

KARL N. FLAGG  
MAYOR - COMMISSIONER

MARY LAWSON BROWN  
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS  
COMMISSIONER

VERNON MYERS  
COMMISSIONER

JAMES NORWOOD, JR.  
COMMISSIONER



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

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

BETSY JORDAN DRIGGERS  
CITY CLERK

RUBY M. WILLIAMS  
FINANCE DIRECTOR

GARY S. GETCHELL  
CHIEF OF POLICE

MICHAEL LAMBERT  
CHIEF FIRE DEPT.

DONALD E. HOLMES  
CITY ATTORNEY

**October 26, 2009**

TO MESSRS: MARY LAWSON BROWN, ALLEGRA KITCHENS, VERNON MYERS  
AND JAMES NORWOOD, JR.:

You are hereby notified that a special meeting of the Palatka City Commission is called to be held on October 29, 2009, at the regular meeting place of the Palatka City Commission at City Hall, 201 N. 2<sup>nd</sup> Street, Palatka, Florida, to commence at 6:00 p.m.

The purpose of the meeting is to hear a continuance of the following Public Hearing from the Regular October 22, 2009 Meeting's Orders of the Day:

**PUBLIC HEARING - ORDINANCE** - Planning Board Case #PB 08-29 - Request to close N.16<sup>th</sup> Street between St. Johns Avenue and Reid Street - St. Johns Automotive Real Estate, LLC; Juli Holmes, Agent; 1<sup>st</sup> Reading - Planning Board Recommendation to Deny - **CONTINUED FROM OCTOBER 22, 2009**

*/s/ Karl N. Flagg*

Karl N. Flagg, MAYOR

We acknowledge receipt of a copy of the foregoing notice of a special meeting on the 26<sup>th</sup> day of October, 2009.

*/s/ Mary Lawson Brown*

COMMISSIONER

*/s/ Vernon Myers*

COMMISSIONER

*/s/ James Norwood, Jr.*

COMMISSIONER

*/s/ Allegra Kitchens*

COMMISSIONER

*Agenda  
Item*

5

**CITY OF PALATKA CITY COMMISSION  
AGENDA ITEM**

**ITEM:** Planning Board Case 08-29 Request to close that portion of N 16<sup>th</sup> Street between St. Johns Ave. and Reid St.

**DEPARTMENT:** Building & Zoning

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**AGENDA SECTION:** Regular agenda requiring Commission action

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<b>ATTACHMENTS</b>	<ol style="list-style-type: none"><li>1. September 1, 2009 Planning Board Packet</li><li>2. September 1, 2009, Planning Board Minutes.</li><li>3. Site plan rendering submitted to Board on September 1, 2009</li><li>4. Petition submitted by St. Johns Auto Body to Board on September 1, 2009</li><li>5. Packet submitted by applicant July 7, 2009</li></ol>	<b>DATE:</b> October 22, 2009
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**SUMMARY HIGHLIGHTS:**

The applicant applied to close that portion of N 16<sup>th</sup> Street between St. Johns Avenue and Reid Street on October 1, 2008. The case was advertised for a November 4, 2008 hearing date and notices to surrounding property owners were mailed. On October 23, 2008 at the request of staff, the applicant requested the case be tabled until January 6, 2009. Staff worked with the applicant to utilize onsite cameras to capture the number of vehicles accessing the dealership versus passing through. During this same timeframe, traffic counters were placed on N 16<sup>th</sup> St. at Reid St. and St. Johns Ave. Staff reviewed all material in an effort to synchronize the video and information from the counters, however, it could not be correlated to each other. These results were not included in our staff report. On July 7, 2009 (minutes enclosed) the case was heard, however, the motion that was made to table for more information did not include a date certain. The case had to be re-advertised for September 1, 2009 (minutes enclosed) at which time a motion was made to deny the request to close that portion of N 16<sup>th</sup> Street.

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**RECOMMENDED ACTION:**

There are no criteria for closing a street in the City's Municipal Code, therefore, we have no opinion. No staff recommendation was made as to whether the roadway should be closed or remain open.

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**AGENDA ITEM NUMBER:**

**AGENDA PAGE NUMBER:**

This instrument prepared by:  
Debbie Banks  
201 North 2<sup>nd</sup> Street  
Palatka, Florida 32177

**ORDINANCE NO. 09-**

**AN ORDINANCE OF THE CITY OF  
PALATKA, FLORIDA, CLOSING,  
VACATING, AND ABANDONING THAT  
PORTION OF NORTH 16TH STREET  
LOCATED IN MERWIN'S SUBDIVISION  
LYING WEST OF BLOCK 295 AND EAST  
OF BLOCK 303 AND RESERVING  
REQUIRED UTILITY EASEMENTS,  
WITHIN THE CITY OF PALATKA,  
FLORIDA; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, Chapter 166.021 Florida Statutes, and Section 2 (b), Article VIII of the Constitution of the State of Florida, vest municipalities with the Authority to discontinue or vacate any street or portion thereof when done in the interest of the general welfare; and,

**WHEREAS**, a public hearing was held on the 22<sup>nd</sup> day of October, 2009 concerning the advisability of vacating and abandoning that portion of North 16th Street described as: lying westerly of Block 295 and easterly of Block 303 and lying southerly of Reid Street (SR 100/US 17) and northerly of St. Johns Avenue within the City of Palatka, Florida, as recorded in MB 2 Pages 5, 36 and 46 of the public records of Putnam County, Florida; and,

**WHEREAS**, the public hearing referred to in the preceding paragraph was duly noticed and published in the Palatka Daily News on the 13<sup>th</sup> day of October, 2009, notifying the public that said Public Hearing would be held;

**WHEREAS**, all necessary steps have been taken to resolve issues of concern as raised by the City Commission; and,

**WHEREAS**, after receiving comment and input from the general public and concerning the general welfare of the citizens of the City of Palatka, it has been determined that it would be in the best interest of the City and its citizens to vacate and abandon that portion of the street more particularly described herein;

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

**SECTION I.** That the following streets or portions thereof are hereby vacated, abandoned, renounced, and disclaimed:

**DESCRIPTION OF PROPERTY:**

That portion of North 16th Street described as: lying westerly of Block 295 and easterly of Block 303 and lying southerly of Reid Street (SR 100/US 17) and northerly of St. Johns Avenue within the City of Palatka, Florida, as recorded in MB 2 Pages 5, 36 and 46 of the public records of Putnam County, Florida; and,

Reserving an easement for use by the grantor, its successors or assigns, for ingress, egress, utility, and drainage purposes.

**SECTION II.** This Ordinance shall take effect upon adoption.

**SECTION III.** Notice of the passage of this Ordinance and of the closing and vacating of the streets, or portion thereof, described herein, shall be published one (1) time within thirty (30) days from the adoption of this Ordinance in a newspaper published in Putnam County, Florida, announcing to the public the action of the City Commission in closing and vacating the street or a portion thereof described herein. Copy of this Ordinance as adopted and proof of publication of the notice of adoption of this Ordinance shall be recorded within the official records of Putnam County, Florida.

**SECTION IV.** A copy of this Ordinance shall be furnished to the Municipal Code Corporation for insertion in the Code of Ordinances for the City of Palatka, Florida.

**PASSED AND ADOPTED** by the City Commission of the City of Palatka on this 22<sup>nd</sup> day of October, 2009.

**CITY OF PALATKA**

**BY:** \_\_\_\_\_  
**Its Mayor**

**ATTEST:**

\_\_\_\_\_

## Planning Board Staff Report September 1, 2009

**Case:** PB 08-29  
**Address:** N 16<sup>th</sup> Street between St. Johns Avenue and Reid Street  
**Applicant:** St. Johns Automotive Real Estate LLC  
**Request:** Request to close that portion of N 16<sup>th</sup> St. between St. Johns Avenue and Reid Street

### APPLICABLE CODE REFERENCE:

#### **Sec. 54-44. Board to act as supervisor of plats; approval of street dedications.**

The city planning board shall be the supervisor of plats. It shall provide rules and regulations governing the platting of all lands within the city and within the planning district, so as to require that such platting shall conform to the official map, and may, in behalf of the local government within the limits of which the land in question is situated, make such other requirements as may lawfully be made. All plans, plats, replats or descriptions showing the layout of any street, highway or alley upon private property, or of building lots in connection with or in relation to such highway, street or alley, to be dedicated to public use or to the use of purchasers or owners of lots fronting on or adjacent to such highway, street or alley, and located within the city or within the planning district, shall be submitted to the city planning board and approved by it before they shall be recorded. The disapproval or failure to approve of any such plan, plat, replat or description by the city planning board shall be deemed a refusal by the local government within the limits of which the land in question is situated, of the proposed dedication shown thereon. The approval of the city planning board shall be deemed an acceptance of the proposed dedication; but shall not impose any duty upon the city or any other local government concerning the maintenance or improvement of any such dedicated parts, until the proper authorities of the city or other local government shall have made actual appropriation of the same entry, use and improvement. (Code 1981, § 14-29)

### BACKGROUND:

The applicant is requesting to close N 16<sup>th</sup> Street in an “effort to enhance the security of the business’ assets and the safety of the business’ patrons.” The business (Beck Chevrolet) is located on both sides of the street they are requesting the City to close.

Notices to surrounding property owners were mailed; the advertisement was run; and departmental review requests sent to police, fire, water/sewer/streets/sanitation, building, gas and electric. Other utilities contacted by staff include: ATT, Comcast, Gas Authority, and Florida Power & Light. Department & utility company responses are included under “Considerations” below. Property was readvertised and notices resent to surrounding property owners in August since a motion by the Planning Board did not include a date certain to table the case to as required.

At the July 7, 2009 Planning Board meeting, the Board requested the applicant provide a detailed site plan and accident/incident report statistics at the next meeting.

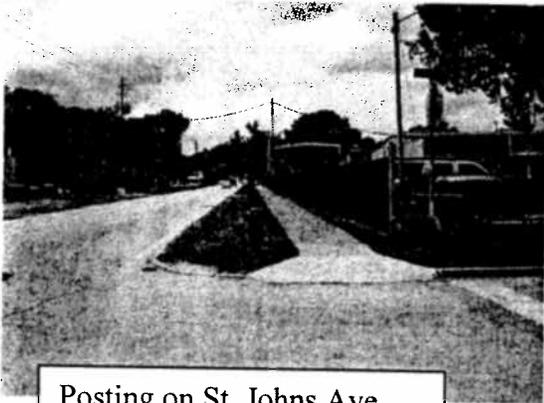
### CONSIDERATIONS

A review of the Comprehensive Plan and the Municipal Code does not provide guidelines other than Section 54-44 above. Items to consider are:

- Safety – Police Dept. states first responders will have to use alternate routes but overall response time should not increase
- Chief Building Official – no issues but stated all utilities needed to be contacted

- Drainage – Streets Dept. states this section of N 16<sup>th</sup> St. contains storm catch basins and a storm line from St. Johns Ave. to Reid St. If the road is closed, the City would need an easement over the storm lines for maintenance
- Water/Sewer lines – Utilities Dept. states they have a 2” galvanized water line and a 6” clay sewer line in the 100 block of N 16<sup>th</sup> St. Since the house they served have been torn down they can cap these old lines.
- Public access – this street has historically been open for thru traffic. This will present a change of the traffic pattern and proper signage would need to be installed at the owner’s expense directing traffic to other streets.
- Impact to surrounding businesses and homes – we have received a response from one business owner who is opposed to the street closure.

**PHOTOS**



Posting on St. Johns Ave.



Facing east on Reid St.



Facing west on Reid St.



Posting on Reid St.

**PUBLIC NOTICE**

Notice is hereby given that the City of Palatka PLANNING BOARD will hold a public hearing at their regular meeting on Tuesday, September 1, 2009 at 4:00PM at City of Palatka City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request for a conditional use for an indoor recreational facility.

Location: 816 S State Rd. 19  
Parcel#: 11-10-26-0000-0874-0043  
Requested by: FWI 5 LLC  
Agent: Sophannary Tang & Thai Hok

All interested parties are invited to attend this public hearing.

Debbie Banks  
Assistant Planning Director

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE THE CITY COMMISSION WILL REQUIRE A VERBATIM TRANSCRIPT BE MADE AT THE EXPENSE OF THE APPELLANT THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED F.S. 286.0105.

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

Legal No. 04544702  
08/14/09

**PUBLIC NOTICE**

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on September 1, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to close that portion of N 16th Street between St. Johns Ave. and Reid St.

Location: N 16th between St. Johns Ave. and Reid St.

Applicant: St. Johns Automotive Real Estate LLC

Agent: Juli Holmes  
Case: PB 08-29

All interested parties are invited to attend this public hearing.

Debbie Banks  
Assistant Planning Director

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

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

Legal No. 04544705  
08/14/09



# *City of Palatka*

*Building & Zoning*

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

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



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

## **PUBLIC NOTICE**

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on **September 1, 2009** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

### **Request to close that portion of N 16<sup>th</sup> Street between St. Johns Ave. and Reid St.**

**Location:** N 16<sup>th</sup> between St. Johns Ave. and Reid St.

**Applicant:** St. Johns Automotive Real Estate LLC

**Agent:** Juli Holmes      **Case:** PB 08-29

All interested parties are invited to attend this public hearing.

Debbie Banks  
Assistant Planning Director

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105

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

**Planning Board Minutes & Proceedings**

**July 7, 2009**

**Page 1 of 4**

Meeting called to order by Acting chairperson, Sue Roskosh at 4:00PM. **Members present:** Zachary Landis, Earl Wallace, Randy Braddy and Phil Leary. **Members absent:** Carl Stewart, Ezekiel Johnson, Clem Saccareccia, and Anthony Harwell. **Also present:** Assistant Planning Director, Debbie Banks; Recording Secretary, Pam Sprouse and City Attorney, Donald Holmes.

**Motion** made by Randy Braddy to approve the minutes of the May 5, 2009 meeting. Seconded by Sue Roskosh. All members present voted affirmative. Motion carried.

Phil Leary motioned to approve the minutes of the June 2, 2009 meeting and seconded by Randy Braddy. Motion carried.

\* **Case PB08-29** Address: N 16th from Reid St. to St. Johns Ave.  
Applicant: St. Johns Automotive Real Estate LLC  
Agent: Juli Holmes

Request: A request to close that portion of N 16th St from Reid St. to St. Johns Ave.

**(Public Hearing)**

Ms. Banks read a case overview memo from Planning Director Jim Lee, written on June 18, 2009 regarding the review and sufficiency of the application.

Breck Sloan, representing St. Johns Automotive Real Estate LLC d/b/a Beck Chevrolet, handed the Board an information packet, and explained some of the challenges they are facing with the current facility and the reason for the request. He spoke of safety concerns with traffic, security and theft. He stated there are 8 points that are open in that one section of 16<sup>th</sup> street. He added that they currently have liability insurance problems with respect to this facility, and trying to maintain the ability to keep the insurance on the facility. The insurance company has recommended securing the premises, which is difficult to do with a road running through it. He explained that one of the reasons for the delay with this request is that they were trying to get a better idea of the traffic patterns by doing their own counts with cameras and the help of the city staff, but this was inconclusive, as there were several factors such as: 50 employees entering and exiting 4 times a day, leaving out one side or the other of 16<sup>th</sup> Street, not to mention, the transition of vehicles from one lot to another. This made it difficult to determine how much of the traffic is dealership traffic and how much is through traffic. A traffic study as recommended by City staff, it would be cost prohibitive at approximately \$35,000.00 to \$50,000.00.

Mr. Leary asked Mr. Sloan if the matrix chart on page six were done by the Public Works Department.

Juli Holms, St. Johns Automotive Real Estate, stated that in an effort to determine what was internal and what was legitimately through traffic, and in an effort to aide City staff, they installed multiple of their own security cameras high enough to capture the Road for 3 to 4 days and turned the information into the City, however, as there is a time-lapse in the security filming, and with the internal and through traffic, they were not able to get a picture. This left the Planning Director uncomfortable with these counts as the numbers would not be as accurate as a Traffic Engineer could produce.

Case PB08-29 N 16th from Reid St. to St. Johns Ave. – continued

Discussion took place regarding the peak hours for traffic and the effect of this request on other businesses in the area.

Mr. Sloan stated that they have attached statements from various surrounding business and utility companies supporting the closure of the street. He stated that he has the support of the Police Department with regards to securing the lot and closing that section of 16<sup>th</sup> Street. Also attached, is a letter from Connie Walker of Department of Transportation who obviously they would deal with as far as driveway cuts or access to the facility if directly off of Reid Street stating that they would not be in opposition to this section of street closure as they are trying to eliminate some of the entry and exit points off of Reid St. Mr. Sloan advised that the GM Corporation has advised that this dealership is among the 60% remaining dealers, and that they were notified and will be held to certain facility improvements and requirements, including dual showrooms with certain square foot requirements. So they would have to look at this from a long-term standpoint versus the current facility. Their intent would be to simply redesign the dealership and entire lot to meet minimum facility requirements.

Discussion ensued regarding the possibility of securing the two blocks independently with fencing, crosswalks and speed bumps to effect immediate change.

Jason Brown, 1609 St. Johns Avenue, St. Johns Auto Body, stated that this request would adversely affect his business. He added that they have a very large recovery truck used for towing semi-tractor trailers and they need the access of that section of 16<sup>th</sup> Street to get this vehicle to their property, as well as other large delivery trucks that service his business and his customers that they have had for 31 years and they are expanding. He ended by stating that 16<sup>th</sup> Street cuts all the way back to State Rd. 20.

Kent Scroggins, 1609 St. Johns Avenue spoke in opposition of the request and stated that 16<sup>th</sup> Street is the main artery for his customers. He spoke in opposition of the request, stating that traffic safety has never been a problem with the previous dealership owner. He compared the proposed with Garber Auto Mall, in Green Cove Springs, stating that has left the other dealership locations in that area vacant. He stated that he believed a security problem would be minimized with a fence. As far as people getting run over on that section of 16<sup>th</sup> street, he has never seen that in the 32 years that he has been there and that signs and a crosswalk could minimize safety concerns.

Discussion continued regarding record data of traffic incidents for that street as well as accessibility and maneuverability of large towing and service type vehicles.

**(Regular Meeting)**

Discussions took place regarding vacating versus closing a road.

**Planning Board Minutes & Proceedings**

**July 7, 2009**

**Page 3 of 4**

Case PB08-29 N 16th from Reid St. to St. Johns Ave. – continued

Mr. Sloan advised that he would be amenable to either option. He further shared that GM has asked that all dealership facilities meet new, more stringent, facility requirements with new dealer agreements that must be met within 12 months. Their challenge will be to bring the current facility up to full compliance by that time by redesigning the dealership and lot, in hopes not to have to relocate the facility. Mr. Sloan said that the request for a road closure, if approved, should allow them to be able meet the requirements they must be met, if they are not able to meet the requirements, the dealership facility will not be allowed to operate at the current location. So unless they can grow in some other direction, they will have to move the dealership.

Discussion continued.

**Motion** made by Phil Leary to recommend to the City Commission that the road be closed with the stipulation that the road be re-opened if the dealership fails. Motion failed for a lack of a second.

**Motion** by Zachary Landis to table this case to satisfy the end site plan and gain current traffic accident/incident reports for that portion of 16<sup>th</sup> Street. Seconded by Earl Wallace. Discussion: Mr. Leary suggested for time sake, maybe this request should be forwarded to the City Commission. Mr. Sloan stated that he had no problem providing the requested information. By a show of hands with 3 yeas and 1 nay, motion carried.

Ms. Holmes asked for clarity, what specific items the Board wanted to see as far as more information on the site plan.

Mr. Sloan advised that he had asked the Palatka Police Department for traffic reports for that portion of 16<sup>th</sup> Street and was told they could not provide that information. He said if the City could secure that information, he would love to have it as well. He also stated that he would forward a site plan that will be as envisioned in the end, with all the requirements met and the improvements done. It will include how the lot will transition, traffic flow, signage, parking, ingress/egress and fencing.

Mr. Landis stated that he wanted to see a completed plan, how it will look when all is said and done.

**Motion** made by Phil Leary to request that staff develop a road closing criteria or application. Seconded by Randy Braddy. All voting members voted affirmative. Motion carried.

**NEW BUSINESS**

**Case PB 09-16** Address: Ashbrooke Estates  
Parcel(s): 10-10-26-0000-0010; 0020; 0030; and 0040  
Applicant: Kenneth M. & Susan M. Downs and Brooke D. & Jared Guy



# City of Palatka

Building & Zoning

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

Palatka, Florida 32177

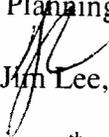
386-329-0103 • Fax 386-329-0172



## MEMORANDUM

**DATE:** June 18, 2009

**TO:** Planning Board

**FROM:**  Jim Lee, Planning Director

**SUBJECT:** N 16<sup>th</sup> from Reid Street to St. Johns Ave Street Closing request

As you are aware, this request has been continued several times by the Planning Board, at the applicant's request. The last continuance was approved by the Planning Board on April 24, 2009, until July 7, 2009. Prior continuances had been approved on November 4, 2008, January 6, 2009, February 3, 2009, March 3, 2009, April 7, 2009, and May 5, 2009. The reason for these continuations has been for the applicant to provide the Planning Board with information indicating the amount and direction of traffic on this portion of 16<sup>th</sup> Street.

Staff had worked with the applicant on gathering this information. But after review, it was determined not to be of sufficient quality to present to the Planning Board. The applicant had indicated that they would begin the process of hiring a traffic engineer to provide this information to the Planning Board.

On June 12, 2009, the applicant informed Staff that they would not be hiring a traffic engineer because of the costs involved, and requested that the street closing be heard by the Planning Board on July 7, 2009. Staff has notified all interested parties of the applicant's intent.

If I can provide any additional information, please let me know.

# Application for Street Closing/ Vacating Street Name Change/Vacating an Easement

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

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

Application Number: PB - 08-29

Date Received: \_\_\_\_\_

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

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

## TO BE COMPLETED BY APPLICANT

Street Name and segment of street to be closed/vacated or legal description of easement to be vacated:

N 10<sup>th</sup> Street - Close segment between Reid Street + St. Johns Ave

Street Type:

- Paved
- Brick
- Dirt
- Unopened

Total length of the street segment/easement:

Care - St. Johns = 1745.17 / Madison - Wapalaw = 2811.17

Total length of street/easement to be closed/vacated:

≈ 329 ft.

Why is the applicant requesting that the street segment/easement be closed or vacated?

In an

effort to enhance the security of the business' assets and the safety of the business' patrons.

If the applicant owns property adjacent to the street segment/easement, attach copy of recorded deed including parcel number.

Survey (if required) or drawing of proposed area to be closed/vacated (Attached)

Owner Name: St. Johns Automotive Real Estate LLC

Owner Address: 1401 Reid St.

Palatka, FL 32177

Phone Number: \_\_\_\_\_

Agent Name: Juli Holmes

Agent Address: 2500 Hwy 17 N

Palatka FL 32177

Phone Number: 386-916-5258

RECEIVED

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

**This application submitted by:**

Signature of owner(s):

Preston B. Sloan Member/Manager  
Preston B Sloan St. Johns Automotive Real Estate, LLC

Signature of Agent(s):

Juli Holmes  
 Print Agent(s) names: Juli Holmes

**STATE OF FLORIDA**  
 County of Putnam

Before me this day personally appeared Preston B Sloan / Juli Holmes who executed the foregoing application and acknowledged to and before me that Preston B Sloan / Juli Ho executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 1<sup>st</sup> day of OCTOBER A.D. 2008.

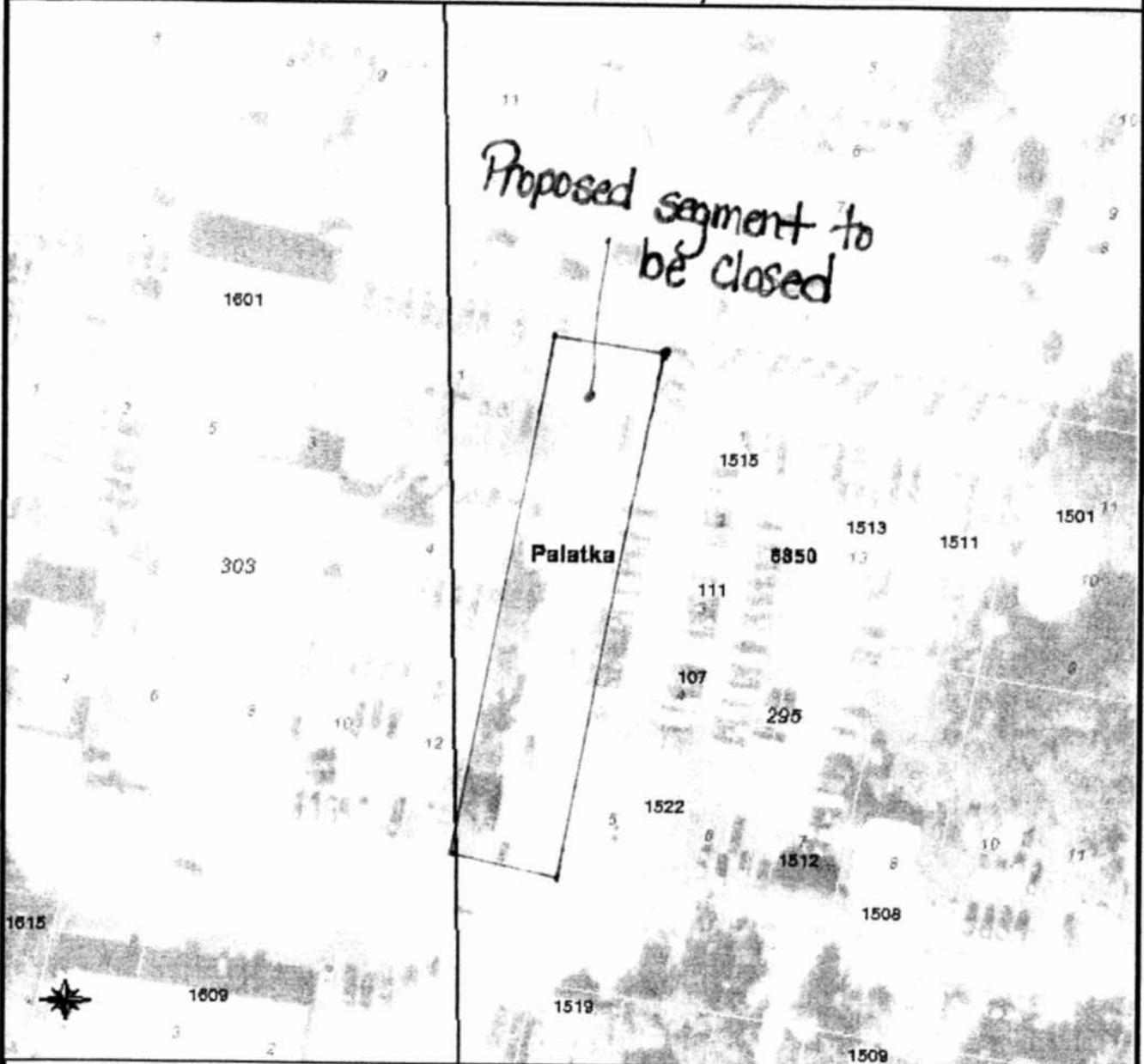


[Signature]  
 Notary Public

My commission expires: 09-28-2011 State of Florida at Large

FOR OFFICIAL USE ONLY			
Date Submitted	Received By:	Preliminary review by:	
Sign(s) Posted	Surrounding property owners notices sent:	Legal Ad Ran:	Attachments Reviewed:
Date:	Date:	Date:	<input type="checkbox"/> Legal Description
By:	By:		<input type="checkbox"/> Copy of Recorded Deed
			<input type="checkbox"/> Fees

# Putnam County



Today is 9/16/2008 - Putnam County, FL - GIS Office - Copyright(c)2008 0 0.016mi



Copyright 2008  
 Putnam County GIS  
 P.O. Box 307  
 Palatka, FL 32178



- Legend**
- Community Name
  - Addresses
  - Block Number
  - Township Range
  - Hydrography
  - Parcels
  - Subdivisions
  - Municipal Boundary
  - County Div
  - Intersections
  - Peaks
  - Proposed Pkwy
  - Water
  - 2006 Aerials

Disclaimer: All provided Putnam County GIS data are to be considered a generalized spatial representation that is subject to revisions. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries. The Putnam County Board of County Commissioners as well as the constitutional offices including the Clerk of the Court, Property Appraiser, Sheriff, Supervisor of Elections, and Tax Collector assume no responsibility associated with its misuse.



## Florida Department of Transportation

CHARLIE CRIST  
GOVERNOR

3600 DOT Road  
St. Augustine, FL 32084

STEPHANIE C. KOPELOUSOS  
SECRETARY

June 24, 2008

Beck Automotive  
256 US 17  
Palatka, FL 32177  
Attention: Juli Holmes

Dear Juli,

Per our meeting and conversations, we do not oppose the closing of 16<sup>th</sup> Street at SR 15 (US 17); however, the City of Palatka must make the final approval. If you move forward with this proposal, you will need to obtain a permit for the work within the department's right of way necessary to facilitate the street closure.

If you have any questions, please feel free to call me at (904) 825-5023.

Sincerely,

A handwritten signature in cursive script that reads "Connie B. Walker".

Connie B. Walker  
Maintenance Permits Manager

**City of Palatka  
Utilities Dept.  
1010 Ocean St.  
Palatka FL 32177**

# Memo

**To:** Debbie Banks, Assistant Planning Director  
**From:** Ed Chandler, Superintendent of Streets  
**CC:** file  
**Date:** 10/10/2008  
**Re:** 100 block of N. 16<sup>th</sup> St.

---

This portion of 16<sup>th</sup> St. contains storm catch basins and a storm line from St. Johns Ave. to Reid St. If the road is closed we would need an easement over the storm lines for maintenance.

Ed Chandler, Superintendent



10/10/08

**City of Palatka  
Utilities Dept.  
1010 Ocean St.  
Palatka FL 32177**

# Memo

**To:** Debbie Banks, Assistant Planning Director  
**From:** Rhett McCamey, Superintendent of Utilities  
**CC:** file  
**Date:** 10/9/2008  
**Re:** 100 Block of N.16<sup>th</sup> St. Closure

---

The Water and Sewer Dept. have a 2" galvanized water line and 6" clay sewer line in the 100 block of N.16<sup>th</sup> St. They no longer serve anything since the houses have been torn down. If the street is closed we can cap off these old lines.

Rhett McCamey, Superintendent

*Rhett H. McCamey*



October 7, 2008

To: Asst. Planner

Fm: CBO

Re: Case 8-29

The only thing I can think of that would hinder closure would be utility lines if any. If FP&L and AT&T, Palatka Gas and city Public Works have no issues, I approve.

10/10/08



**MEMORANDUM**

**TO:** JIM LEE, PLANNING DIRECTOR  
**FROM:** GARY GETCHELL, CHIEF OF POLICE *gpe*  
**SUBJECT:** POLICE DEPARTMENT REVIEW OF PROPOSED STREET CLOSURE OF S. 16TH STREET BETWEEN REDI STREET AND ST. JOHNS AVENUE  
**DATE:** OCTOBER 9, 2008  
**CC** CMDR FELS, FILE

---

The Police Department is not opposed to the closure of 16<sup>th</sup> Street between Reid Street and St. Johns Avenue; however, the closure of any street does affect the routes utilized for public safety response. Obviously, the closure would require first responders to use alternate routes to respond to calls-for-service, but should not increase overall response times.

1010 Ocean Street  
Palatka, FL 32177  
Tel. (386) 329-0107  
Fax (386) 326-2788

*City of Palatka Public Works*  
*Sanitation/Streets Division*

**To:** Debbie Banks, Assistant Director PZ & B

**From:** Woody Boynton, Public Works Director

**Date:** October 22, 2008

**RE:** N. 16<sup>th</sup> Street between Reid Street and St. Johns Ave.

---

We take no exception to vacating this portion of N. 16<sup>th</sup> Street as long as the City is given an easement over the utilities currently existing at this location. The transfer should also include that no permanent structures may be built upon the property. However, without a site plan to review, it is difficult to make a comprehensive review of the proposal and ensure that appropriate safety measures are taken at St. Johns Ave and Reid Street (i.e. signage, curbing etc.). Therefore, we request that a site plan be submitted and reviewed prior to the property being vacated.

It would be appropriate to conduct traffic counts in this area to determine what affects closing the street would have on other residents or commercial users in the area. It is recommended that this traffic count include turning traffic into Beck's Service Center as it appears that much of the traffic currently using this street is for access to the service center. Cut-through traffic for areas south of this location can still be maintained at 15<sup>th</sup> or 17<sup>th</sup> Street and turn lanes exist at both intersections with Reid Street.

It is my understanding that a letter has been received from FDOT indicating that they take no exception to the lane closure. A permit from the FDOT should be solicited by the applicant and any conditions of the permit incorporated into the City's permit.

Should you have any questions, please call.



**Planning Board Minutes & Proceedings**

**September 1, 2009**

**Page 1 of 4**

Meeting called to order by Chairman Carl Stewart at 4:00PM. **Members present:** Sue Roskosh, Randy Braddy, Ezekiel Johnson, Zachary Landis, Earl Wallace, Phil Leary and Anthony Harwell. **Members absent:** Clem Saccareccia. **Also present:** Building & Zoning Department Director, Debbie Banks; Recording Secretary, Pam Sprouse and City Attorney, Donald Holmes.

**Motion** made by Randy Braddy and seconded by Sue Roskosh to approve the minutes of the August 4, 2009 meeting. All present voted affirmative, motion carried.

Debbie Banks read **“To Appeal Any Decision.”**

Carl Stewart requested that disclosure of any **“Ex Parte Communication”** be made prior to each case.

**OLD BUSINESS**

**Case PB 08-29**

**Address:** N. 16<sup>th</sup> Street between St. Johns Avenue and Reid Street  
**Applicant:** St. Johns Automotive Real Estate LLC  
**Agent:** Juli Holmes

**Request:** to close that portion of N. 16<sup>th</sup> Street from Reid Street to St. Johns Ave.

**(Public Hearing)**

Ms. Banks advised that this case was re-noticed and re-advertised, as the case was not continued to a date specific at the last meeting, and that she did not receive any comments from the general public since the new notifications.

Ms. Juli Holmes, 256 N. Highway 17 - Agent for the owner, stated that she spoke with Captain Beaton of the Sheriff's department in an effort to obtain the data requested and was advised that it would not be an extremely accurate report, as their system is designed to dispatch only. In the event of an emergency in that portion of N. 16<sup>th</sup> Street, the call for emergency service would most likely come from the dealership, and the emergency response vehicles would be dispatched to their Reid Street address.

Breck Sloan, 256 Highway 17 N., representing St. Johns Automotive Real Estate LLC, shared a rendering of the proposed site plan. He stated the one item not on the proposed plan was the fencing, that it would be further considered.

Mr. Braddy asked whether the location on the drawing for water retention was a result of engineering and the storm water basins that are located on that portion of N 16<sup>th</sup> St. or was it hypothetical.

**Planning Board Minutes & Proceedings**  
**September 1, 2009**  
**Page 2 of 4**

Case PB 08-29 - continued

Mr. Sloan advised that it was purely a hypothetical location, that it was just put on the drawing representing the most logical spot, as they have not yet hired an engineer or gone through the Water Management process. He addressed one of the concerns that were brought up at the last meeting by St. Johns Auto Body, the inconvenience to their business and the ability to allow the large wrecker/tow trucks to ingress and egress their property. He stated that they researched the size of 15<sup>th</sup> and 17<sup>th</sup> Streets, stating that they are very wide and then shared a short video presentation of a large tow truck towing a tractor trailer, focusing on the radius needs of the large tow being met (viewed from the S. E. corner of St. Johns Ave and the 17<sup>th</sup> Street intersection, as well as the S.E. corner of 15<sup>th</sup> and St. Johns Ave). He ended by saying that they acknowledge a minor inconvenience to St. Johns Auto Body to have to make an extra turn and wants to cooperate in any fashion they can as not to impede too much on their business.

Jason Brown, 1609 St. Johns Ave. showed pictures depicting the difficulty he has had with large tows, such as the log truck they towed following the tragedy of the East Palatka Fruit Market recently. He explained the difficulty they had meeting the required turning radius, stating that they had to stop traffic to make the turns. He forwarded a signed petition from neighboring residences on 16<sup>th</sup> St. and the businesses on each corner of St. Johns Ave. in opposition of this request. He ended by saying that he would also be concerned about the drainage in that area of N. 16<sup>th</sup> Street as there are currently 7 drains on that street and there is still flooding there with heavy rains.

Kent Scroggins, owner of St. Johns Auto Body at 1609 St. Johns Ave., spoke in opposition. He stated that there is a lot more traffic on St. Johns Avenue than there used to be and the traffic uses those cross streets to get to Reid St. If the cross streets are closed it will back up traffic on St. Johns Ave. He referred to today's economy and the unoccupied dealership buildings in Green Cove Springs, stating that two city blocks is not enough to grow a dealership. He ended by saying that we need to grow the town and that closing an improved road would have a lasting effect on the city and its citizens.

Larry Batts, 112 S. 17<sup>th</sup> Street, spoke in opposition of the request. He agreed with previous statements made by the last two persons. He stated that he would be concerned of safety in an emergency situation by taking away a cross road, a life could be lost as every second counts in an emergency and he does not think it is fair to close a road just because the property owner wants it that way.

Wayne Bullock of WPLK stated that he is located on 15<sup>th</sup> Street, and has no objections to the request and that we need to keep that business right where it is.

Phil Leary stated that originally his adamancy of not closing the road was safety, and with looking at the site plan proposed with regards to drainage and ingress and egress and traffic flow in the system, he believes positives will out weight the negatives and that we need to foster land development and redevelopment.

Case PB 08-29 - continued

Ms. Roskosh disagreed with what Mr. Leary had to say, stating that she believes that we will be creating more problems closing a street that is used so much and that it would be a handicap to those that are in that area.

Zachary Landis advised that he was able to obtain a report from the Sheriff's department, and there were three reported accidents in the past three years all occurring at lunch time by the dealership employees and he did not believe that there was a traffic safety issue. That while we are a growing community, a small change on a teetering economy can have a devastating effect on the existing businesses located around that area. He ended by saying that as he would love to have the dealership in the City, we need to think about the people, if they have a plan B some of the other business that are located down there may not and we cannot make one business better than the other.

Mr. Stewart stated that the Planning Board does not relish giving away any public right-of-way.

Randy Braddy commented that he believed that it was terribly unfair in this economy for a large corporate entity to make these demands on the dealership after the taxpayers of this country have preformed a quadruple bypass to keep them in business. He believes it is far removed from the old anthem "Chevrolet - The Heart Beat of America" although he appreciates the dealer trying to control expenses in presenting this to the Planning Board at the same time, to consider a substantial request where you have to rely on precedence and good judgment where you do not have a clear ability to define a major issue such as safety, or succinctly define the traffic flow through there, as well as, the storm water issues that are going to be substantial. He ended by saying that without specific procedural guidelines to go by you must use the best judgment you can. He would not be for closing this street.

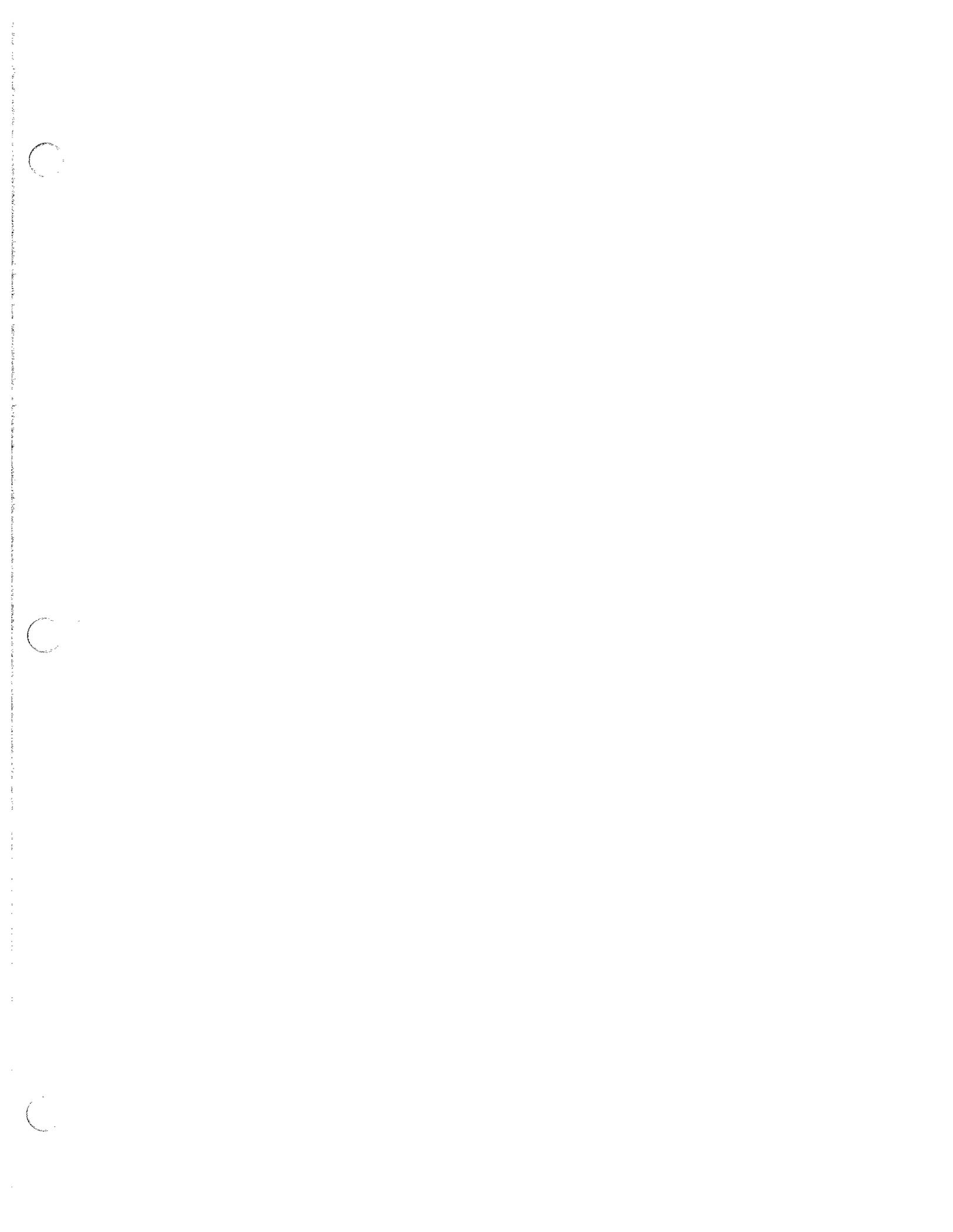
**(Regular Meeting)**

**Motion** made by Randy Braddy and seconded by Anthony Harwell to deny the request to close that portion of N. 16<sup>th</sup> Street from Reid Street to St. Johns Ave. All present voted, motion carried with 7 yeas and 1 nay.

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**NEW BUSINESS**

<b>Case PB 09-21</b>	<b>Address:</b>	815 S. State Rd. 19
	<b>Parcel:</b>	11-10-26-0000-0574-0043
	<b>Applicant:</b>	FWI 5 LLC co/Bruce Strumph Inc.
	<b>Agent:</b>	Sophannary Tang & Thai Hok
	<b>Request:</b>	for a Conditional Use to operate an indoor entertainment facility in a C-2 zoning district



REID STREET

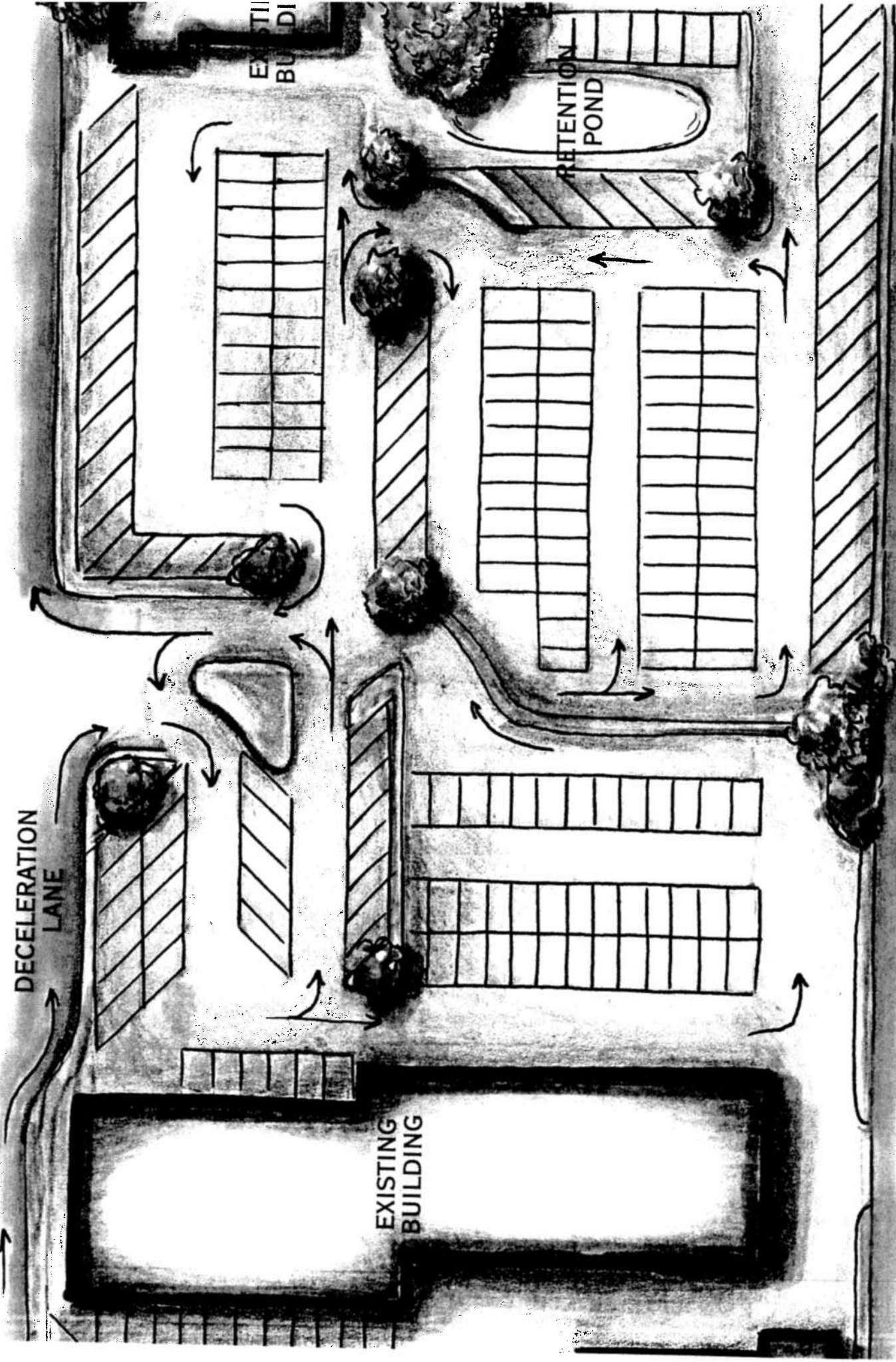
DECELERATION  
LANE

EXISTING  
BUILDING

RETENTION  
POND

EXISTING  
BUILDING

ST. JOHNS AVENUE



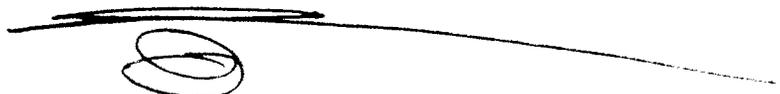
# St. Johns Auto Body

1609 St. Johns Ave Palatka, FL 32177  
 Shop#(386)328-4688 Fax (386)325-6272

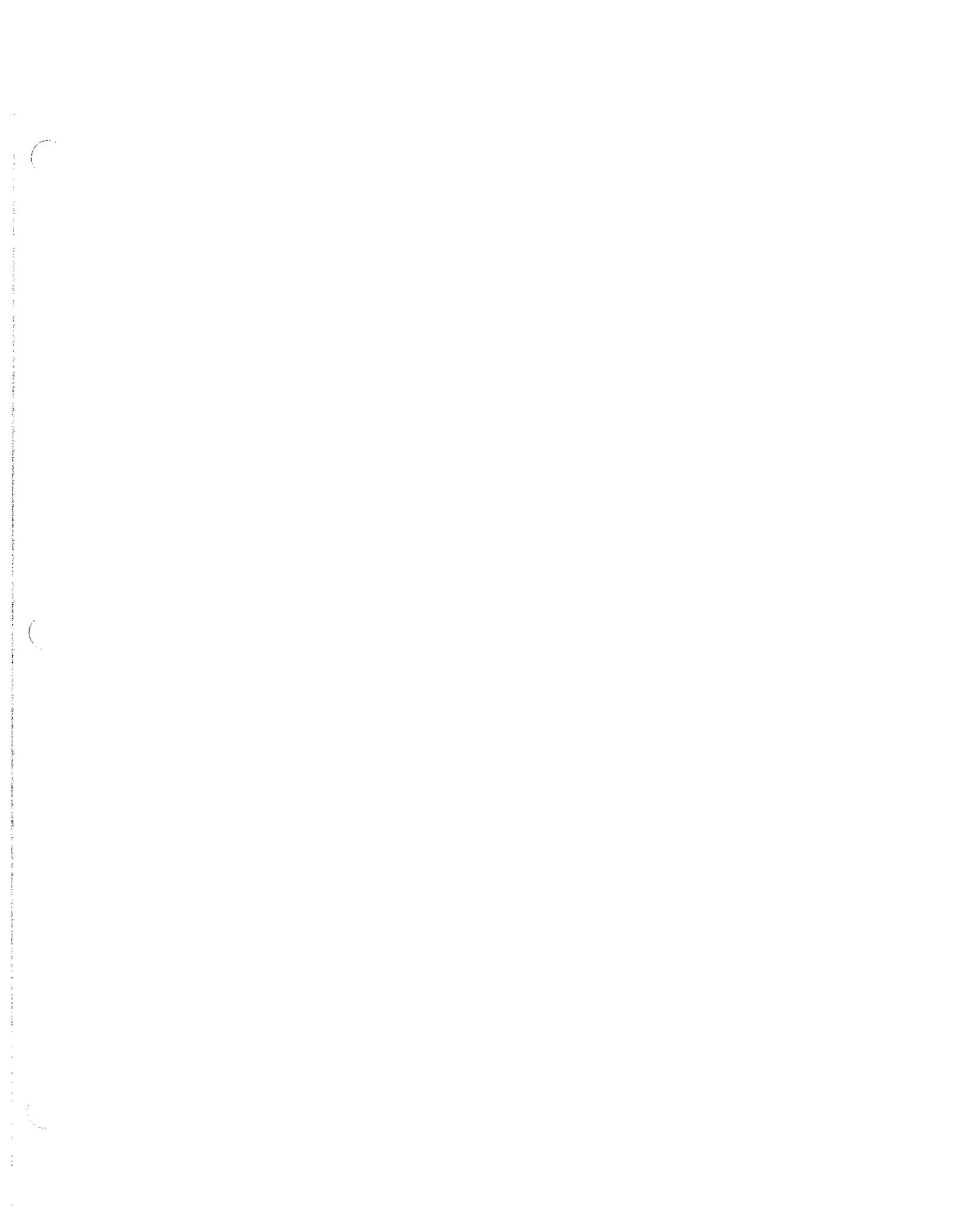
This petition is to stop the forgoing closer of 16<sup>th</sup> st between Hwy 17 & St Johns Ave.

Surrounding Business Owners		Home Owners And Renters	
NAME	Ph#	NAME	Ph#
Herman Nales	386-329-9135	Indic Air Inc	386-325-5095
Robin Andros	386-326-1298		
Bill Whitlock	386-546-8622		
Pat Dunes	386-328-9092		
Paula Dean	910-585-8334		
Brenda Gregory	386-213-7568		
William G. Griffin	386-325-5176	Griffin Seafood	
John G. Griffin	Same	Same	
William R. Clark	386-325-0112	Dominos Pizza	386-325-0112
John Carver	386-325-0112		
Ann Horne	386-325-0112		
John Horne	386-325-0112		
Alan Boreis	386-325-5942		
Ed Kelso	328-3950		
Leo Dony	328-1953	Palatka Buffet	328-1953
Mary Kover			
Julie McMula	328-1468	Palatka, Fla	
Deanne Simon	325-5701	Palatka, Fla	
Sylvia Simon	325-5701	Fla, FL	
Darrell Simon	325-5701	Fla, FL	
Suzanne Nales	329-9135	PALATKA	
Frank Burkes	649-4687	Palatka	
Rich. Hall	386-0189	"	
Katech Mack	328-7219	Merrill Hill	328-7219
		Wita & Major	328-7219

W









# Segment Proposed to Close



# Site Plan

Fence perimeter for safety & security

Install speed bumps to slow traffic

Gates to secure facility but allow access if needed







**Case PB 08-29 – 16<sup>th</sup> Street closing request**

Two cameras were utilized to provide an accounting of traffic on S 16<sup>th</sup> Street to include where the traffic was coming from and where it was going. Camera 31 captured S 16<sup>th</sup> Street from the service driveway to the intersection of Reid Street and 16<sup>th</sup>. Camera 26 captured that traffic at the intersection of S 16<sup>th</sup> Street and St. Johns Avenue but did not provide information on where the traffic came from traveling toward St. Johns Avenue or where the traffic went once out of camera range when turning off St. Johns Avenue.

March 10, 2009 was the only day captured by the cameras when the traffic counters were also in place on S 16<sup>th</sup> Street. Trips were counted from 7:00AM to 9:00AM and from 4:00PM to 6:00PM.

Camera 26 and 31 from 7:00AM to 9:00AM:

- 35 vehicles entered from St. Johns Avenue
- 25 vehicles entered from Reid Street
- **60 vehicles entered 16<sup>th</sup> Street**
- **43 vehicles passed thru**
- Internal trips were not counted

**43 of the 60 vehicles (72%) that entered from either St. Johns Avenue or Reid Street passed thru during this time period.**

Camera 26 and 31 from 4:00PM to 6:00PM:

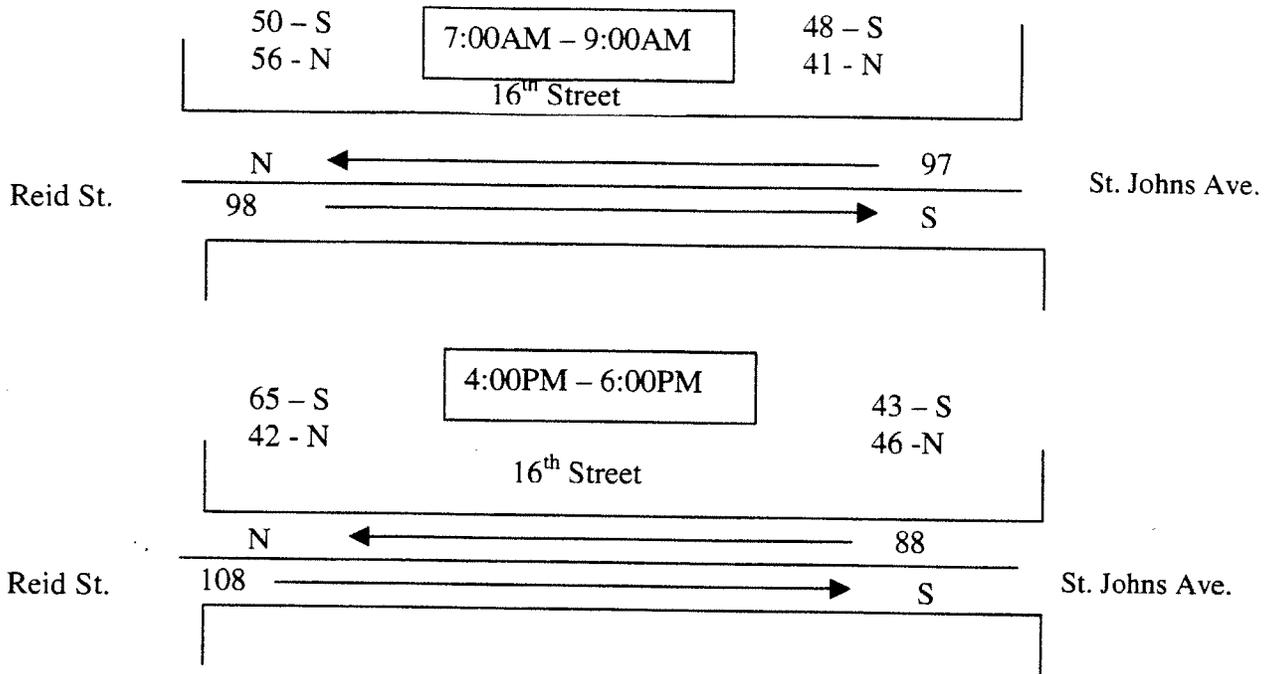
- 43 vehicles entered from St. Johns Avenue
- 54 vehicles entered from Reid Street
- **97 vehicles entered 16<sup>th</sup> Street**
- **71 vehicles passed thru**
- Internal trips were not counted

**71 of the 97 vehicles (73%) that entered from either St. Johns Avenue or Reid Street passed thru during this time period.**

The City Manager requested traffic counters from Putnam County Public Works be placed on 16<sup>th</sup> Street. The March 10, 2009 counter data is as follows:

Time	Counter nearest St. Johns Ave.		Counter nearest Reid St.		Total North	Total South
	North	South	North	South		
7:00AM - 8:00AM	27	23	31	19	58	42
8:00AM - 9:00AM	14	25	25	31	39	56
	41	48	56	50	97	98
4:00PM - 5:00PM	32	35	32	36	64	71
5:00PM - 6:00PM	14	8	10	29	24	37
	46	43	42	65	88	108

The majority of all trips are passing through from Reid St. to St. Johns Avenue or vice versa.





## Florida Department of Transportation

CHARLIE CRIST  
GOVERNOR

3600 DOT Road  
St. Augustine, FL 32084

STEPHANIE C. KOPELOU  
SECRETARY

June 24, 2008

Beck Automotive  
256 US 17  
Palatka, FL 32177  
Attention: Juli Holmes

Dear Juli,

Per our meeting and conversations, we do not oppose the closing of 16<sup>th</sup> Street at SR 15 (US 17); however, the City of Palatka must make the final approval. If you move forward with this proposal, you will need to obtain a permit for the work within the department's right of way necessary to facilitate the street closure.

If you have any questions, please feel free to call me at (904) 825-5023.

Sincerely,

A handwritten signature in cursive script that reads "Connie B. Walker".

Connie B. Walker  
Maintenance Permits Manager

1010 Ocean Street  
Palatka, FL 32177  
Tel. (386) 329-0107  
Fax (386) 326-2788

*City of Palatka Public Works*  
*Sanitation/Streets Division*

**To:** Debbie Banks, Assistant Director PZ & B  
**From:** Woody Boynton, Public Works Director  
**Date:** October 22, 2008  
**RE:** N. 16<sup>th</sup> Street between Reid Street and St. Johns Ave.

We take no exception to vacating this portion of N. 16<sup>th</sup> Street as long as the City is given an easement over the utilities currently existing at this location. The transfer should also include that no permanent structures may be built upon the property. However, without a site plan to review, it is difficult to make a comprehensive review of the proposal and ensure that appropriate safety measures are taken at St. Johns Ave and Reid Street (i.e. signage, curbing etc.). Therefore, we request that a site plan be submitted and reviewed prior to the property being vacated.

It would be appropriate to conduct traffic counts in this area to determine what affects closing the street would have on other residents or commercial users in the area. It is recommended that this traffic count include turning traffic into Beck's Service Center as it appears that much of the traffic currently using this street is for access to the service center. Cut-through traffic for areas south of this location can still be maintained at 15<sup>th</sup> or 17<sup>th</sup> Street and turn lanes exist at both intersections with Reid Street.

It is my understanding that a letter has been received from FDOT indicating that they take no exception to the lane closure. A permit from the FDOT should be solicited by the applicant and any conditions of the permit incorporated into the City's permit.

Should you have any questions, please call.

October 7, 2008

To: Asst. Planner

Fm: CBO

Re: Case 8-29

The only thing I can think of that would hinder closure would be utility lines if any. If FP&L and AT&T, Palatka Gas and city Public Works have no issues, I approve.

City of Palatka  
Utilities Dept.  
1010 Ocean St.  
Palatka FL 32177

# Memo

**To:** Debbie Banks, Assistant Planning Director  
**From:** Ed Chandler, Superintendent of Streets  
**CC:** file  
**Date:** 10/10/2008  
**Re:** 100 block of N. 16<sup>th</sup> St.

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This portion of 16<sup>th</sup> St. contains storm catch basins and a storm line from St. Johns Ave. to Reid St. If the road is closed we would need an easement over the storm lines for maintenance.

Ed Chandler, Superintendent



10/10/08

**City of Palatka  
Utilities Dept.  
1010 Ocean St.  
Palatka FL 32177**

# Memo

**To:** Debbie Banks, Assistant Planning Director  
**From:** Rhett McCamey, Superintendent of Utilities  
**CC:** file  
**Date:** 10/9/2008  
**Re:** 100 Block of N. 16<sup>th</sup> St. Closure

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The Water and Sewer Dept. have a 2" galvanized water line and 6" clay sewer line in the 100 block of N. 16<sup>th</sup> St. They no longer serve anything since the houses have been torn down. If the street is closed we can cap off these old lines.

Rhett McCamey, Superintendent

*Rhett H. McCamey*

# MEMORANDUM



TO: JIM LEE, PLANNING DIRECTOR

FROM: GARY GETCHELL, CHIEF OF POLICE *gpe*

SUBJECT: POLICE DEPARTMENT REVIEW OF PROPOSED STREET CLOSURE OF S. 16TH STREET  
BETWEEN REDI STREET AND ST. JOHNS AVENUE

DATE: OCTOBER 9, 2008

CC: CMDR FELS, FILE

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The Police Department is not opposed to the closure of 16<sup>th</sup> Street between Reid Street and St. Johns Avenue; however, the closure of any street does affect the routes utilized for public safety response. Obviously, the closure would require first responders to use alternate routes to respond to calls-for-service, but should not increase overall response times.



**Pete Hassett**  
Area Mgr Osp PIng & Eng Design  
900 Nova Rd  
Daytona Beach, FL 32117

December 16, 2008

Juli Holmes  
256 Hwy 17 N  
Palatka, FL 32177

of: 386.328.8863 ext. 172

Subject: ***Petition to vacate Streets and Right of Ways:  
Abandon a portion of N 16<sup>th</sup> St between Reid St and St. John's Av located in Putnam  
County, FL. The street borders the following parcels.  
PARCELID 37-10-26-6850-3030-0010  
PARCELID 42-10-27-6850-2950-0010  
PARCELID 42-10-27-6850-2950-0030  
PARCELID 42-10-27-6850-2950-0040  
PARCELID 42-10-27-6850-2950-0050***

To Ms. Holmes:

Our engineering department has reviewed the above referenced request. Presently, AT&T has existing facilities in the area. AT&T objects to the abandonment of the above referenced Right of Way unless a utility easement is recorded or arrangements are made to have the facilities placed out of service. The approximate cost to have the facilities placed out of service is \$750.00.

If further assistance is needed, please do not hesitate to call, **Earl Beck**, at **386.257.7994**.

Thank You,

  
**Pete Hassett**  
Area Mgr Osp PIng & Eng Design

**DOC & BAC Inc  
114 Lisa Lane  
Palatka FL 32177**

**June 23, 2008**

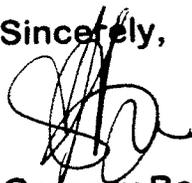
**To Whom It May Concern:**

**I am the owner of the strip mall located at 1606 Reid Street. I am writing this letter in support of the closure of Sixteenth Street. I understand that St. Johns Chevrolet Pontiac Buick GMC LLC would like to close the street to thru traffic in an effort to increase security to the premises as well as gain the ability to provide a safer environment for the patrons who are shopping on the car lots.**

**As a business owner in the same general vicinity I certainly understand the need to increase security and the concern for safety as expressed. I do not see the closure of Sixteenth Street causing any harm to me, my business or my patrons. There are plenty of suitable alternatives for the vehicles that are currently using Sixteenth Street; both Fifteenth and Seventeenth streets are readily accessible for daily traffic and both routes are as convenient a route as Sixteenth Street.**

**Thank you very much for your time.**

**Sincerely,**



**Gregory Bacon  
DOC & BAC Inc**

Wayne & Barbara Bullock  
1428 St. Johns Ave  
Palatka FL 32177

June 23, 2008

To Whom It May Concern:

I am the owner of the building located at 1428 St. Johns Avenue. I am writing this letter in support of the closure of Sixteenth Street. I understand that St. Johns Chevrolet Pontiac Buick GMC LLC would like to close the street to thru traffic in an effort to increase security to the premises as well as gain the ability to provide a safer environment for the patrons who are shopping on the car lots.

As a business owner in the same general vicinity I certainly understand the need to increase security and the concern for safety as expressed. I do not see the closure of Sixteenth Street causing any harm to me, my business or my patrons. There are plenty of suitable alternatives for the vehicles that are currently using Sixteenth Street; both Fifteenth and Seventeenth streets are readily accessible for daily traffic and both routes are as convenient a route as Sixteenth Street.

Thank you very much for your time.

Sincerely,

  
Wayne Bullock

Randal S Matthews Inc  
1202 Carr Street  
Palatka, FL 32177

June 23, 2008

To Whom It May Concern:

I am the owner of the Matthews Business Park located at 1400 Reid Street. I am writing this letter in support of the closure of Sixteenth Street. I understand that St. Johns Chevrolet Pontiac Buick GMC LLC would like to close the street to thru traffic in an effort to increase security to the premises as well as gain the ability to provide a safer environment for the patrons who are shopping on the car lots.

As a business owner in the same general vicinity I certainly understand the need to increase security and the concern for safety as expressed. I do not see the closure of Sixteenth Street causing any harm to me, my business or my patrons. There are plenty of suitable alternatives for the vehicles that are currently using Sixteenth Street; both Fifteenth and Seventeenth streets are readily accessible for daily traffic and both routes are as convenient a route as Sixteenth Street.

Thank you very much for your time.

Sincerely,



Randy Matthews  
Randal S Matthews Inc



**FLEET & ASSOCIATES**  
ARCHITECTS/PLANNERS, INC.

Robert S. Fleet, AIA  
Janis K. Fleet, AICP

AA C001226

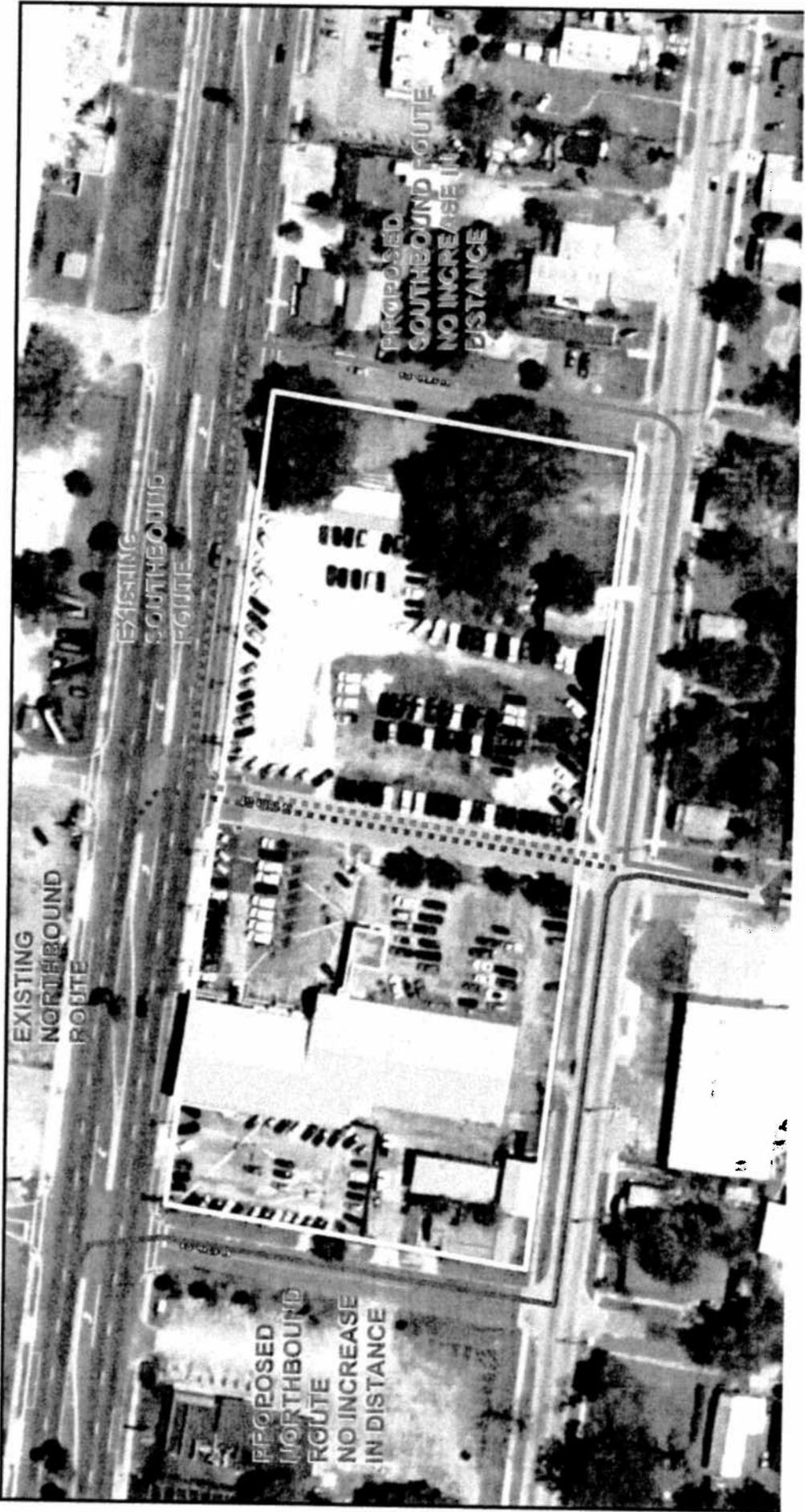
## **CLOSURE OF 16<sup>TH</sup> STREET FROM ST. JOHNS AVENUE TO REID STREET**

The Beck GM Dealership has requested the closure of 16<sup>th</sup> Street, for 1 block between Reid and St. Johns Avenue, to allow the dealership to remain at its current location at 1601 Reid Street. The failure to close 16<sup>th</sup> Street, would create a hardship for the Beck Dealership. Following is a list of issues for consideration by the City Commission related to the road closure:

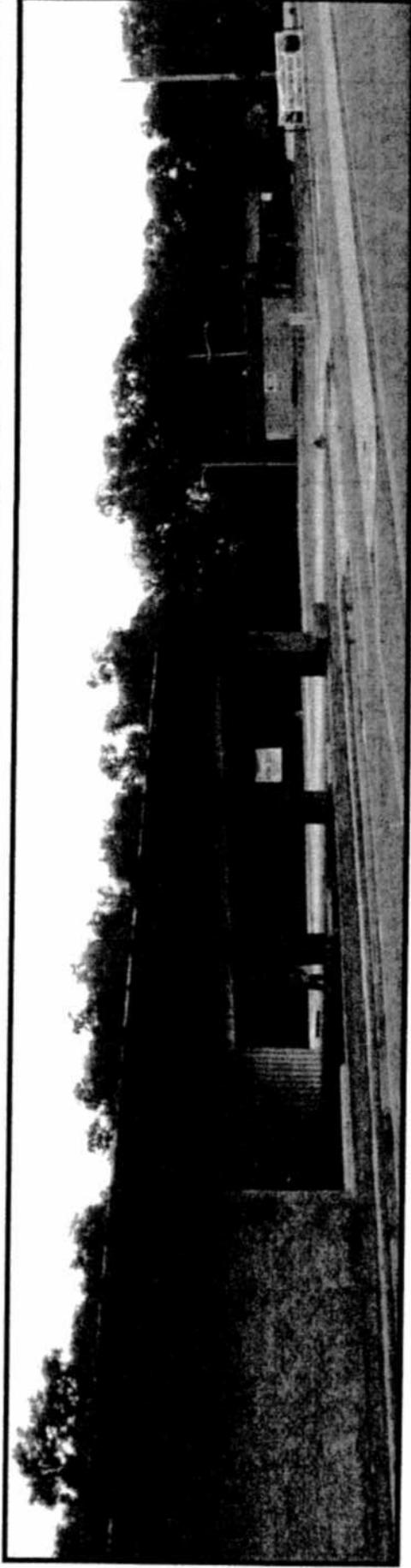
- **The Street Closure is a Requirement to Maintain the Dealership**
  - General Motors (GM) is in the process of closing approximately 40% of its dealerships nationwide. The Beck GM dealership has been selected to continue its operation.
  - GM does not allow a dealership to be divided by a right of way.
  - A requirement for the dealership to continue to exist is to upgrade and renovate the existing dealership to meet new standards.
  
- **Economic Impact of the Dealership**
  - The dealership pays property taxes to the City of Palatka.
  - Beck GM dealership provides jobs for 100 employees
  
- **Development/Redevelopment of Reid Street/St. Johns Avenue**
  - If the dealership closes, the property could be vacant for many years, which would be an eye sore for the City.
  - In Green Cove Springs, property previously occupied by automobile dealerships, has remained vacant for over 6 years.
    - One of the goals of Green Cove Springs Tomorrow's Vision Plan was to promote the redevelopment of the vacant dealerships
  - The renovation of the dealership would promote continued redevelopment of the Reid Street/St. Johns Avenue corridor.
  
- **Impact on Traffic Patterns**
  - No additional travel distance because cars must turn on Reid Street.
  - 16<sup>th</sup> Street is closed north of Reid Street.
  - 16 Street is only open for 3 blocks south of the dealership.
  - 15<sup>th</sup> and 17<sup>th</sup> Streets are through/collector streets.

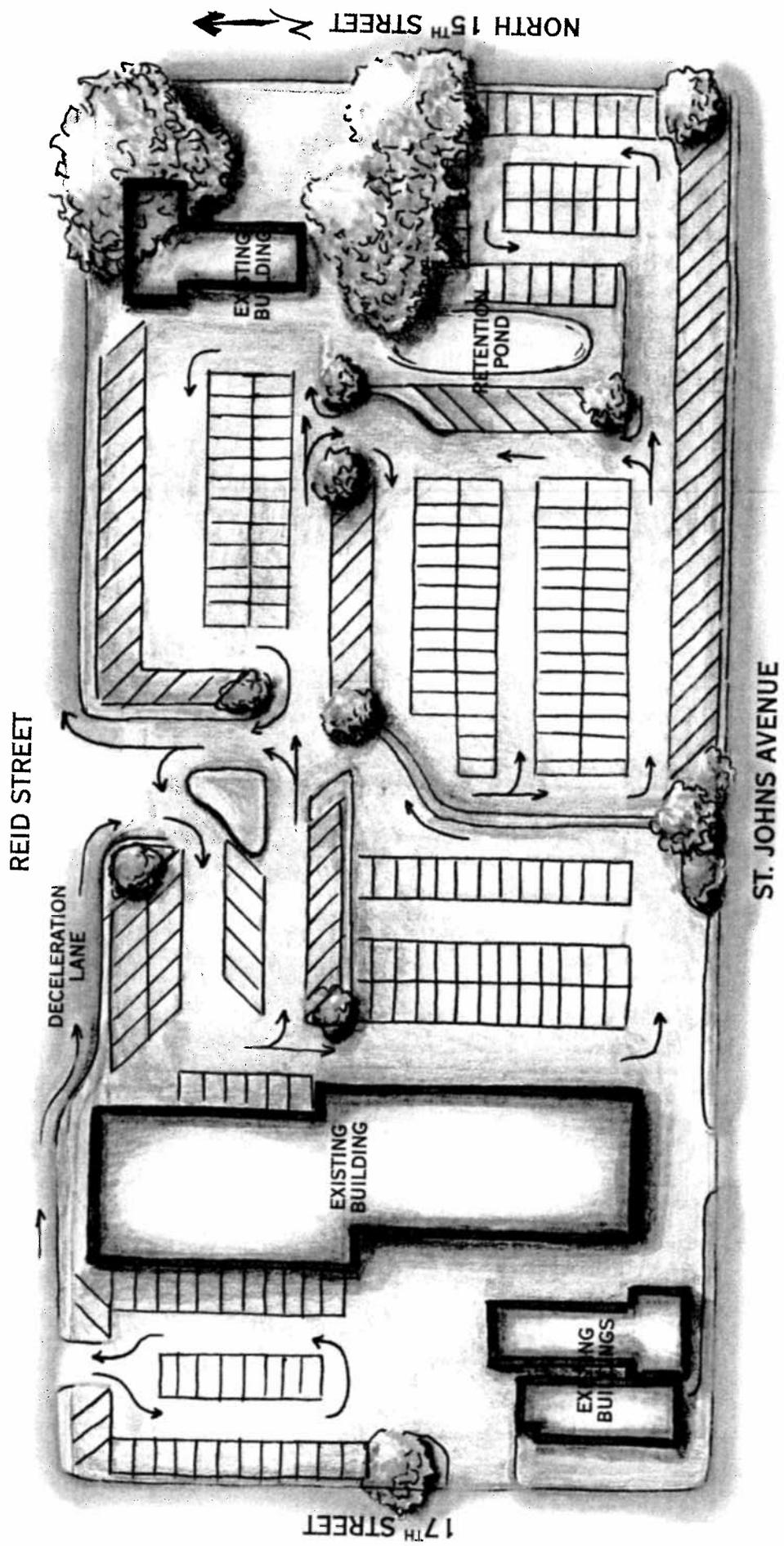
**Closure Of 16<sup>th</sup> Street From St. Johns Avenue To Reid Street**  
**Page Two**

- **Benefit of Renovated Dealership**
  - Improved visual appearance.
  - Construction jobs created.
  - Increased property taxes.
  - Increased safety to customers.
  
- **Conditions to the Road Closure offered by the Beck GM Dealership**
  - Beck will provide an easement to the City for access to any utilities.
  - No structures will be constructed on closed right of way.
  - The order for road closure will contain a reverter clause, that if the current Beck ownership group sells the dealership or vacates the property in any way, 16<sup>th</sup> Street would be dedicated back to the City and the right of way reconstructed to its 2009 condition at the dealership's expense.
  - Beck will pay the City the assessed value of the property acquired through the road closure.



**VACANT DEALERSHIP ON U.S. 17 IN  
GREEN COVE SPRINGS  
SOME PROPERTY VACANT SINCE 2003**





REID STREET

DECELERATION  
LANE

EXISTING  
BUILDING

EXISTING  
BUILDINGS

RETENTION  
POND

EXISTING  
BUILDING

17<sup>TH</sup> STREET

NORTH 15<sup>TH</sup> STREET

ST. JOHNS AVENUE

BECK CHEVROLET BUICK PONTIAC GMC  
1601 REID STREET  
PALATKA, FL 32177

PROPOSED SITE PLAN FOR CLOSING NORTH 16TH STREET

ARTISTIC RENOVATION  
NOT TO SCALE

DESIGNED BY  
FLOREZ  
FLOREZ