

Planning Board Minutes & Proceedings

August 4, 2009

Page 1 of 3

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

Motion made by Sue Roskosh and seconded by Ezekiel Johnson to approve the minutes of the July 7, 2009 meeting. All present voted affirmative, motion carried.

Jim Lee read **“To Appeal Any Decision.”**

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

OLD BUSINESS

Case PB07-32 **Address:** 3895, 4001, 4003, & 4005 Reid Street
Applicant: Palatka Vest, LLC

Request: to Annex into the Palatka City Limits, Amend the Future Land Use Map from County Urban Service to City Industrial and Rezone from County Industrial to City Industrial with a Planned Unit Development (PUD) overlay.

(Public Hearing)

Ms. Banks advised that this case had been re-advertised with the PUD overlay and no responses were received from advertisement or the public notices that were sent out. She advised that staff recommended approval subject to the conditions set forth on page 5 of the staff report.

Cravens Doggett, Atlanta Ga., agreed with the conditions recommended by staff for this request. They would only request that the existing signage not be considered a billboard and the location of the dumpster, as submitted on the drawings, be approved.

(Regular Meeting)

Motion made by Sue Roskosh and seconded by Zachary Landis to approve the request, subject to staff recommendations that the existing business of warehousing is the only permitted use, and that no billboards will be located on any portion of the parcel. Question called: Mr. Holmes asked why the existing sign would not be considered a billboard. Ms. Banks advised that it did not meet the size requirements for a billboard. All present voted affirmative, motion carried.

NEW BUSINESS

Case PB 09-18 **Address:** 2502 Reid St.
Applicant: Tio Pepes Latin Grill LLC
Agent: Migeul Dejuk

Request: for a Conditional Use to sell alcohol within 300’ of another licensed establishment.

Planning Board Minutes & Proceedings

August 4, 2009

Page 2 of 3

Case PB 09-18 2502 Reid St. – continued.

(Public Hearing)

Ms. Banks advised that this case had been properly advertised and that no responses were received from advertisement or the public notices that were sent out. She advised that staff recommended approval of the request.

(Regular Meeting)

Motion made by Zachary Landis and seconded by Ezekiel Johnson to approve case 09-18, request for a Conditional Use to sell alcohol within 300' of another licensed establishment. All present voted affirmative, motion carried.

Case PB 09-19 **Address:** 1501 Reid Street
 Applicant: St. Johns Automotive Real Estate
 Agent: Juli Holmes

Request: for a Conditional Use to locate a childcare facility in the C-2 zoning district.

(Public Hearing)

Ms. Banks advised that this case was properly advertised and notices had been sent, no responses received. She recommended approval, subject to the conditions as set forth in the staff report:

1. That a Business Tax Receipt be obtained from the City and the County and be maintained in an active status for the duration of the use;
2. That the grant of a Conditional Use for a child care facility shall substantially conform to the presentation made by the applicant and agent in the application and public hearing for the Conditional Use;
3. That this grant of Conditional Use shall expire twelve (12) months following the discontinuance of the approved use for any reason and may not be recommenced once expired, without another grant of Conditional Use.
4. That all conditions shall be met within six (6) months of approval of this Conditional Use.
5. That the applicant shall meet all State licensing requirements for a day care.
6. That a maximum of 53 children (based on current business) will be allowed and operating hours will not exceed those indicated (6:00AM – 11:00PM)
7. All parking spaces will meet code and be properly striped.
8. Screening and buffering must meet code requirements

Ms. Julianne Holmes, 117 Horseman Club Rd. Palatka, wanted to clarify that the letter that was submitted with the maximum number of children is based on the Childcare facility operator's current facility, the new facility will accommodate more children, and that number will be based on the Department of Children and Family Services (D.C.F.) spatial requirements.

Ms. Banks stated that staff would not be opposed to changing the maximum number of children as listed in item #6, based on D.C.F.'s requirements for the maximum number of children.

Planning Board Minutes & Proceedings

August 4, 2009

Page 3 of 3

Case PB 09-19 1501 Reid Street – continued.

(Regular Meeting)

Motion made by Sue Roskosh and seconded by Zachary Landis to approve the request for a Conditional Use to locate a childcare facility in the C-2 zoning district, subject to staff recommendations. All present voted affirmative, motion carried.

Case PB 09-20 **Address:** 110 S. State Rd. 19
 Applicant: Pauline Pellicer
 Agent: Elizabeth Falls

Request: for a Conditional Use to sell alcohol within 300' of another licensed establishment.

(Public Hearing)

Ms. Banks advised that this location had, at one point, been a licensed establishment and since that time, the drive-through convenience store has become a licensed establishment within 300 feet, requiring a conditional use approval for this location. She stated that this case was properly advertised and notices were mailed out and no responses were received. She recommended approval, subject to the conditions as set forth in the staff report; that all city and state licenses required be maintained.

(Regular Meeting)

Motion made by Zachary Landis and seconded by Sue Roskosh to approve case 09-20, a request for a Conditional Use to sell alcohol within 300' of another licensed establishment. All present voted affirmative, motion carried.

Mr. Stewart advised the Board that Mr. Lee would not be with the City at the next Board meeting.

Mr. Lee stated that it has been a pleasure working with everyone for the past, almost two years. He stated that he will be going to Alaska, Fairbanks North Star Borough. He stated that his principal interest in going there is that he worked there in the past, and he has the opportunity to re-enter into their state retirement system allowing him to retire in one and a half years with full retirement benefits. It is his intent to return to Florida once he retires.

Motion made by Sue Roskosh and seconded by Zachary Landis to adjourn the meeting. All present voted affirmative, motion carried.