VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

CITY OF PALATKA

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

MICHAEL J. CZYMBOR
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

November 1, 2012

TO MESSRS: MARY LAWSON BROWN, ALLEGRA KITCHENS, PHIL LEARY AND JAMES NORWOOD, JR.:

You are hereby notified that a workshop meeting of the Palatka City Commission is called to be held on Thursday, November 8, 2012, at the regular meeting place of the Palatka City Commission, Palatka City Hall, 201 N. 2nd Street, Palatka, Florida, to commence at 5:00 p.m.

The purpose of the workshop is to discuss the Planning Board's recommendation to amend the Future Land Use Map and future Land Use Element of the Adopted Comprehensive Plan and Rezone 301 River Street.

/s/ Vernon Myers
Vernon Myers, MAYOR

We acknowledge receipt of a copy of the foregoing notice of a special meeting on the 1st day of November, 2012.

/s/ Mary Lawson Brown
COMMISSIONER

/s/ Phil Leary
COMMISSIONER

/s/ James Norwood, Jr.
COMMISSIONER

/s/ Allegra Kitchens
COMMISSIONER

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.

201 N. 2ND STREET • PALATKA, FLORIDA 32177
PHONE: (386) 329-0100 **www.palatka-fl.gov** **FAX: (386) 329-0106**

CITY COMMISSION AGENDA ITEM

SUBJECT: DISCUSSION OF AMENDMENT OF COMPREHENSIVE PLAN AND ZONING MAP FOR RIVERFRONT PARK

DEPARTMENT: BUILDING AND ZONING

ATTACHMENTS: _X_ Ordinance ___ Resolution ___ Motion
_X_ Support Documents ___ Other

SUMMARY:
The Planning Board recommended approval for the following three items at their October 2, 2012 meeting:

1. *Future Land Use Map amendment for Riverfront Park from Residential Low Density to Recreation*
2. *Rezoning for Riverfront Park from Downtown Riverfront to Recreation and Open Space*
3. *Zoning Code text change to allow certain uses allowable by the conditional use approval process.*

Items # 2 and 3 above were considered in a public hearing by the Commission at their October 25 meeting. Item # 3 was approved, Item # 2 was denied, and the Commission later in the meeting voted to reconsider Item # 3 at a workshop at the November 8 meeting. (Item # 1 was not on the agenda as small scale Future Land Use Map amendments only require one public hearing for adoption, and Staff intended to agenda this item along with the second reading for the other items.) The workshop will examine in greater detail land use and zoning issues pertaining to the Riverfront Park. Additional information is found in the attached memo.

RECOMMENDED ACTION:
Reconsider & deny Item # 3 (at regular meeting)
Schedule Items # 1 & # 2 for December 13, 2012 agenda

DEPARTMENT HEAD	Submitted: Thad Crowe	Date: 11/5/2012
	Requested Agenda Regular	Date: 11/8/2012
FINANCE DEPARTMENT	Budgeted ___Yes ___No ___N/A	Date:
CITY ATTORNEY	Approved as to Form and Correctness	Date:
CITY MANAGER	Approved Agenda Item For:	Date:

COMMISSION ACTION: ___ Approved as Recommended ___ Disapproved
___ Approved With Modification ___ Tabled To Time Certain
___ Other

DISTRIBUTION: ___APT___CA ___CC ___CM ___FIN ___FD ___P&C ___PD ___PLN ___S&S___W&S ___WTP ___WWTP

MEMORANDUM

TO: Mayor and Commissioners
City Manager

FROM: Thad Crowe, AICP
Planning Director

DATE: November 2, 2012

RE: Workshop on Riverfront Park Land Use and Zoning Issues

Summary. Land use and zoning of properties in the City are governed by the Comprehensive Plan and the Zoning Code. As required by Florida Statute 163.3177 all properties within the City must be designated with the appropriate Future Land Use Map (FLUM) category, the activities occurring on such properties must be in keeping with this FLUM, and the zoning of properties must be consistent with this FLUM designation. As the following analysis indicates, the Park south of Lemon Street has a land use conflict in that the Comprehensive Plan Future Land Use Map (FLUM) designates it as Low Density Residential. Staff recommends that the Commission take action to correct the designation to the more appropriate Recreation FLUM. Furthermore, the Downtown Riverfront zoning of the park is inconsistent with the necessary Recreation FLUM as well as the Zoning Code and must be changed to Recreation and Open Space. These amendments are important not just for consistency with the City's adopted Comp Plan and Zoning Code, but also to allow for the approved Riverfront Master Plan, which is currently not allowed by the FLUM and zoning. The City expended considerable resources –both monetary in the form of consulting and design fees exceeding $250,000, infrastructure improvements exceeding $1.25 million, and $700,000 recently awarded for dock and boat launch improvements, as well as the investment of the time of citizens, staff, and elected officials - to develop this plan, and this investment should be protected.

Land Use Issues. The current FLUM designation for Riverfront Park south of Lemon Street is RL (Residential, Low Density) and north of Lemon Street is COM (Commercial). The descriptions for these FLUM categories follow in italicized text.

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 (1730acres) - provides for a range of densities up to 5 units per acre.
Medium Density (231 acres) - provides for a range of densities up to 10 units per acre.
High Density (477 acres) - provides for a range of densities up to 18 units per acre.
Residential development within the 100-year floodplain will be required to meet the standards of Policy A.1.1.1 for construction, Policy A.1.1.3 for placement of septic tank sewerage systems, and Policy A.1.4.1 for density.
Mobile homes will be permitted in accordance with F.S. 320.8285(5); manufactured homes will be permitted in accordance with F.S. 553.38(2) and community group residential homes shall be permitted in accordance with F.S. 419.001(2), (3).

2. *Commercial (1,210 acres)*
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 (Ordinance # 11-22). 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.

Neither FLUM category is appropriate for the park. The Low Density Residential FLUM limits the property to single-family use and clearly prohibits uses that would be incompatible with residential density, which would include this park, specifically defined in the Comprehensive Plan Recreation and Open Space Element as serving up to 5,000 people and hosting a variety of large-scale festivals and fishing tournaments. While the Commercial FLUM does allow recreational uses, this FLUM is intended for privately-owned retail and service uses, not city parks. After reviewing the descriptions of other FLUM categories Staff has found that the only appropriate FLUM category for the Park is the Recreation category, as described below.

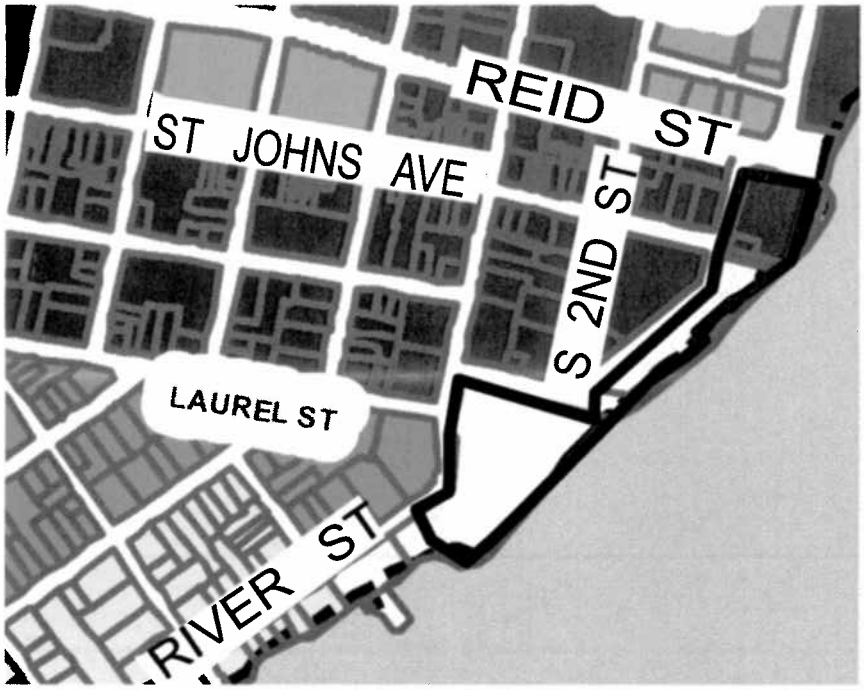
3. *Recreation (158 acres)*
   Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc.
   New recreational facilities must be sited in locations which are compatible or can be made compatible with adjacent land uses.
   Impervious surface land coverage of recreation land use shall not exceed 50 percent for active recreational development; 10 percent for passive recreational development.

Zoning. Riverfront Park is now in the DR (Downtown Riverfront) zoning district, which allows a wide variety of commercial uses which are not appropriate for the Recreation FLUM category. Given the interpretation that the Riverfront Park (and all other City parks) is only suitable for the Recreation FLUM category, it is important to note that Zoning Code Sec. 94-111 requires that (zoning) "districts as defined on the official zoning map must be consistent with adopted land uses as shown on the future land use map." The Recreation FLUM category allows only one zoning classification, which is Recreation and Open Space (ROS). This compels the City to rezone the Riverfront Park (and other City parks) to ROS.

In order to focus on the immediate need to achieve land use and zoning conformity, Staff is recommending that the Commission deny the text change allowing specific uses by conditional use at this time. It is appropriate to address the separate issue of commercial concessions within the Riverfront Park at a later date in a more deliberative manner.

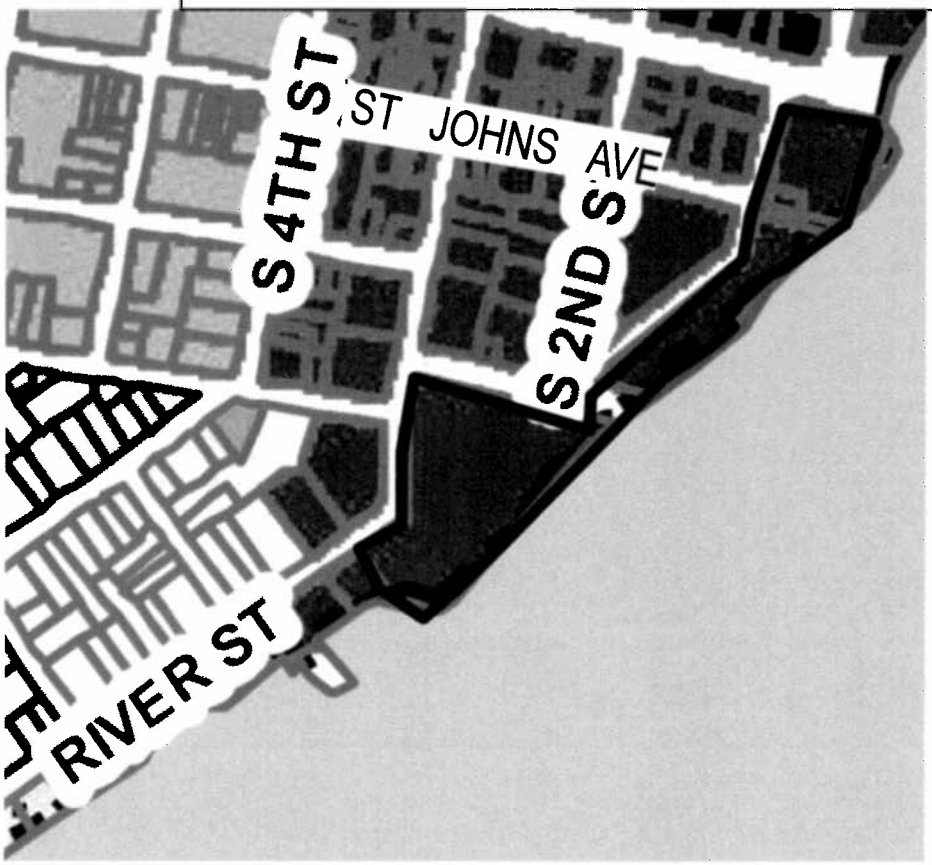
Attachments: FLUM & Zoning Maps (Current and Proposed)

FUTURE LAND USE MAP –(CURRENT)



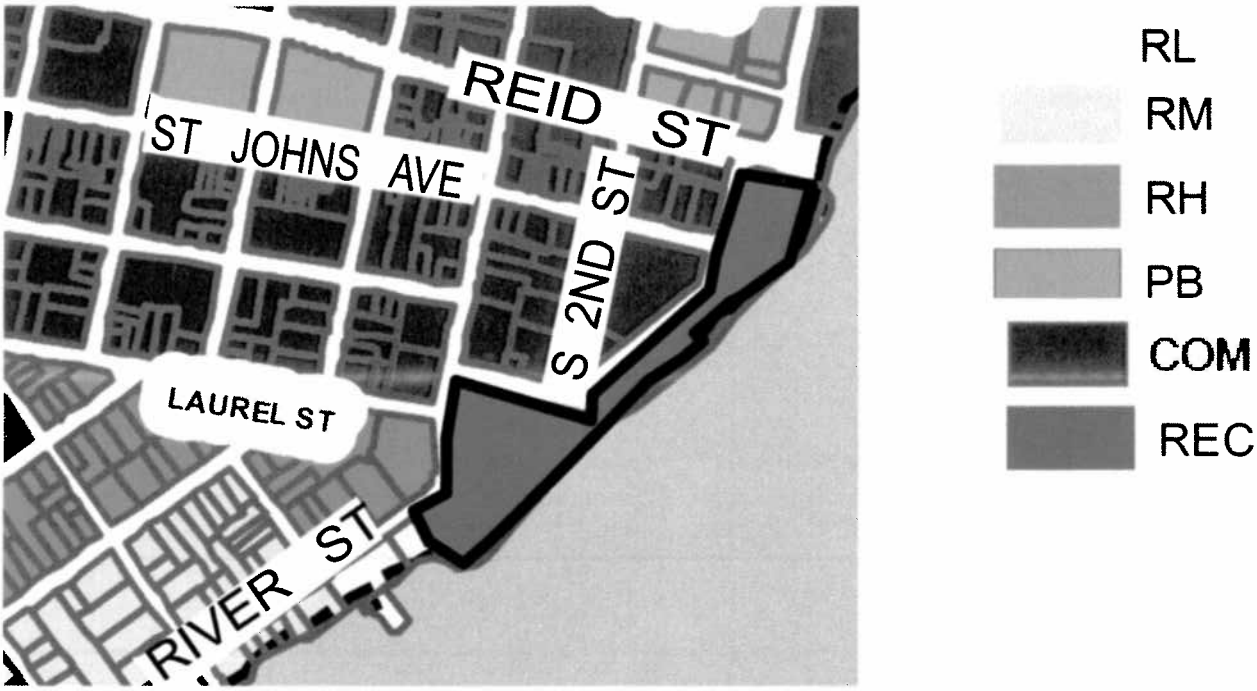
RL
RM
RH
PB
COM

ZONING MAP- (CURRENT)



C-2
DB
DR
R-3
R-1

FUTURE LAND USE MAP –(PROPOSED)



ZONING MAP- (PROPOSED)