), and of course, people are not supposed to live in parks, so we are proposing to put the appropriate low-density land use designation in the rear of the school area. He stated that the area east of the Ravines is a single-family neighborhood and is proposed for a RL use designation. He ended by saying that all of these proposed changes are meant to be corrective measures, to have the Comprehensive Plan map more accurately reflect what is actually out there.

Yvonne Johnson stated that she has lived near Jenkins Middle School for years and that she wants to stay in the county. Acting Chairman Venables advised that this is not an annexation request, and would not impact her property in that way.

Mike Lewis, 2313 Prosper St., stated that he lives in front of Moseley School/warehouse and has for over 23 years and he does not want to see a bus barn and warehouse there. He spoke in opposition of the request, stating that he and his neighbors are bothered by the noise with trucks coming and going, the sanitation trucks and the unsightly storage yard.

He stated that the surrounding area is residential and he and his neighbors do not want this eyesore warehouse/storage facility of this sort in front of their homes. He pleaded with the Board not to approve this rezoning request.

Acting Chairman Venables asked Mr. Crowe if the proposed action in any way changes the use of that property. Mr. Crowe stated that the Land Use category does not get specific enough to govern this kind of thing and schools are allowed in most Land Use categories, even residential. He stated that we are not proposing to change the zoning of this site however, the use that is there may not be compatible with the zoning that is in place there and that this particular action will not affect the allowance of the current activity on this site. Mr. Holmes pointed out that currently the land use is Residential Low-Density and is consistent with the current zoning. He asked if the Land Use were changed to PB would that be consistent with the existing residential zoning. Mr. Crowe advised that there is not a strict matrix for the PBG land use category as to what zoning districts are allowed therefore, a public land use category could be accompanied by pretty much any zoning districts; schools are allowed in pretty much any zoning category.
(Note: actually there is a matrix in the Zoning Code (Sec. 94-111(b) and the PB land use category only allows the PBG-1 zoning district – we apologize for this oversight.)

Mr. Holmes stated the he guesses what the residents are concerned about is that if the land use category is changed then later there will be a request to change the zoning category to better fit the warehouse use. Mr. Pretrucci asked if the current use was incompatible with the current residential zoning designation and spoke to Mr. Holmes' point, that it is one thing to have a school in a residential location, but quite another to have a warehouse facility in a residential neighborhood. Mr. Crowe stated that is correct, but that he had not seen a formal complaint or code enforcement action in this matter. Robert Cavouti stated that he spoke to Mr. Crowe two weeks ago, and has complained about this in the past. Mr. Crowe advised that if he receives a formal complaint filled out by any interested citizen, his office will investigate and provide a finding as to whether the activities are compatible with the zoning and what need to be done about it.

Mr. Holmes reiterated for clarification, presuming the future land use designation was changed to PB and the zoning stays the same, if someone makes a complaint about the current zoning and the non-conforming use, that results in a Code Violation - the owner could then request a zoning change to PBG-1, and that requested zoning change would be then consistent for the current use, to meet compliance. Mr. Crowe replied he was not aware of the warehouse use when this list that he inherited was put together. He does not have a problem with the Board taking this request off the table for consideration.

Acting Chairman Venables suggested that the Board have discussion and vote on each table individually, rather than consider all three of them together. Mr. Pickens stated that it might be fair to pull the School District warehouse item if we are going to investigate it.

Motion made by Joe Pickens and seconded by Joe Petrucci to remove the School District Warehouse at 1101 Husson Ave. from the list of Table no.1 for consideration. Motion carried 5-0.

Robert Cavouti, 2206 Prosper Street, commented that he knew that this item had been removed from the list, but he wanted to speak on it. He stated he has lived there 32 years and that about two years ago the School District put the warehouse there (summer of 2009). They relocated the School Board warehouse from the Mathews Industrial Park to the Moseley Ave location. In October of 2009 he spoke with Debbie Banks and asked why the warehouse was in a residential area. She advised that it should not be there. Meanwhile he and his neighbors tried to speak with the School Board Superintendant about their concerns regarding the 18-wheelers going in and out and that this is also a maintenance facility, he had made it quite clear to them that they would not relocate the warehouse and maintenance facility. He said he has spoken to Ms. Banks several times, and in April of 2011 Ms. Banks advised that she was waiting on the School Board to make application to rezoning, so that the warehouse could stay there. He stated that he had told her that warehouse has got to go and she told him to go to the school board and complain and that he felt he had been

blown off by both agencies. He shared photo evidence with the Board regarding unlicensed, derelict busses for auction that sat there for months, as well as the maintenance area, stating that as of last night, there is also heavy equipment parked there. He added that he spoke with the Code Enforcement Officer last week and that she stated that "maybe we will write a letter" and he was not sure what that was to have meant. He pleaded with the Board to please help the citizens, that this area is surrounded by residential homes and that if this School Board property is rezoned, they will put all sort of things there and as they have, and to keep this in mind that they moved their warehouse there and did not call the zoning department or anyone before they made this move to ask if it was okay - they just did it.

Mr. Holmes advised that he did not believe that any further discussion or testimony on 1101 Husson Ave. was appropriate when the item has been removed from consideration. He added to proceed to take testimony at this point is more than an exercise of futility because these people are putting things on the record that is not being considered by anyone who is making a decision on the topic at hand anymore, plus there is no one here for the other side to talk about it. He said he believes that if these people want to make a complaint it should be received by staff and processed like any other complaint and put before the Code Enforcement Board for them to make a decision on, and then all these comments could come into play at that time. Mr. Pickens stated that it is not appropriate for the Board to debate whether there is a code violation there or not, and that the Board did what they had asked for use to do – it was removed from the agenda and no action was be taken on the School Board property. Mr. Cavouti asked although this item is tabled, if this comes up again, which he is sure it would one way or the other and wanted to know if the property owners surrounding the affected area would be notified. Mr. Crowe advised that if it came before the Planning Board for action, surrounding property owners within 150 feet would be notified, but if it was a Code Enforcement action, there would not be notification issued, however, the residents could contact him and he would be glad to advise of the status.

Mr. Sonny McCoy, 116 Putnam Ave., stated concerns of the changes to Jenkins Middle School having to pay double tax if their property is taken into the City and rezoned and the possibility of apartment buildings being put there. Acting Chairman Venables advised that this is not an annexation and that today's action is just a housekeeping effort, to change the Land Use designation to more appropriately reflect what is there and that it would not affect his property in that way. Mr. Petrucci advised that with today's action the change would be going from Residential High-Density to Public Buildings and Grounds, so in essence we would be going in the direction that Mr. McCoy is looking for. Ms. McCoy, 116 Putnam Ave., commented that there are a lot of trucks coming and going adding to the existing noise problems and that if any action were to take place, she wished the Board could make some of that go away.

Motion made by Joe Petrucci and seconded by Sue Roshkosh to approve Table no. 1 (School District-related corrective Future Land Use amendments) with the exception of the School District warehouse which was previously removed from this table. Motion carried 5-0.

Motion made by Earl Wallace and seconded by Sue Roskosh to remove St. Johns River College (5001 St. Johns Ave.) from table no. 2 and have that item stand alone for consideration. All present voted affirmative. Motion carried.

Janet Cavouti, 2206 Prosper St. stated concerns regarding Table 2 School District Bus Complex has been there a long time and is worried that the School Board warehouse at this location may also be moved over to the existing Moseley Ave. warehouse facility. Mr. Crowe stated that the intent is to put all the schools into that PBG category, as they are public uses. Mr. Pickens stated that the action on this item today, will not affect what the School Board can or cannot do over at Moseley. Acting Chairman Venables stated that the School Board has options that they may exercise, and if they choose to exercise them there is a procedure that will be followed that will require discussion and votes, etc.

Motion made by Joe Pickens and seconded by Sue Roskosh to approve table no. 2, excluding the request for St. Johns River State College. Motion carried 5-0.

Agenda Item

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The Palm Beach Post

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West Palm Beach adopts tax on nuisances

By **ANDREW ABRAMSON**

Palm Beach Post Staff Writer

Updated: 10:29 p.m. Monday, Aug. 8, 2011
Posted: 7:51 p.m. Monday, Aug. 8, 2011

Residents with repeated police and code enforcement visits now face a stiff penalty: fines to be assessed on their property tax bill.

The city commission voted unanimously on Monday to pass three chronic nuisance codes that allow a special magistrate in West Palm Beach to order police and code services billed to a resident's tax bill.

"This is not a baby step, this is a big giant leap," said Commissioner Kimberly Mitchell, who has been pushing for this since 2006.

If the city responds to three nuisance activities at a residential or commercial property within 30 days, the owner will be notified. The owner must then must present a written action plan and address the problems, or else the property tax bill will rise.

"The real strength of this code, and it's really unique in the state of Florida, is if the property owner doesn't take the appropriate action, the property owner and not the taxpayer is going to pay the cost," Staff Attorney Josh Koehler said.

Nuisances can range from unkempt lawns to loud music, drug activity, disorderly conduct and prostitution. Residents applauded when the commission passed the ordinances.

"Eighty percent of residents living in Northwood Hills have said they'd leave the neighborhood if given the chance," Northwood Hills president Bob Beaulieu said. "It's not because of serious crime. It's the chronic, ongoing never ending assault on our senses -- noise, dirt, smell, garbage, it just has to stop. This is a very powerful tool."

City Attorney Claudia McKenna said residents will not be charged for police calls for services, but rather the actual tools and time used to correct a nuisance. Commissioners Ike Robinson and Sylvia Moffett raised concerns that the city will follow through with the ordinance and provide the necessary tools to make it work.

"I don't want this to be like other times when we come up with a winner and after a couple months we decide we can't afford it," Robinson said. "This is past being fiscally affordable. There are quality of life issues here."

Mayor Jeri Muoio said the city is "absolutely committed to making this work."

Mitchell said the ordinance was modeled after a similar one in Milwaukee. "They've worked it so the bad guys, the people refusing to obey the rules, are paying for the system to enforce it, instead of it coming out of the general revenue," Mitchell said. "That's the next step."

Mitchell said she's already met with officials in Lake Worth and Riviera Beach, who are interested in following West Palm Beach's lead. "The plan really is to take this to the League of Cities so all of Palm Beach County and hopefully the state will look at this model," Mitchell said.