

City of Palatka

Building & Zoning

201 N. 2nd Street

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



PLANNING BOARD

April 7, 2009

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of March 3, 2009
4. Read **"To Appeal Any Decision"** and request disclosure of any **"Ex Parte Communication"** be made prior to each case

5. OLD BUSINESS

Case PB 08-29

Address: N 16th from Reid Street to St. Johns Ave.

Applicant: St. Johns Automotive Real Estate LLC

Agent: Juli Holmes

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

Request to continue until the May 5, 2009 meeting.

6. NEW BUSINESS

Case PB 06-24

Address: 2403 Tommy Avenue (13-10-26-6790-0000-0150)

Applicant: Lorraine Wetherington & Marcia A. Carr

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential and rezone from County R 1-A (single-family residential) to City R 1-A (single-family residential)

1. Public Hearing
2. Regular Meeting

PLANNING BOARD AGENDA - continued
April 7, 2009

Case PB 07-32 **Address:** 3895, 4001, 4003 & 4005 Reid Street
 Parcel(s): 03-10-26-0000-0010-0011 and 03-10-26-0000-0010-0013
 Applicant: Palatka Vest, LLC and Athens Vest, Inc.

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Service to City Industrial, and rezone from County Industrial to City M-1 (Industrial) and to amend the Future Land Use Map (small scale) from County Urban Service to City Industrial

- 1. Public Hearing**
- 2. Regular Meeting**

Case PB 07-43 **Address:** 2405 Tommy Avenue (13-10-26-6790-0000-0160)
 Applicant: Rhoda Harris

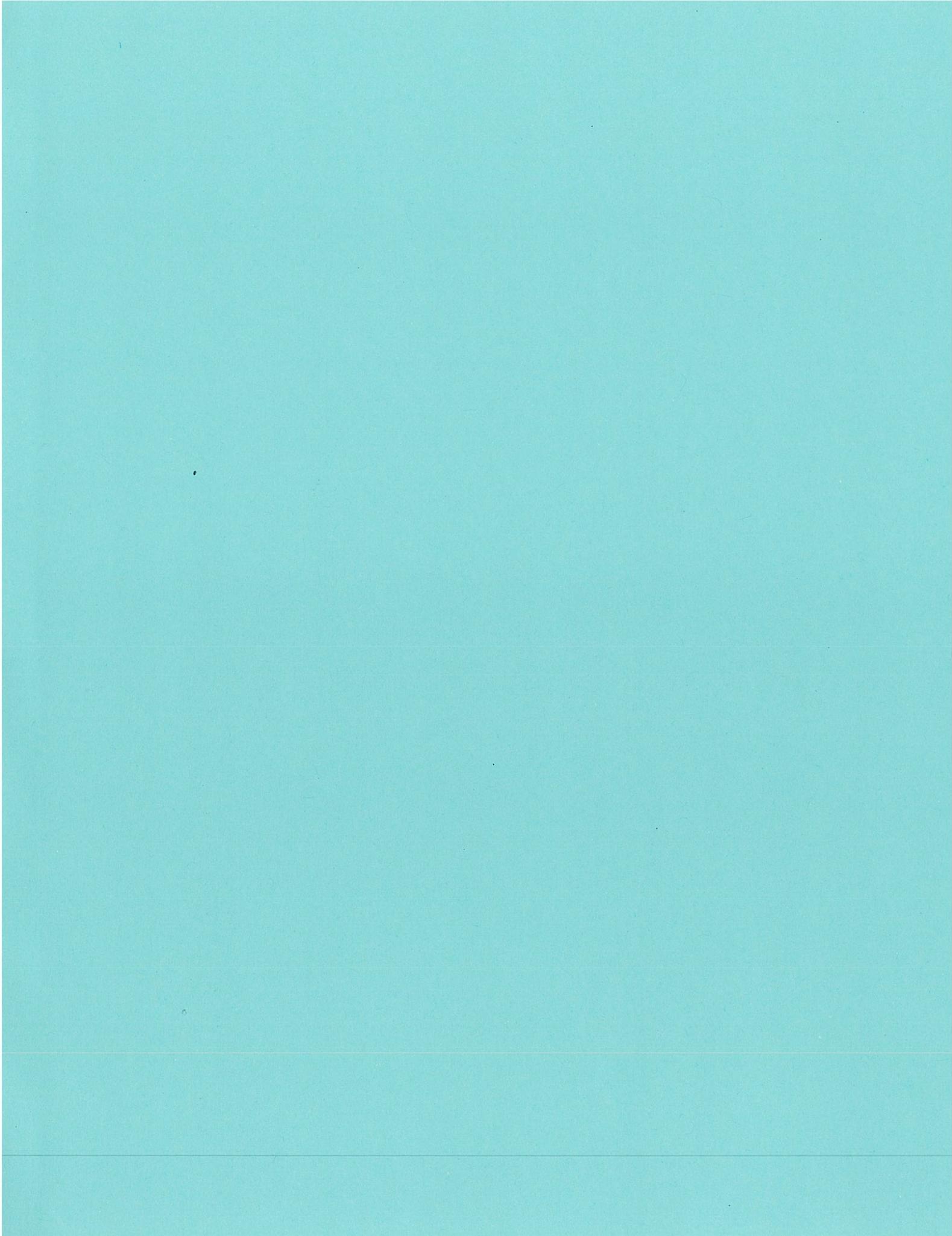
Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Reserve to City Low Density Residential, and rezone from County R-1A (single-family residential) to City R-1A (single-family residential)

- 1. Public Hearing**
- 2. Regular Meeting**

7. Adjournment – Next meeting will be May 5, 2009

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 CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.



Planning Board Minutes & Proceedings

March 3, 2009

Page 1 of 3

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

Motion made by Sue Roskosh to approve the minutes of the February 3, 2009 meeting. Seconded by Anthony Harwell. All members present voted affirmative. Motion carried.

Jim Lee read "To Appeal Any Decision."

Mr. Stewart requested that any Ex Parte Communication be disclosed prior to each case.

NEW BUSINESS

Case PB 09-01 **Address:** Downtown Riverfront/Downtown Business Zoning Districts
 Applicant: Property & Business Owners group from the districts

Request: To amend the uses in Sections 94-161 and 94-162 pertaining to zoning and to Section 94-262 pertaining to required number of parking spaces.

(Public Hearing)

Mr. Lee advised that in October of last year a group of business and property owners came to the City Manager with a request to expand the uses in the Downtown Business and Riverfront zoning districts. A group of business owners and Ms. Julie Sorenson did the legwork of looking at other zoning districts, and that most of the proposed changes to the two zoning districts came from a successful model of Deland. He added that this is more geared toward business as an economic stimulus offering greater opportunities to business community in the downtown area.

Ms. Angel Murtagh, a downtown business (Angela's of Palatka, Inc.) and property owner, commented that these are rough economic times and we need to think outside the box. She added that there is a lot of history, and long time family-owned businesses downtown. There have been a lot of businesses that have tried to come into the downtown area that could not come to light, as the current zoning would not allow for the use, such as a grocer or pet store, which is needed to accommodate those that come by boat, or are staying in a hotel that may not allow pets or even second story residents in this area. She mentioned that parking requirements were also a problem for some business to locate downtown, that when most of these buildings were built, there were no parking requirements, adding that the requirements need to be relaxed for downtown to thrive again. She ended by saying that she believed that the Deland model was a good tool that proved to be successful, as their downtown area once looked a lot like ours does. She thanked Ms. Sorenson for her time and efforts in making this proposal possible.

Mr. Lee stated that he and Ms. Banks have been involved throughout this process and recommend approval of the request, advising that the proposed changes are in red, and the reduction of parking space requirements was for commercial uses.

Ms. Murtagh also commented that our downtown area was thriving in the 70's and if Deland can do it, we can do it.

Case PB 09-01 Downtown Riverfront/Downtown Business Zoning Districts - continued

Sam Deputy, 623 St. Johns Ave. advised that Downtown Palatka Inc., met in January and voted to recommend this passage and move it forward. He reiterated, that they are struggling downtown and of the existing businesses there, a lot of them are long-time family owned. He ended by saying that this change needs to come about versus having any more empty buildings.

Normand J. Jutras, 412 Mulholland Park, spoke in favor of the request and stated he believed that this was a good step in the right direction and that most historic districts, take into affect the requirements of the times of older buildings.

(Regular Meeting)

Motion made by Phil Leary to recommend approval to the City Commission of these modifications to the ordinance as submitted. Seconded by Sue Roskosh. All members present voted affirmative. Motion carried.

Case PB 07-36 **Address:** 722 River Street (42-10-27-6850-0500-0022)
Applicant: Cypress Mills L.L.C.

Request: To amend the Future Land Use Map from Industrial to Medium Density Residential.

(Public Hearing)

Mr. Lee gave a brief overview of the request, explaining that the intent of this request is to remove the current industrial designation to Medium Density Residential Future Land Use, which will then be consistent to the two sides of the approved Planned Unit Development. If approved by the City Commission, it will be forwarded to the Department of Community Affairs as a small-scale amendment. He recommended approval of the request.

Norman J. Jutras, 412 Mulholland Park, advised that this is the last remaining parcel of the Florida Furniture site that was labeled industrial and it needs to be converted.

Mr. Landis asked Mr. Jurtras if this request were approved, would that help move his project forward.

Mr. Jutras advised that this is part of what is needed, that they have been working with several State Departments, including the Department of Environmental Protection, the Water Management District and the Governor's Council. That working with the state is a long process. He further advised that they recently submitted an application for a \$500,000.00 grant, to work along with the City and the State, to clean and treat the water from the 400-acre basin (basin #16) before the water goes into the St. Johns River.

(Regular Meeting)

Motion made by Zachary Landis to approve the request to amend the Future Land Use Map from Industrial to Medium Density Residential. Seconded by Phil Leary. All present voted affirmative. Motion carried.

Planning Board Minutes & Proceedings

March 3, 2009

Page 3 of 3

OLD BUSINESS

Case PB 08-29 **Address:** N 16th from Reid Street to St. Johns Ave.
 Applicant: St. Johns Automotive Real Estate LLC
 Agent: Juli Holmes

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

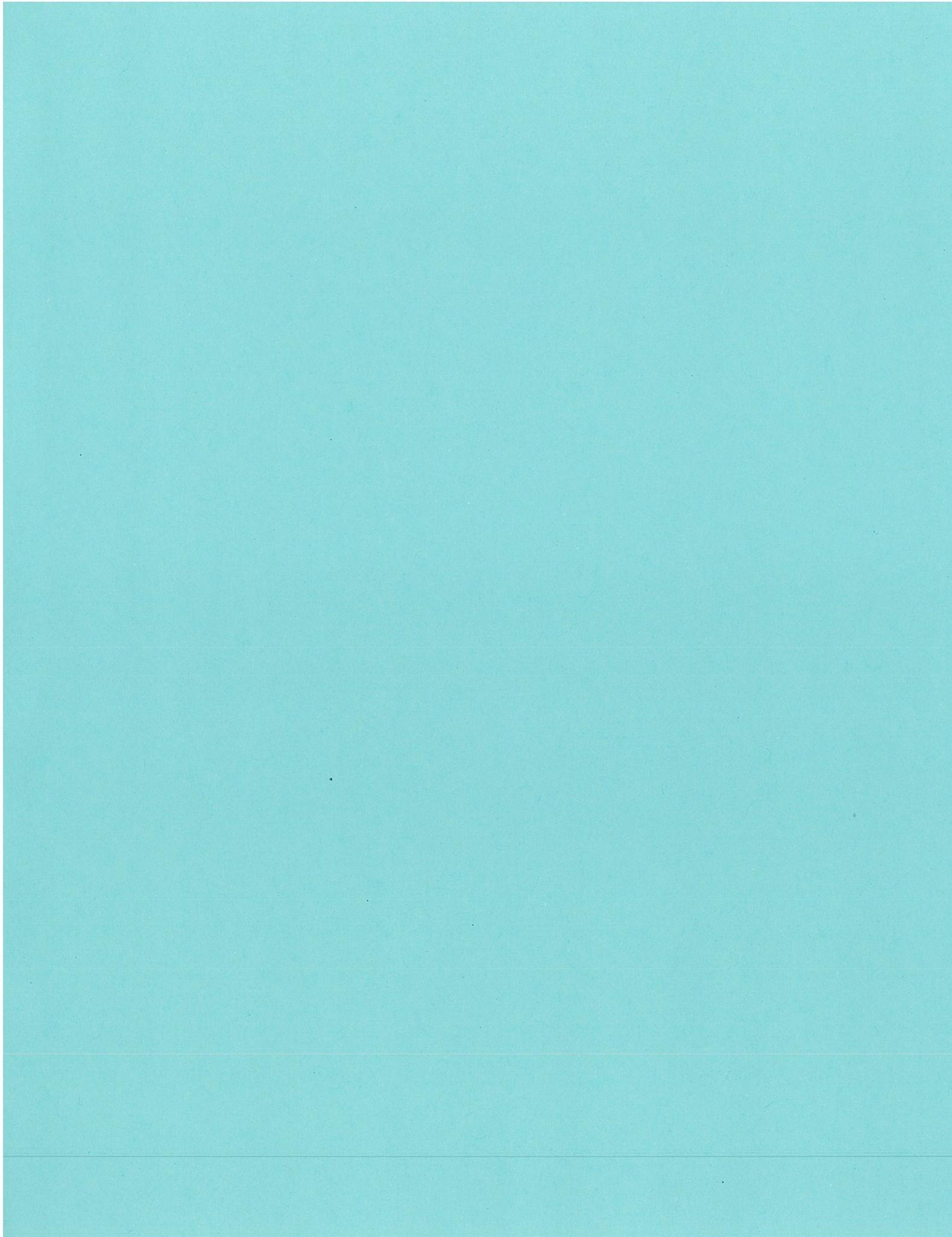
(Public Hearing)

Ms. Lee advised that the applicant requested to continue this request until the April 7, 2009 meeting as they are waiting on traffic counts.

(Regular Meeting)

Motion made by Phil Leary to table this case until the April 7, 2009 meeting at 4:00 pm. Seconded by Sue Roskosh. All present voted affirmative. Motion carried.

Motion made by Phil Leary for adjournment at 4:39 pm. Seconded by Sue Roskosh. All present voted affirmative. Motion carried.



St. Johns Automotive Real Estate LLC
1601 Reid Street
Palatka, FL 32177

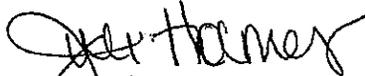
April 1, 2009

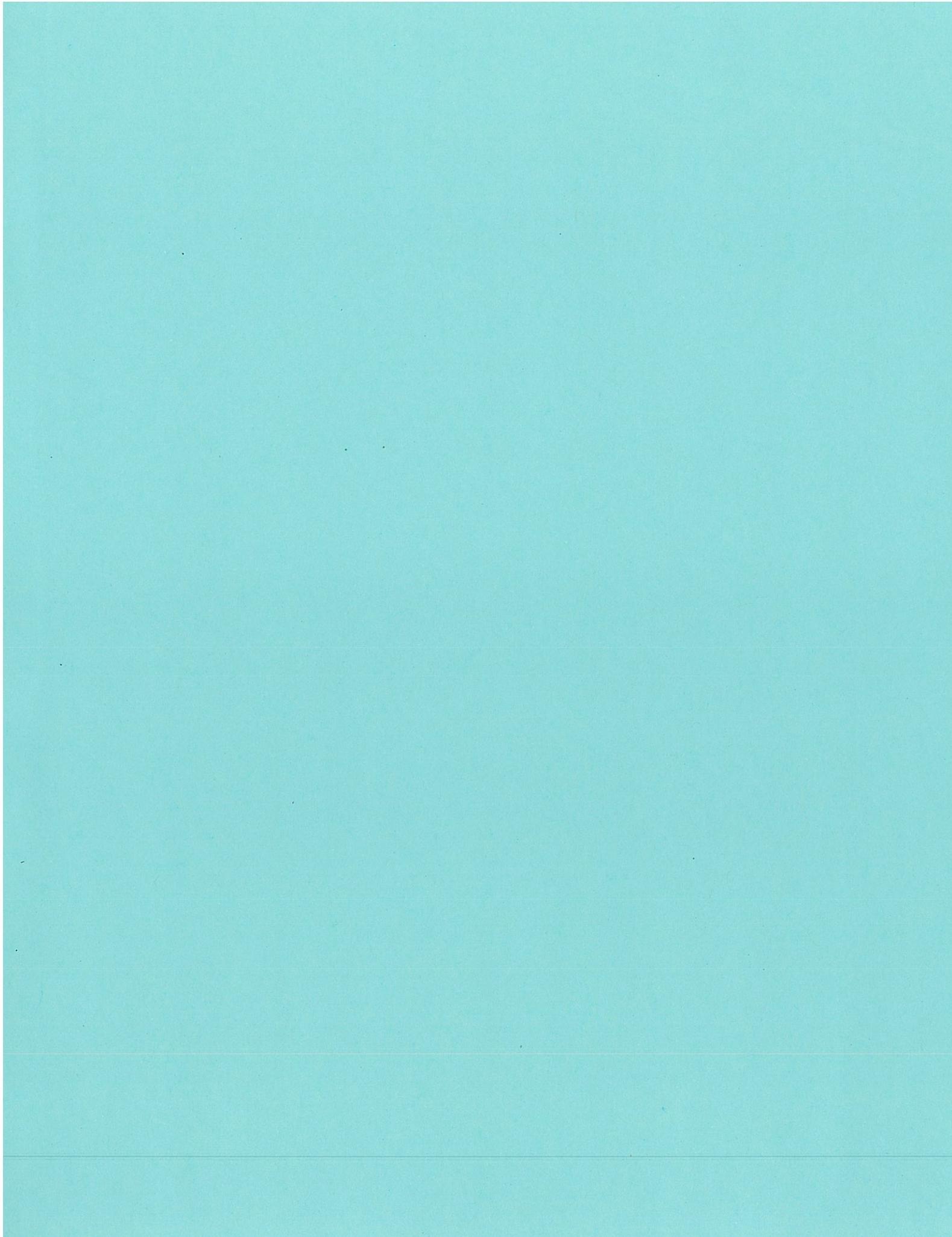
City of Palatka
Building & Zoning
c/o Debbie Banks
201 N 2nd Street
Palatka, FL 32177

Please accept this as our request to continue our application to close Sixteenth Street. The planning commission was initially scheduled to hear the request at the meeting on April 7, 2009; however, following our meeting this morning with Debbie Banks and Jim Lee we believe it would be better for all involved to delay this application in an effort to obtain additional information regarding utilities and easements.

We are requesting the application be put on the agenda for the board meeting scheduled on May 5, 2009. If you have any questions or concerns please contact me at (386) 328 – 8863 Ext. 172 or via email juliholmes@checkbeck.com

Sincerely,


Juli Holmes



PLANNING AND ZONING STAFF REPORT

April 7, 2009

APPLICATION: PB 06-24 – Annexation, Small-Scale Future Land Use Map Amendment to change the Future Land Use designation from County Urban Reserve to City Low Density Residential and Rezone from County R1-A to City R-1A.

APPLICANT: Lorraine Wetherington + Marcia A. Carr

LOCATION: 2403 Tommy Avenue

Parcel #: 13-10-26-6790-0000-0150

A. BACKGROUND & ANALYSIS: The Planning Board approved the above request on June 27, 2006, however, since no proof of advertisement was found in the file, staff elected to have the case heard again. This property is contiguous to the City limits along the eastern property line and annexation is a requirement to obtain City services. Since the City was not allowed to process annexations and Future Land Use amendments until it's Comprehensive Plan was in compliance, the applicant was allowed to connect to water prior to approval by the City Commission. The property's main access is off of Tommy Avenue which connects to Husson Avenue.

Surrounding properties have future land use designations of County Urban Reserve north, south and west of the subject property and City Low Density Residential to the east. The zoning pattern of the site and surrounding area is County R1-A to the north, south and west with City R1-A to east.. The existing land use pattern in the area is primarily single-family residential with one parcel of multi-family residential to the southeast and one parcel of commercial to the northeast.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Current Land Uses
North	Urban Reserve	R1A (Putnam)	Residence
South	Urban Reserve	R1A (Putnam)	Residence
East	Low Density Residential	R1A (City)	Residence
West	Urban Reserve	R1A (Putnam)	Residence

B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex .19 acres into the City. The subject property is located on Tommy Avenue off of Husson Avenue. Directly north, south, and west of the site is County property.

The proposed annexation does not create an enclave and meets the criteria identified in Section 171.043, Florida Statutes. This includes being contiguous to the City's boundaries at this time, is reasonably compact, is not included within the boundary of another incorporated municipality, and is intended to be developed for urban purposes

because of the availability of City sewer and water lines that are contiguous to the property.

This request is a voluntary annexation and meets the criteria identified in Section 171.044, Florida Statutes, as it relates to being contiguous to the City, and reasonably compact. Following a recommendation from the Planning Board, an appropriately prepared ordinance will be considered by the City Commission after the correct advertising and scheduling of public hearings.

STAFF RECOMMENDATION: Approval of the annexation request.

C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The existing Future Land Use is County Urban Service which recognizes areas where urban infrastructure, such as central water, sewer, stormwater systems, paved major roads, exists or is programmed and available for more urban type of development. Although agricultural activities are allowed as a holding land use, this land use designation allows a broad mix of residential, commercial, industrial, public facility and recreation uses. Residential development can achieve a density of up to 9 dwelling units per acre, the highest in Putnam County, with adequate density bonus points.

The Proposed Land Use Designation:

Policy A.1.9.3.A.1 (9J-5.006(3)(c)7)

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.

Future Land Use Element

Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(1)(5)

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

Policy A.1.1.3 (9J-5.006(3) (c) 3)

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

STAFF ANALYSIS: The site is built out as a single-family residence which is consistent with the residential uses on Tommy Avenue. City water lines have been run to the property and there is sufficient capacity to maintain existing level of service standards. In the Traffic Circulation Element, Public Facilities Element, Recreation and Open Space Element and Public Schools Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site related to a maximum density of up to 5 dwelling units per acre.

Traffic Circulation Element

Objective B.1.1 (9J-5.007(3)(b)1)

Upon plan adoption, the City shall provide for a safe, convenient and efficient motorized and non motorized transportation system by correcting, to the maximum extent feasible, all existing roadway deficiencies identified in this plan and maintain acceptable operating conditions in the future on a priority basis.

Policy B.1.1.1 (9J-5.007(3)(01))

The State-wide minimum acceptable operating Level of Service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.

STAFF ANALYSIS: Tommy Avenue is maintained by the County and is classified as a local street. Since this house already exists, there will be no added impact to the street.

Public Facilities Element

Objective D.1.1 (9J-5.011(2)(b)2)

Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS).

Policy D.1.1.1 (9J-5.011(2) (c)2)

The following level of service standards shall be the basis for determining the availability of facility capacity against the demand generated by development.

A1. Potable Water, Residential: 130 gallons per capita per day

B1. Central Sanitary Sewer System, Residential: 125 gallons per capita per day

C. Solid Waste: 6.4 lbs/person/day

D. Drainage Facilities: City of Palatka and Ravine State gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District.

Policy D.1.1.2 (9J-5.011 (2)(c)2)

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.

STAFF ANALYSIS: This is an existing single-family dwelling that will not exceed the level of service standards.

- Potable Water: 325 gallons per day multiplied by 2.5 persons per unit is 812.50 gallons per day. A new water plant will be going on line in January 2009 with a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for this home.

- Central Sanitary Sewer System, Residential: 125 gallons per capita per day multiplied by 2.5 person per unit = 312.50 gallons per day. Capacity exists for this home.

- Solid Waste – 6.4 lbs multiplied by 2.5 persons per unit is 16 lbs per day. Capacity exists for this home.

- Drainage: This house was constructed in the County. All drainage issues would have been handled through their permitting process.

Recreation And Open Space Element

Objective F.1.1 (9J-5.0143(3)(b)1

Upon plan adoption, the City shall implement the following policies to ensure public access to all identified recreational facilities.

Policy F.1.1.2 (9J-5.014(3)(c)3

The City shall adopt the following Level of Service Standards: Regional Park/ 1 acre per 50, Community Park/ 1 acre per 500, Neighborhood Park/ 1 acre per 500, Equipped Play and Tot Lot/ 1 Per 2,000, Baseball/Softball Fields/ 1 per 5,000, Football/Soccer Fields/ 1 per 6,000, Equipped Play area/ 1 play area per 10,000, Basketball Courts/ 1 per 5,000, Boat Ramp (Lanes)/ 1 lane per 5,000, Tennis Court/ 1 court per 2,000, Swimming Pools/1 pool per 25,000, Hiking (miles)/ 1 Mile per 6,750, and Picnic Areas (Tables) 1 Table per 6,000.

STAFF ANALYSIS: This house will generate an additional 2.5 people (2.5 persons per unit multiplied by 21 units). Capacity exists for all recreational Level of Service Standards for this additional population.

Public Schools Facilities Element

Objective 1.1.1 (9J-5.025(3)(b)1

The City of Palatka shall ensure the correction of existing school facility deficiencies to provide adequate student capacity, which shall not exceed the adopted level of service standards within the Putnam County School District and which will meet future capacity needs.

Policy 1.1.1.1 (9J-5.025(3)(c)7

The City of Palatka hereby adopts LOSS for Schools of 100% based on permanent FISH capacity for all school types (Elementary, Middle and High)

STAFF ANALYSIS: Phil Leary, the consultant for the Putnam County School District has indicated this single family already exists and will not need to be analyzed for concurrency.

STAFF RECOMMENDATION: Staff recommends approval to change the Future Land Use designation from County Urban Reserve to City Low Density Residential.

D. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, REZONING REQUEST

Rezoning requirements

When pertaining to the rezoning of land, the report and recommendations of the Planning Board to the City Commission shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable (from Sec. 94-38(f)(1) of the Palatka Municipal Code):

- a. Whether the proposed change is in conformity with the comprehensive plan.

STAFF ANALYSIS: The applicant requests rezoning to City R-1A (Single family residential district) from County R1-A (Single family residential district.) The proposed change is in conformance with the comprehensive plan as stated in the

above comp plan review and is consistent with both the City and County land use designations for single family dwellings.

This zoning category is consistent with the requested Low Density Residential Future Land Use Map designation. The current land use designation is Putnam County Urban Reserve.

- b. The existing land use pattern.

STAFF ANALYSIS: This rezoning request to City R-1A (Single family residential district) is consistent with the existing land use pattern in the area which is residential development along Tommy Avenue. This request changes the zoning jurisdiction from County to City to accompany the annexation and future land use map amendment request.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

STAFF ANALYSIS: This rezoning request will not create an isolated district since the City and County have adjacent parcels with residential zoning that allow residential uses. The County's setbacks are similar to the City's but are slightly more restrictive.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

STAFF ANALYSIS: This parcel is built out as a single-family residence and will not overtax public services.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

STAFF ANALYSIS: Staff has no information to indicate that existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

STAFF ANALYSIS: In order to obtain water services, the applicant was required to annex, amend the Future Land Use map and rezone since the property is contiguous to the city limits. The proposed amendment is necessary to comply with these requirements.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

STAFF ANALYSIS: This change is consistent with the existing conditions of the neighborhood.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

STAFF ANALYSIS: This site is already developed as a single-family residence. Tommy Avenue is not in the City and classified by the County as a local street. The traffic created by the existing single-family residence has been included in the County's traffic counts that are the basis for the existing LOSS.

- i. Whether the proposed change will create a drainage problem.

STAFF ANALYSIS: This site is built out as a single-family residence. If any additions are made, drainage will be addressed in plan review.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

STAFF ANALYSIS: This site is built out.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

STAFF ANALYSIS: It is not anticipated that this rezoning request will adversely affect property values.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

STAFF ANALYSIS: Staff does not have any information to indicate that the proposed zoning change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. Adjacent property owners were notified of this rezoning request and have the opportunity to appear before the Planning Board.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

STAFF ANALYSIS: This rezoning request does not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

STAFF ANALYSIS: The existing zoning is County zoning. With the proposed requests for annexation and a City future land use designation, it is appropriate to change the zoning to a consistent City zoning designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

STAFF ANALYSIS: This change is not out of scale with the needs of the neighborhood or City.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

STAFF ANALYSIS: There may be other sites in the City that could accommodate the projected use however, this site is already developed as a residence and the annexation along with the future land use amendment and zoning change is required in order to obtain sewer service.

- 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.

STAFF ANALYSIS: This parcel is not located in a Historic District.

STAFF RECOMMENDATION: Staff recommends approval of the requested zoning change from County R1-A (Single family residential district) to City R-1A (Single family residential district). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

E. Photographs



2403 Tommy Avenue

5-9-06

Bill Dixon has permission to sign anything necessary in order to get city water lines run to my mother's home at 2403 Tommy in Palatka.

Marcia Dixon

Marcia Dixon

Case Number: _____
Date Filed: _____

CITY OF PALATKA PETITION FOR VOLUNTARY ANNEXATION

Please provide the following information and return to: City of Palatka Building & Zoning Dept.
205 N. 2nd Street
Palatka, FL 32177

1. Official 911 address or legal description: 2403 Tommy Ave
2. Property Appraiser parcel #: 13-10-26-6790-6000-0150
3. Total acres to be considered as part of this request: .19
4. The names and addresses of all owners as shown in the Putnam County public records:

5. Reason for annexation request: Connect to City Water
6. Number and types of structures on the property: 1
7. If residential, provide an estimate of the number of persons expected to be living on site at the time of annexation (for U.S. Census reports): _____
8. Copy of recorded deed (attach to application).
9. Boundary survey or location map (attach to application).
10. Application for Rezoning and Future Land Use Map Amendment (attach to application).
11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): _____

12. Three hundred five dollar (\$305.00) application fee (checks payable to *City of Palatka*).

13. This application submitted by:

Signature of owner(s):	<i>Lorraine Wetherington</i>	<i>William H. Dean</i> ^{Husband}
Print owner(s) name(s):	<i>Lorraine Wetherington</i>	<i>William H. Dean</i> ^{Husband}
Address of owner(s):	<i>2453 Tommy Ave</i>	<i>PO Box 167</i>
	<i>Palatka FL 32177</i>	<i>Interlachen, FL 3214</i>
Telephone:	<i>326-0050</i>	<i>386-972-4625</i> <i>972-4621</i>

STATE OF FLORIDA
County of Putnam

Before me this day personally appeared *Lorraine Wetherington* who executed the foregoing application and acknowledged to and before me that executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this *9th* day of *May* A.D. ~~199~~ *2006*.

My commission expires:

Ruby M. Williams
Notary Public
State of Florida at Large



Ruby M Williams
My Commission DD224851
Expires September 26, 2007

Case Number: 06-024

Date Filed: _____

CITY OF PALATKA
APPLICATION FOR REZONING AND/OR
AMENDING THE FUTURE LAND USE MAP (Small Scale)

Please provide all of the following information and return to:

City of Palatka Building Dept.
205 N 2nd Street
Palatka, FL 32177

1. Official 911 address or legal description: 2403 Johnny Ave

- ✓ 2. Property Appraiser parcel #: 13-10-26-6790-0000-0150
3. Total acres to be considered as part of this request: .19
4. The names and addresses of all owners as shown in the Putnam County public records.

5. Current zoning designation: C-RIA Requested zoning designation: City Res.
6. Current land use designation: Res Requested land use designation: Res.
7. Reason for rezoning/land use amendment request: Connect to City Water.

8. Number and types of structures on the property: 1

9. Copy of recorded deed (attach to application).
10. Boundary survey or location map (attach to application).

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): _____

386-972-4625 William Dixon 103 Hudson St Interlachen, FL 32148

12. Select and attach appropriate application fee (checks payable to City of Palatka):

\$130.00 (rezoning only)
 \$240.00 (rezoning with small scale land use amendment)

13. This application submitted by:

Signature of owner(s):

Lorraine Wetherington

William Dixon, For Agent
^{Husband}

Print owner(s) names(s):

Lorraine Wetherington

William Dixon, For Lorraine D.
^{Husband}

Address of owner(2):

2413 Tommy Ave
Palatka FL 32177

PO Box 1167, Palatka FL 321
Interlachen, FL 321

Telephone:

386 326 0050

386-972-4625
972-4621

STATE OF FLORIDA

County of Putnam

Before me this day personally appeared Lorraine Wetherington who executed the foregoing application and acknowledged to and before me that _____ executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 9th day of May A.D. 2006.

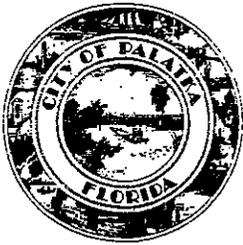
Ruby M. Williams
Notary Public

My commission expires:

State of Florida at Large



Ruby M Williams
My Commission DD224851
Expires September 26, 2007



City of Palatka

Building & Zoning

201 N. 2nd 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 April 7, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex into the city limits of Palatka, Amend the Future Land Use Map from County Urban Reserve to City Low Density Residential and Rezone from County R1-A to City R1-A. Case: PB 06-24

Owner: Lorraine Wetherington + Marcia A. Carr

Location: 2403 Tommy Avenue

Parcel #: 13-10-26-6790-0000-0150 (.19 acres)

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.

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

03/21/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

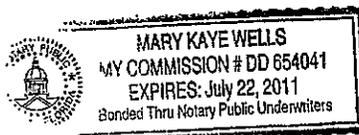
Jeannette Eveland

Sworn to and subscribed to before me this 23rd day of March, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:



 / Personally known to me, or
 / Produced identification:
 / Did take an oath

PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on April 7, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex into the city limits of Palatka, Amend the Future Land Use Map from County Urban Reserve to City Low Density Residential and Rezone from County R1-A to City R1-A.

Case: PB 06-24

Owner: Lorraine Wetherington + Marcia A. Carr

Location: 2403 Tommy Avenue

Parcel #: 13-10-26-6790-0000-0150 (.19 acres)

All interested parties are invited to attend this public hearing.

Debbie Banks
Assistant Planning Director
329-0100

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. 04542918
03/21/2009

EDGE-MOOR ST.

FREET

WATTLES ST.

SUBJECT →

LEIGH TERRACE

TOMMY AVENUE

HASSON AVE

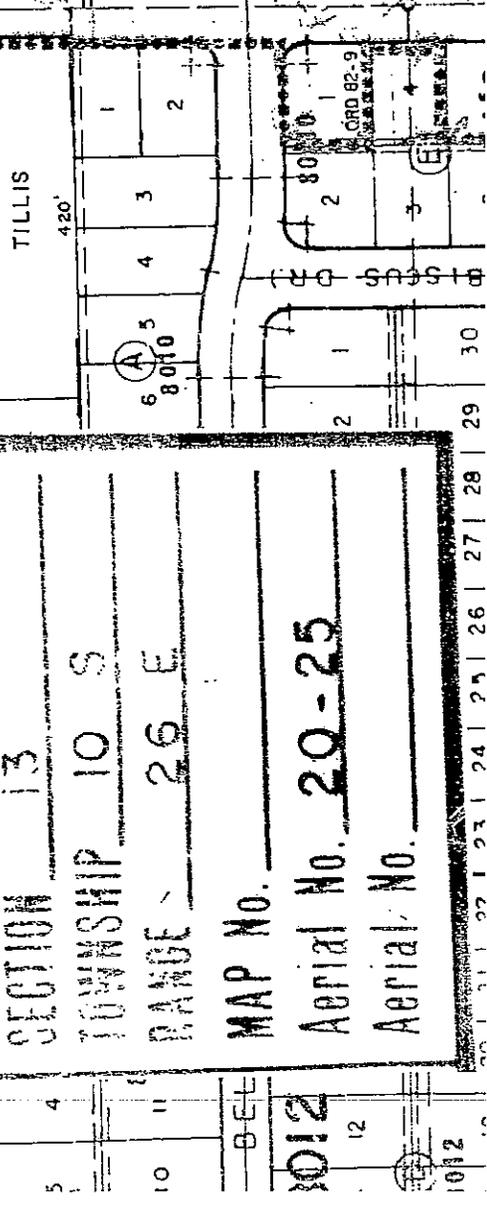
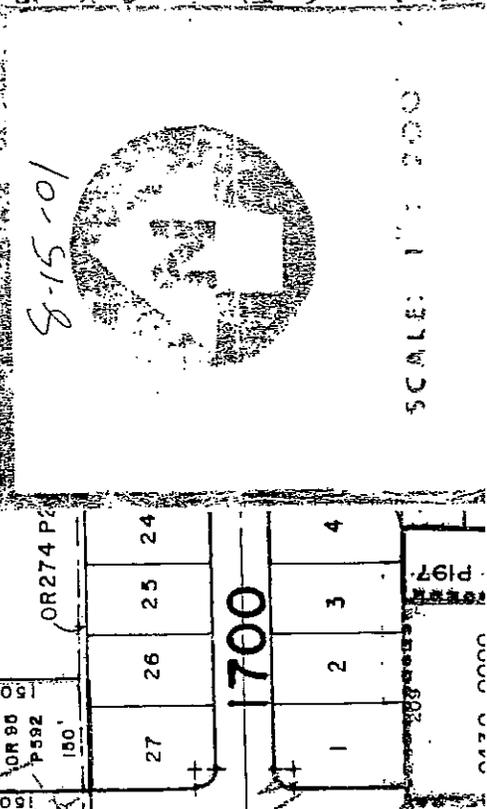
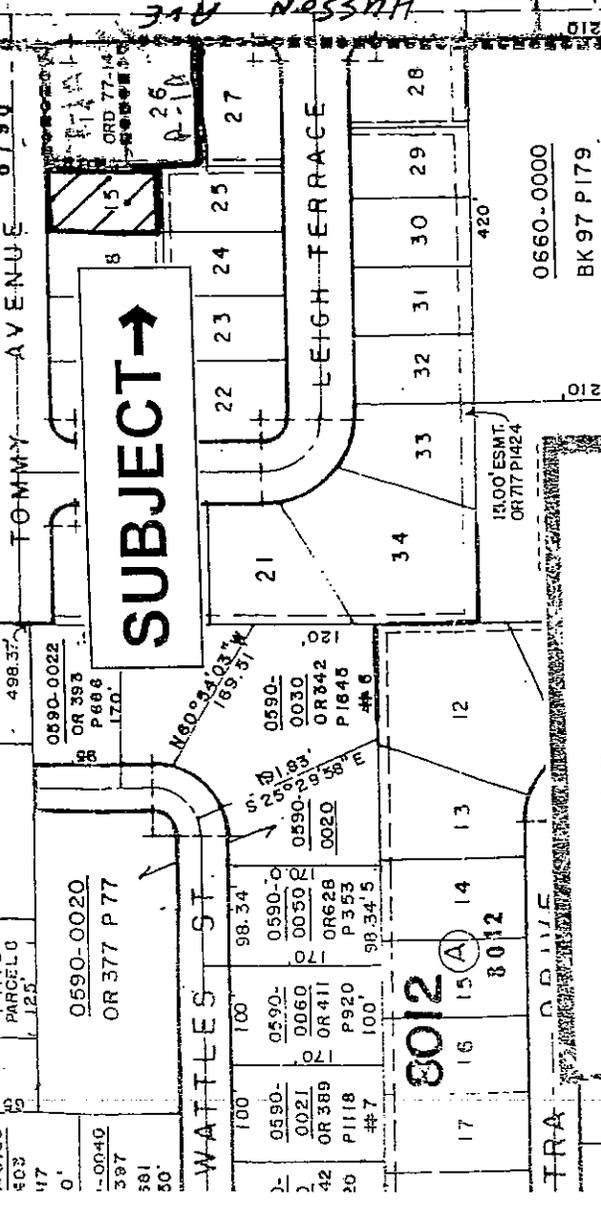
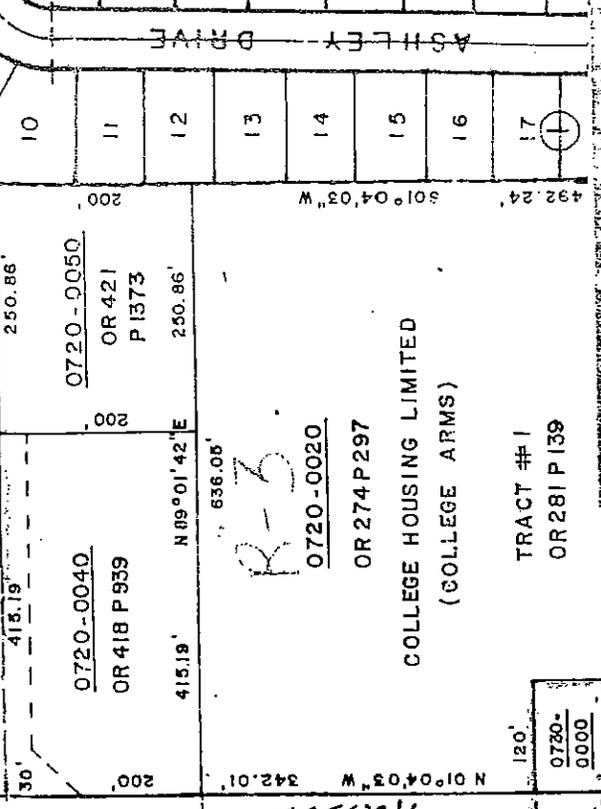
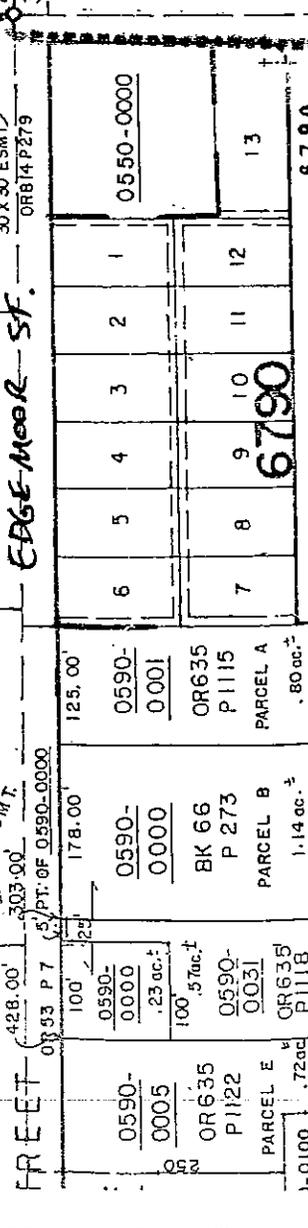
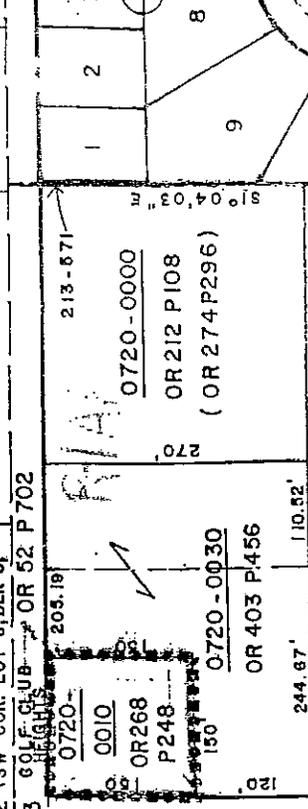
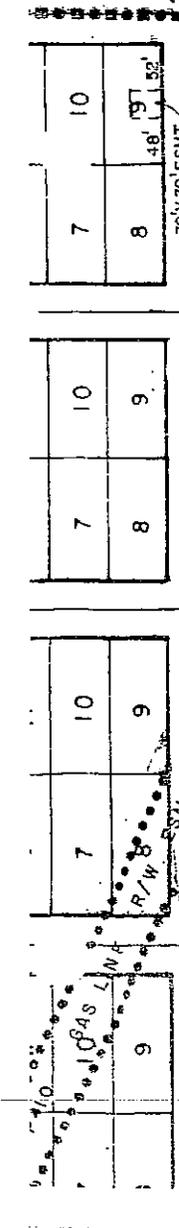
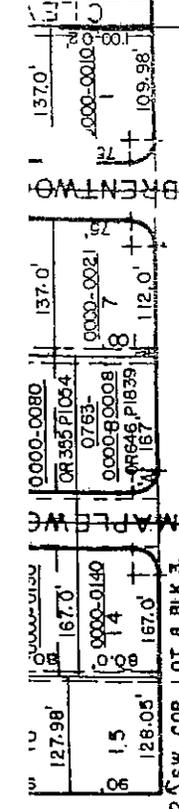
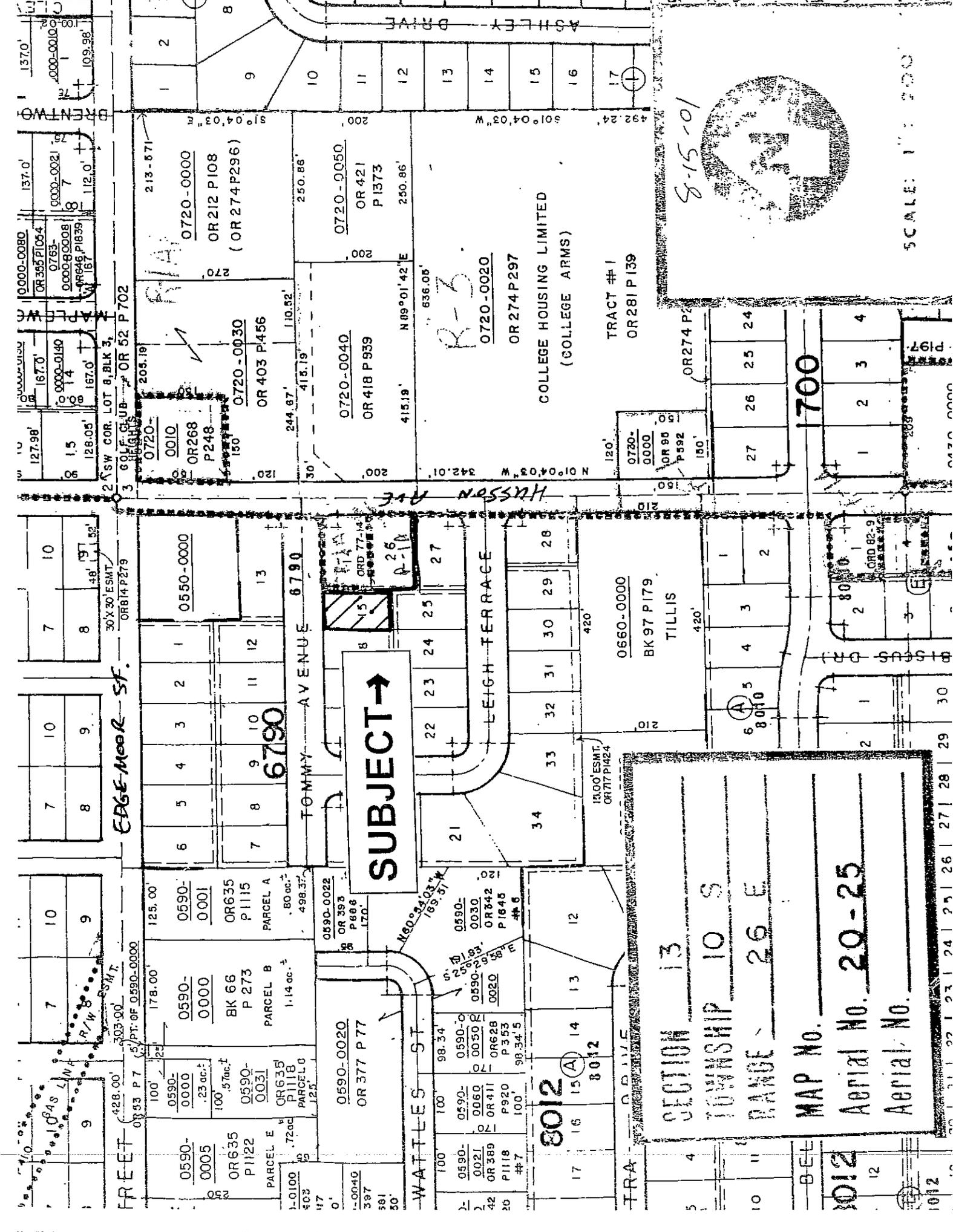
8012

SECTION 13
TOWNSHIP 10 S
RANGE 26 E

MAP No. _____
Aerial No. 20-25
Aerial No. _____



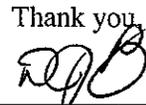
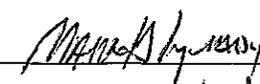
SCALE: 1" = 200'



Departmental Review Request

Address: 2403 Tommy Avenue
Parcel # 13-10-26-6790-0000-0150

Case #: 06-24

Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.		
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review	
<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)	
<input type="checkbox"/> Large Scale Amendment(10+ acres)	<input type="checkbox"/> Concurrency Review	
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
Meeting Date: 4-7-09	Response Deadline: 3/27/09	
Date submitted by applicant: May 2006	Date forwarded to Departments for review: 3-16-09	
Submitted to:	<input type="checkbox"/> Sewer Plant	<input type="checkbox"/> Cemetery
<input type="checkbox"/> Water/Sewer/Streets/Sanitation	<input type="checkbox"/> Water Plant	<input type="checkbox"/> Golf
<input type="checkbox"/> Police	<input type="checkbox"/> Parks	<input type="checkbox"/> Airport
<input type="checkbox"/> Fire	<input type="checkbox"/> Weed & Seed	
<input type="checkbox"/> Chief Building Official		
Current Property Use: Residential	Proposed Property Use: Same	
Property Address: 2403 Tanner Terrace	Parcel Number: see above	
Current Land Use Designation: County Urban Reserve	Requested Land Use Designation: City Low Density Residential	
Current Zoning Classification: County R-1A	Requested Zoning Classification: City R-1A	
Acreage: .19	# of Units 1	
<u>Lorraine Wetherington + Marcia A. Carr</u> Owner/Applicant Name	<u>None</u> Agent Name	
<u>2403 Tommy Avenue</u> Owner/Applicant Address	<u></u> Agent Address	
<u>Palatka, FL 32177</u> City/State/Zip	<u></u> City/State/Zip	
<u></u> Phone Number	<u></u> Phone Number	
<p>Asst. Planning Director's Comments: Applicant had applied to annex, rezone and amend the future land use map -- for water services. Has already been allowed to connect due to City's Comp.Plan issues, has been on hold to move through planning process. Adam had actually taken this through the Planning Board process but since no evidence of department head sign-off or required advertisement could be found, it is being taken back to the Planning Board.</p> <p style="text-align: right;">Thank you </p>		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached		
Reviewed by: <u></u> Title: <u>Fire Marshal</u>		

Memorandum

March 18, 2009

To: DB

Fm: ~~CBO~~

Ref: 2403 Tommie Ave.

Debbie,

If we have not done a fixture count then that should be scheduled. I have no other comments.

PLANNING BOARD Special Called Meeting

Minutes – June 27, 2006

Location: City Hall

(Regular Meeting)

Motion made by **Jill Jester** to approve this request for conditional use, subject to the recommendations/conditions as listed within the staff report. **Sue Roskosh** made the second. All present voted affirmative. Motion Carried.

Case 06-024 **2403 Tommy Avenue** – Request to annex, amend the Future Land Use Map and Future Land Use Element (small scale, from County Urban Reserve to City Low-density Residential) and rezone from County R-1A to City R-1A.

Owners: Lorraine Wetherington and Marcia A Carr
Agent: William Dixon

(Public Hearing)

Mr. Mengel advised that the owners are seeking to annex to connect to city services.

Ms. Wetherington advised that she has had continual problems with her well.

(Regular Meeting)

Motion made by **Jill Jester** to approve the Request to annex, amend the Future Land Use Map and Future Land Use Element (small scale, from County Urban Reserve to City Low-density Residential) and rezone from County R-1A to City R-1A. Seconded by **Sue Roskosh**. All present voted affirmative. Motion carried

Case 06-025 **1024 South State Road 19** – Request for a special event – sports-themed exhibition.

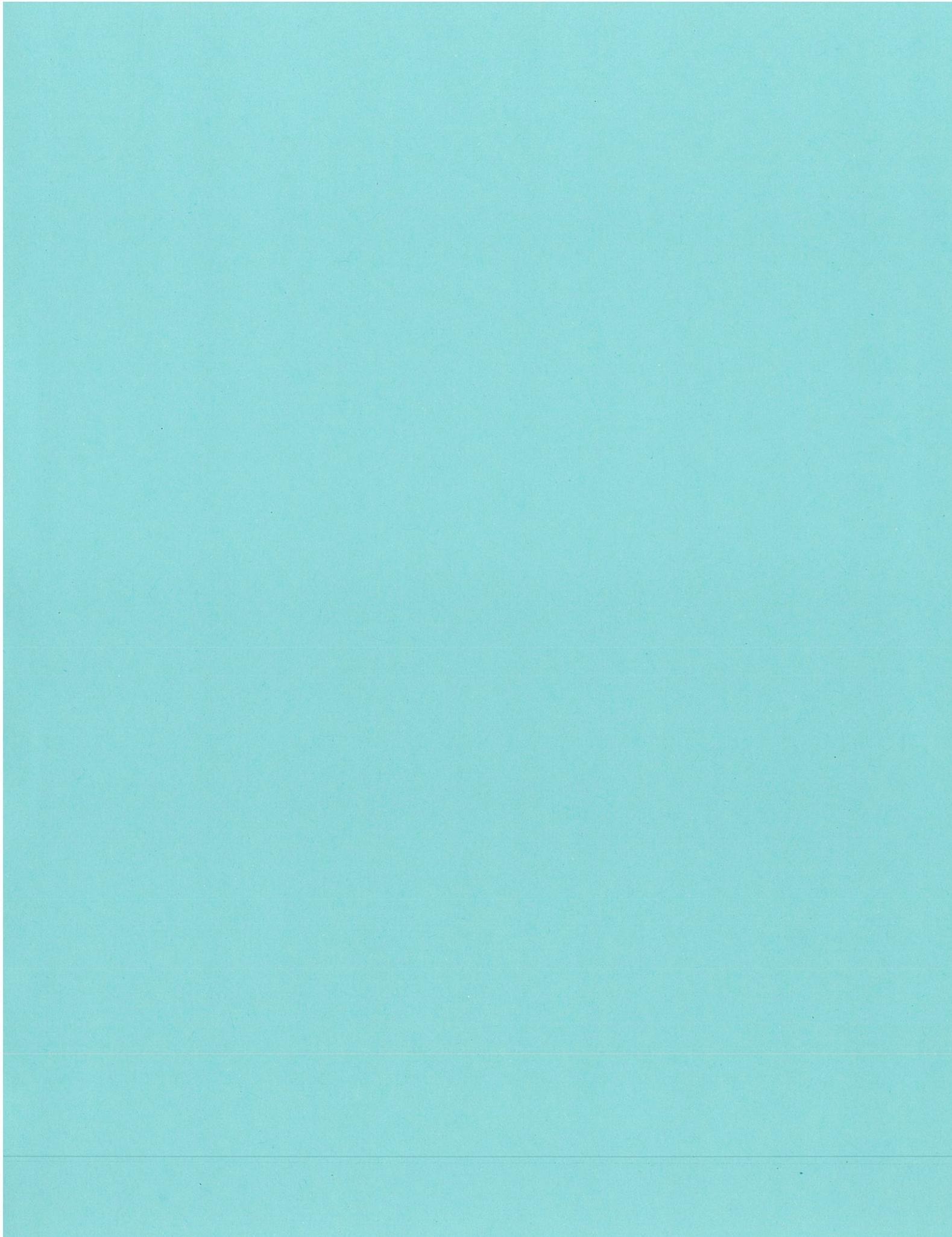
Owners: Lorraine Wetherington and Marcia A Carr
Agent: William Dixon

(Public Hearing)

Mr. Mengel advised that this is a NASCAR event and that staff recommends approval subject to conditions listed in the staff report.

(Regular Meeting)

Motion made by **Clem Saccareccia** to approve the request subject to Staff recommendations and conditions. Seconded by **Sue Roskosh**. All present voted affirmative. Motion carried



PLANNING BOARD REPORT
April 7, 2009 Regular Meeting

SUBJECT: CASE # 07-32 – 3895, 4001, 4003, & 4005 REID STREET
Parcel #: 03-10-26-0000-0010-0011 and 03-10-26-0000-0010-0013

OWNER: Palatka Vest, LLC and Athens Vest, Inc.

A. REQUEST:

Request to annex, amend the Future Land Use Map (Small Scale) from County Urban Service to City Industrial and rezone from County Industrial to City Industrial (M-1) for approximately 6.70 acres

B. BACKGROUND:

The applicant applied to annex into the city limits, amend the future land use map and rezone this parcel on May 24, 2007. This property is contiguous to the City limits along the southern property line and annexation is a requirement to obtain City services. Since the City was not allowed to process annexations and Future Land Use amendments until it's Comprehensive Plan was in compliance, the applicant was allowed to connect to water and sewer prior to approval by the City Commission. The property's main access is off of Reid Street. This property is developed with eight self-storage buildings for a total rentable space of 74,000 square feet.

Department review requests were sent to the water, sewer, streets, sanitation, police, fire and building departments. All departments responded with "No comment" except the Chief Building Official recommended against the M-1 zoning classification and suggested commercial.

Surrounding properties have future land use designations of County Urban Service east and west of the subject property, County Commercial to the north and City Other Public Facilities to the south. The zoning pattern of the site and surrounding area is County light industrial to the east and west, County agricultural to the north and City light industrial to the south. The existing land use pattern in the area is commercial to light industrial.

ADJACENT DEVELOPMENT:

<u>DIRECTION:</u>	<u>ZONING:</u>	<u>FLUM:</u>	<u>CURRENT USE:</u>
North	County Agriculture	County Commercial	Abandoned railroad
East	County Light Industrial	County Urban Service	Vacant commercial
South	City Industrial	City Other Public Facilities	Airport
West	County Light Industrial	County Urban Service	Warehouses

C. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex 6.70 acres into the City. The subject property is located on Reid Street (SR 100) adjacent to City property to the south which is the City's airport. Directly north, east and west of the site is County property.

The proposed annexation does not create an enclave and meets the criteria identified in Section

171.043, Florida Statutes. This includes being contiguous to the City's boundaries at this time, is reasonable compact, is not included within the boundary of another incorporated municipality, and is intended to be developed for urban purposes because of the availability of City sewer and water lines that are contiguous to the property.

Also, this request is a voluntary annexation and meets the criteria identified in Section 171.044, Florida Statutes, as it relates to being contiguous to the City, and reasonably compact. Following a recommendation from the Planning Board, an appropriately prepared ordinance will be considered by the City Commission after the correct advertising and scheduling of public hearings.

STAFF RECOMMENDATION: Approval of the annexation request.

D. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The existing Future Land Use is County Urban Service which allows for a variety of residential, agriculture as a holding use, commercial, industrial and public facilities uses per their Comprehensive Plan.

The Proposed Land Use Designation: Policy A.1.9.3.A.2 of the Future Land Use Element states that the 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. 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.

Future Land Use Element

Objective (A.1.6 9J-5.006(3)(b)7)

Upon Plan adoption, the City shall discourage urban sprawl. Land Development Regulations shall be adopted that implement the following policies:

Policy A.1.6.2 (9J-5.006(3)(c)3)

Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling within already developed commercial areas as identified on the Future Land Use Map.

Staff Analysis: This site is already developed with eight buildings for self-storage. Directly to the west is warehousing and directly south the City's airport includes hangars. Other properties in the area are developed for commercial uses or in a County land use designation that allows a variety of intensities of commercial zoning districts. City commercial land use designations are located south of the site. This land use change provides a continuity of industrial land use in a corridor that is being developed for such purposes.

Policy A.1.7.2 (9J-5.006(3)(c)3)

Commercial development adjacent to major and minor arterial roads shall provide sufficient depth to allow adequate set back distance and clearance to accommodate FDOT near and long range roadway improvements.

Staff Analysis: This request is located adjacent to Reid Street (SR 100) a four-lane facility classified by the FDOT as a principal arterial. This development was constructed in the County and would have had to comply with FDOT requirements.

Policy A.1.11.4 (9J-5.006(3)(c)6)

Applications by landowners for a land use amendment to the Comprehensive Plan shall, as part of filing procedures, require the payment of a fee and provisions by the land owner of topographic, soil condition, flood hazard zone and wetland zone and wetland information on all land surveys filed in support of a land use amendment, zoning change or land subdivision. The City on a case-by-case basis may make exceptions for small-scale amendments when the property in question is (1) already developed or (2) is of a size, shape, and location that the normal permitting processes are sufficient.

Staff Analysis: This site is already developed, is a small-scale amendment and would have had to comply with all County and State regulations at time of construction.

Traffic Circulation Element

Objective B.1.1 (9J-5.007(3)(b)1)

Upon plan adoption, the City shall provide for a safe, convenient and efficient motorized and non motorized transportation system by correcting, to the maximum extent feasible, all existing roadway deficiencies identified in this plan and maintain acceptable operating conditions in the future on a priority basis.

Policy B.1.1.1 (9J-5.007(3)(01))

The State-wide minimum acceptable operating Level of Service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.

The City hereby adopts the following LOS standards for each listed facility type:

- principal arterials - LOS C
- collectors and minor arterials -LOS D

Staff Analysis: The property has direct access to Reid Street (SR 100). The Florida Department of Transportation classifies this section of SR 100 as a minor arterial with an adopted Level of Service Standard (LOSS) C. This section of SR 100 is currently operating at a LOSS A.

Public Facilities Element

Objective D.1.1 (9J-5.011(2)(b)2)

Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is

issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS).

Policy D.1.1.2 (9J-5.011 (2)(c)2)

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.

Staff Analysis: The portion of Reid Street (SR 100) adjacent to the site is operating at LOSS A. Sewer and water lines run along the front of the site adjacent to Reid Street and the applicant has been allowed to connect prior to annexation.

Objective D.1.2 (9J-5.011(2)(b)2)

In order to preserve adopted Level of Service Standards (LOSS), the City of Palatka, upon Plan adoption, shall continue to coordinate the extension of, or increase of, facilities to meet future needs, through implementing the following policies:

Policy D.1.2.1

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the city; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

Staff Analysis: This property is contiguous to the City and the applicant requested and was provided sewer and water services from the City prior to annexation.

Objective G.1.5 (9J-5.015(3)(b)3)

The City shall ensure that public facilities are planned and allocated equitably, through effective coordination with the appropriate Federal, State and Local government departments and regulatory agencies.

Policy G.1.5.2

The City shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Properties serviced by City water shall annex into the City when they become sufficiently contiguous. Properties serviced by septic shall be annexed into the City.

Staff Analysis: The City and County are continuing to improve their coordinating relationships as it relates to future development along the existing City boundaries. This includes recent success with School Concurrency and the sharing of information relating to future development in the City and County.

STAFF RECOMMENDATION: Staff recommends approval of this request to amend the future land use map from County Urban Service to City Commercial.

E. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, REZONING REQUEST

Rezoning requirements

When pertaining to the rezoning of land, the report and recommendations of the Planning Board to the City Commission shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable (from Sec. 94-38(f)(1) of the Palatka Municipal Code):

- a. Whether the proposed change is in conformity with the comprehensive plan.

Policy A.1.9.3 of the City of Palatka Comprehensive Plan states:

“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.”

Staff Analysis: The applicant requests rezoning to M-1 (Light Industrial) district from Putnam County IL (Light Industrial). This zoning category is consistent with the requested Industrial Future Land Use Map designation. The current land use designation is Putnam County Urban Service, which anticipates the extension of City utilities to this parcel.

- b. The existing land use pattern.

Staff Analysis: This rezoning request to M-1 (Light Industrial) is consistent with the existing land use pattern in the area which is commercial/light industrial development. This request changes the zoning jurisdiction from County to City to accompany the annexation and future land use map amendment request.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Staff Analysis: This rezoning request will not create an isolated district since the City and County have adjacent parcels with commercial zoning that allow a variety of compatible commercial uses.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

Staff Analysis: This site has already been developed.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

Staff Analysis: Staff has no information to indicate that existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Staff Analysis: This request is consistent with the industrial zoning pattern in the area since there are other storage/warehousing facilities directly adjacent to this request. It is adjacent to the city’s airport which is currently zoned M-1. Annexation is required since they have been afforded City water and sewer service.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Staff Analysis: This is not applicable since this parcel is not a part of an established neighborhood and is adjacent to a four-lane highway.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

STAFF ANALYSIS: This site is already developed.

- i. Whether the proposed change will create a drainage problem.

STAFF ANALYSIS: New development (if any) associated with this request will be required to retain all stormwater on site as part of the St. Johns River Water Management District permitting process.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

STAFF ANALYSIS: This site is already developed.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

STAFF ANALYSIS: It is not anticipated that this rezoning request will adversely affect property values.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

STAFF ANALYSIS: Staff does not have any information to indicate that the proposed zoning change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. Adjacent property owners were notified of this rezoning request and have the opportunity to appear before the Planning Board.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

STAFF ANALYSIS: This rezoning request does not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

STAFF ANALYSIS: The existing zoning is County zoning. With the proposed requests for annexation and a City future land use designation, it is appropriate to change the zoning to a consistent City zoning designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

Staff Analysis: This change is not out of scale with the needs of the neighborhood or City.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in

districts already permitting such use.

Staff Analysis: This site is already developed.

- 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.

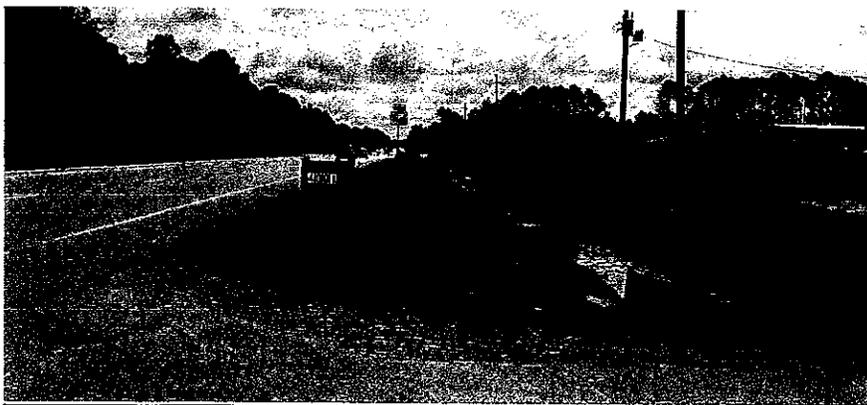
Staff Analysis: This parcel is not located in a Historic District.

STAFF RECOMMENDATION: Staff recommends approval of the requested zoning change from County IL (Light Industrial) to City M-1 (Light Industrial). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

F. PHOTOGRAPHS



Facing property



Facing east on Reid St.



Facing west on Reid St.



Facing property



BY: _____
Case Number: 01-032
Date Filed: _____

**CITY OF PALATKA
PETITION FOR VOLUNTARY ANNEXATION**

Please provide the following information and return to: City of Palatka Building & Zoning Dept.
205 N. 2nd Street
Palatka, FL 32177

1. Official 911 address or legal description: 3895, 4001, 4003 and 4005 Reid Street
Palatka
2. Property Appraiser parcel #: 03-10-26-0000-0010-0011, and 0013
3. Total acres to be considered as part of this request: 4.21 + 2.49 = 6.70
4. The names and addresses of all owners as shown in the Putnam County public records:
Palatka Vest, LLC and Athens Vest, Inc.
6111 Peachtree Dunwoody Road, Suite B-102, Atlanta, Georgia 30328-0328
5. Reason for annexation request: access to city water/sewer
6. Number and types of structures on the property: 8 self-storage buildings
7. If residential, provide an estimate of the number of persons expected to be living on site at the time of annexation (for U.S. Census reports): N/A
8. Copy of recorded deed (attach to application).
9. Boundary survey or location map (attach to application).
10. Application for Rezoning and Future Land Use Map Amendment (attach to application).
11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): _____

1-24-97

12. Three hundred five dollar (\$305.00) application fee (checks payable to *City of Palatka*).

13. This application submitted by:

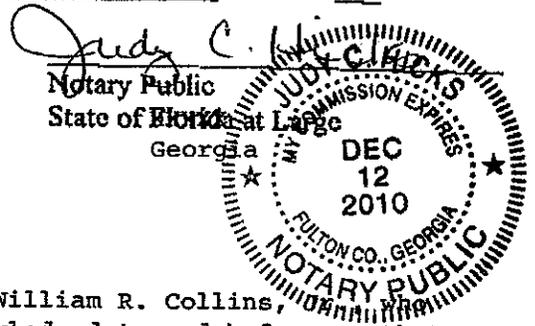
Signature of owner(s):	<u>PALATKA VEST, LLC</u> <i>Stanley R. Bullington</i>	<u>ATHENS VEST, INC.</u> <i>William R. Collins, Jr.</i>
Print owner(s) name(s):	<u>Stanley R. Bullington</u> Manager	<u>William R. Collins, Jr.</u> President
Address of owner(s):	<u>6111 Peachtree Dunwoody Road,</u> <u>Atlanta, Georgia 30328-0328</u>	<u>Suite B-102</u>
Telephone:	<u>770-391-1993</u>	

STATE OF ~~FLORIDA~~ GEORGIA
County of ~~Putnam~~ Fulton

Before me this day personally appeared Stanley R. Bullington who executed the foregoing application and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 17 day of May A.D. ~~199~~ 2007

My commission expires: 12/12/2010



STATE OF GEORGIA
County of Fulton

Before me this day personally appeared William R. Collins, executed the foregoing application and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

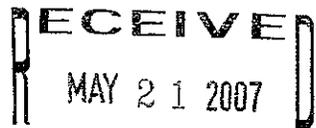
WITNESS my hand and official seal, this 17 day of May, A.D. 2007.

My commission expires: 12/12/2010

Judy C. Hicks
Notary Public
State of Georgia at Large



1-24-97



BY: _____

Case Number: 07-032

Date Filed: _____

**CITY OF PALATKA
APPLICATION FOR REZONING AND/OR
AMENDING THE FUTURE LAND USE MAP (Small Scale)**

Please provide all of the following information and return to: City of Palatka Building Dept.
205 N. 2nd Street
Palatka, FL 32177

1. Official 911 address or legal description: 3895, 4001, 4003 and 4005 Reid Street
Palatka
2. Property Appraiser parcel #: 03-10-26-0000-0010-0011 + 03-10-26-0000-0010-0013
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6111 Peachtree Dunwoody Road, Suite B-102, Atlanta, Georgia 30328-0328
5. Current zoning designation: light industrial Requested zoning designation: light industrial
6. Current land use designation: industrial Requested land use designation: industrial
7. Reason for rezoning/land use amendment request: property being annexed
into City of Palatka
8. Number and types of structures on the property: 8 self-storage buildings
9. Copy of recorded deed (attach to application).
10. Boundary survey or location map (attach to application).

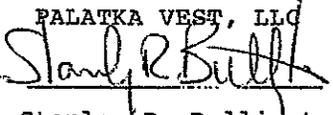
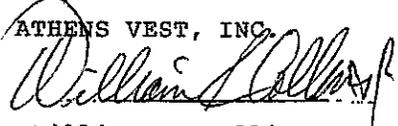
9-8-98

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): _____

12. Select and attach appropriate application fee (checks payable to City of Palatka):

- \$130.00 (rezoning only)
- \$240.00 (rezoning with small scale land use amendment)

13. This application submitted by:

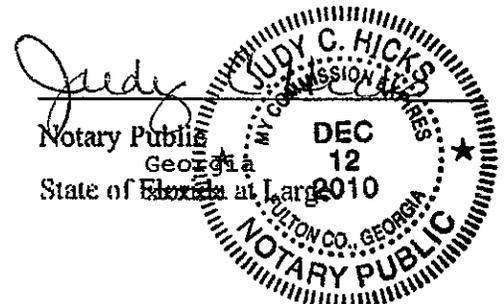
	PALATKA VEST, LLC	ATHENS VEST, INC.
Signature of owner(s):		
Print owner(s) name(s):	Stanley R. Bullington	William R. Collins, Jr.
	Manager	President
Address of owner(s):	6111 Peachtree Dunwoody Road,	Suite B-102
	Atlanta, Georgia 30328-0328	_____
Telephone:	770-391-1993	_____

STATE OF FLORIDA GEORGIA
County of ~~Putnam~~ Fulton

Before me this day personally appeared Stanley R. Bullington who executed the foregoing application and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 17 day of May A.D. ~~199~~ 2007

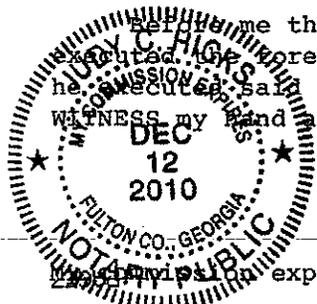
My commission expires: 12/12/2010

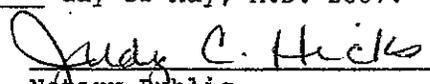


STATE OF GEORGIA
County of Fulton

Before me this day personally appeared William R. Collins, Jr., who executed the foregoing application and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 17 day of May, A.D. 2007. ~~XXXX~~




 Notary Public
 State of Georgia at Large

My commission expires: 12/12/2010

2009 Interim Property Information for Parcel: 03-10-26-0000-0010-0011

2008 Certified Tax Collector Information

Palatka Vest Llc + Athens Vest Inc

6111 Peachtree Dunwoody Rd Ste B102

Atlanta Ga 30328-0328 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses

4001 Reid St, Palatka ([MapQuest map](#))

4003 Reid St, Palatka ([MapQuest map](#))

4005 Reid St, Palatka ([MapQuest map](#))

Detail Information for Parcel: 03-10-26-0000-0010-0011

Property Use:	Warehousing, Distribution Terminals, Trucking Terminals, Van And Storage Warehousing	Structures:	13
Mobile Homes:	<input type="checkbox"/> 0	MH Unextended:	0
Census Tract:	950600	Census Block:	1014
Total Acreage:	4.21	Location:	Putnam County

Property Legal Description

PT OF E3/4 OF NE1/4 OR619 P1573 (EX OR859 P283)(SUBJECT TO ESMT OR859 P285 ALSO FPL ESMT OR1157 P1962)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1057	1284	Special Warranty Deed	September	2005	02 I	\$2225000
0720	0218	Warranty Deed	January	1997	03 I	\$957300
0619	1573	Warranty Deed	February	1993	00 I	\$795000

Land Data

Units	Descriptions
333.00	Industrial Front Feet
3.69	Industrial Acres
0.23	Easements (Ingress/Egress, Util., Drain) Assessed As Acreage

Zoning Data

Department	Code	Descriptions
------------	------	--------------

Putnam County	IL	Industrial, Light
------------------	----	-------------------

Future Land Use Map (FLUM)

Code	Descriptions
US	Urban Service

Structure Data

Type	Year	Area	Square Feet
General Purpose Warehouse	1982	BASE	8850
		OFG	1350
		CAW	132
General Purpose Warehouse	1978	BASE	10080
General Purpose Warehouse	1979	BASE	6840
General Purpose Warehouse	1997	BASE	4500
General Purpose Warehouse	2000	BASE	3000
General Purpose Warehouse	2001	BASE	5000
General Purpose Warehouse	2004	BASE	3000
General Purpose Warehouse	2004	BASE	2400
General Purpose Warehouse	2001	BASE	3000
General Purpose Warehouse	2008	BASE	6400
General Purpose Warehouse	2008	BASE	6000
General Purpose Warehouse	2008	BASE	10000
General Purpose Warehouse	2008	BASE	10000

Extra Feature Data

Code	Descriptions
2	Concrete Drive
3	Asphalt Paving
4	Chain Link Fence

Special Building Data

Code	Size	Square Footage	Descriptions
DUTF	12X20	240	Detached Utility Finished

Notice:

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

03/21/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Jeannette Eveland

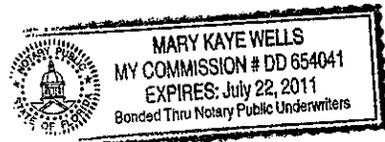
Sworn to and subscribed to before me this 23rd day of March, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:

Personally known to me, or
Produced identification:
Did take an oath



PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on April 7, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

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. Case: PB-07-32

Owner: Palatka Vest, LLC and Athens Vest, Inc.

Location: 3895, 4001, 4003, 4005 Heid Street

Parcel #: 03-10-26-0000-0010-0011 and 0013

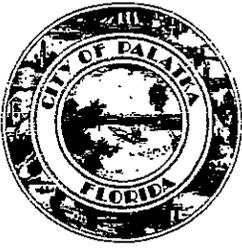
All interested parties are invited to attend this public hearing.

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. 04542919
03/21/2009



City of Palatka

Building & Zoning

201 N. 2nd 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 April 7, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

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City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177
386-329-0103 • Fax 386-329-0172

March 9, 2009

TO: Chief Lambert, Fire Marshal Lynady and Chief Getchell

FROM: Debbie Banks, Asst. Planning Director

RE: 3895, 4001, 4003, 4005 Reid Street

Per our conversation concerning the annexation of the above – I sent out a Department Review Request in June of 2007. If you responded, I have attached for your reference. Please initial, date and return if your comments remain the same as before. I would appreciate these back by March 20, 2009 in order for me to include in my staff report.

Thank you

*Copy for our records
and send back to
Debbie*

RECEIVED
MAR 16 2009
BY: *[Signature]*

Departmental Review Request

9-1

Address: 3895, 4001, 4003, 4005 Reid Street

Case #: 07-32

Parcel # 03-10-26-0000-0010-0011 and 0013

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

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

Meeting Date: _____ **Response Deadline: 9-17-07**

Date submitted by applicant: 6-14-07 **Date forwarded to Departments for review: 8-23-07**

<p>Submitted to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Water/Sewer/Streets/Sanitation <input checked="" type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official 	<ul style="list-style-type: none"> <input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed 	<ul style="list-style-type: none"> <input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
---	--	--

Current Property Use: 8 self-storage buildings **Proposed Property Use:** same

Property Address: 3895 – 4005 Reid Street **Parcel Number:** 03-10-26-0000-0010-0011 and 0013

Current Land Use Designation: County Urban Service **Requested Land Use Designation:** Commercial

Current Zoning Classification: County IL - light Industrial **Requested Zoning Classification:** M-1 Light Industrial

Acreage: 6.70 acres **# of Units** 8

<u>Palatka Vest, LLC and Athens Vest, Inc.</u>	
Owner/Applicant Name	Agent Name
<u>6111 Peachtree Dunwoody Rd. Suite B-102</u>	_____
Owner/Applicant Address	Agent Address
<u>Atlanta, GA 30328-0328</u>	_____
City/State/Zip	City/State/Zip
<u>770-391-1993</u>	_____
Phone Number	Phone Number
_____	_____

Planning Director's Comments: Request for annexation, rezoning from County IL to City M-1 and amending the Future Land Use Map from County Urban Service to City Industrial

Meter already in place. Thank you!
Debbie *already exist*

<ul style="list-style-type: none"> <input type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached 	<p>Reviewed by: _____</p> <p>Title: <i>Chief of Police</i></p>
--	--

3/13/09
OK

Departmental Review Request

Address: 3895, 4001, 4003, 4005 Reid Street

Case #: 07-32

Parcel # 03-10-26-0000-0010-0011 and 0013

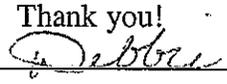
Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.		
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review	
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Small Scale Amendment (9.99 acres or less)	
<input type="checkbox"/> Large Scale Amendment (10+ acres)	<input type="checkbox"/> Concurrency Review	
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
Meeting Date:	Response Deadline: 9-17-07	
Date submitted by applicant: 6-14-07	Date forwarded to Departments for review: 8-23-07	
Submitted to: <input checked="" type="checkbox"/> Water/Sewer/Streets/Sanitation <i>Woody</i> <input type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official	<input type="checkbox"/> Sewer Plant <input type="checkbox"/> Water Plant <input type="checkbox"/> Parks <input type="checkbox"/> Weed & Seed	<input type="checkbox"/> Cemetery <input type="checkbox"/> Golf <input type="checkbox"/> Airport
Current Property Use: 8 self-storage buildings	Proposed Property Use: same	
Property Address: 3895 – 4005 Reid Street	Parcel Number: 03-10-26-0000-0010-0011 and 0013	
Current Land Use Designation: County Urban Service	Requested Land Use Designation: Commercial	
Current Zoning Classification: County IL - light Industrial	Requested Zoning Classification: M-1 Light Industrial	
Acreage: 6.70 acres	# of Units 8	
<u>Palatka Vest, LLC and Athens Vest, Inc.</u> Owner/Applicant Name Agent Name <u>6111 Peachtree Dunwoody Rd. Suite B-102</u> Owner/Applicant Address Agent Address <u>Atlanta, GA 30328-0328</u> City/State/Zip City/State/Zip <u>770-391-1993</u> Phone Number Phone Number		
Planning Director's Comments: Request for annexation, rezoning from County IL to City M-1 and amending the Future Land Use Map from County Urban Service to City Industrial <i>Meter already in place.</i> Thank you! <i>Dubree</i>		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: Title: <i>Director Public Works</i>	

Departmental Review Request

Address: 3895, 4001, 4003, 4005 Reid Street

Case #: 07-32

Parcel # 03-10-26-0000-0010-0011 and 0013

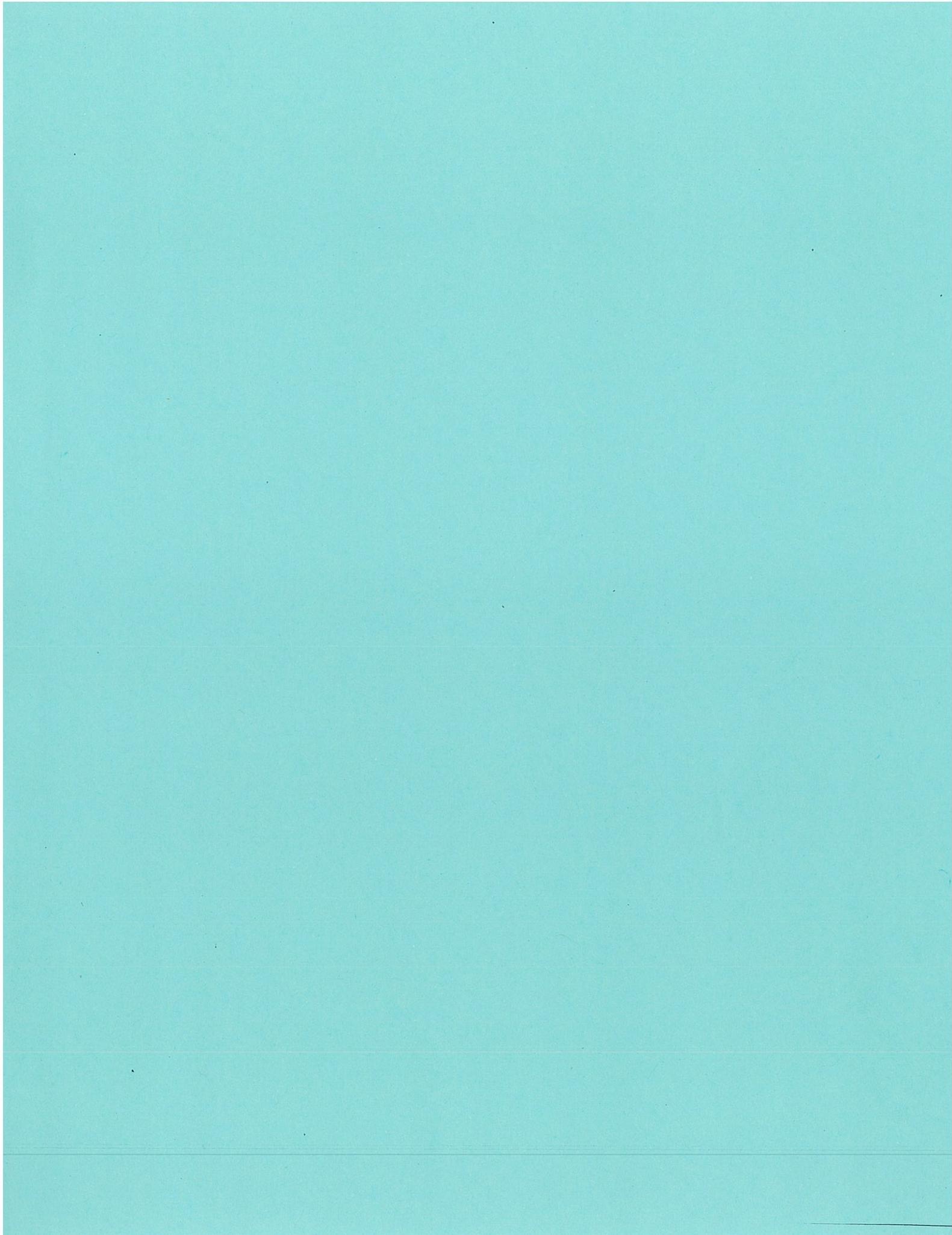
Please review the enclosed request and make any comments in writing to Building & Zoning; Fax 329-0172 or put in box. Call 329-0103 with any questions.		
<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review	
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Small Scale Amendment (2.99 acres or less)	
<input type="checkbox"/> Large Scale Amendment (10+ acres)	<input type="checkbox"/> Concurrency Review	
<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
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Current Property Use: 8 self-storage buildings	Proposed Property Use: same	
Property Address: 3895 – 4005 Reid Street	Parcel Number: 03-10-26-0000-0010-0011 and 0013	
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Current Zoning Classification: County IL - light Industrial	Requested Zoning Classification: M-1 Light Industrial	
Acreage: 6.70 acres	# of Units 8	
<u>Palatka Vest, LLC and Athens Vest, Inc.</u> Owner/Applicant Name		
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<u>Atlanta, GA 30328-0328</u> City/State/Zip		
<u>770-391-1993</u> Phone Number		
Agent Name _____ Agent Address _____ City/State/Zip _____ Phone Number _____		
Planning Director's Comments: Request for annexation, rezoning from County IL to City M-1 and amending the Future Land Use Map from County Urban Service to City Industrial <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><i>Meter already in place.</i></p> </div> <div style="width: 35%; text-align: right;"> <p>Thank you! </p> </div> </div>		
<input type="checkbox"/> No Comments <input checked="" type="checkbox"/> Comments Attached		
Reviewed by: _____ Title: _____		

August 24, 2007

Comment for re-zoning request 7-32

What planned activity requires M-1? Storage units can be accommodated in C-2 under a conditional use. That frontage will be attractive with say, a recycling yard etc. fronting SR 100. and out airport on its sides. Recommend -- NO.

A handwritten signature or set of initials, possibly 'A', written in black ink.



PLANNING AND ZONING STAFF REPORT

April 7, 2009

APPLICATION: PB 07-43 – Annexation, Small-Scale Future Land Use Map Amendment to change the Future Land Use designation from County Urban Reserve to City Low Density Residential and Rezone from County R-1A to City R-1A.

APPLICANT: Rhoda Harris

LOCATION: 2405 Tommy Avenue

Parcel #: 13-10-26-6790-0000-0160

REQUEST: The applicant is requesting to annex into the City limits, amend the City's Future Land Use Map for .19 acres of property from County Urban Reserve to City Low Density Residential and Rezone from County R1-A to City R-1A.

BACKGROUND & ANALYSIS: The applicant applied to annex into the city limits, amend the future land use map and rezone this parcel on September 7, 2007. This property is contiguous to the City limits along the eastern property line and annexation is a requirement to obtain City services. Since the City was not allowed to process annexations and Future Land Use amendments until it's Comprehensive Plan was in compliance, the applicant was allowed to connect to water prior to approval by the City Commission. The property's main access is off of Tommy Avenue which connects to Husson Avenue.

Surrounding properties have future land use designations of County Urban Reserve north, south and west of the subject property and City Low Density Residential to the east. The zoning pattern of the site and surrounding area is County R1-A to the north, south and west with City R1-A to east.. The existing land use pattern in the area is primarily single-family residential with one parcel of multi-family residential to the southeast and one parcel of commercial to the northeast.

SURROUNDING LAND USE AND ZONING:

	Future Land Use Designation	Zoning	Current Land Uses
North	Urban Reserve	R1A (Putnam)	Residence
South	Urban Reserve	R1A (Putnam)	Residence
East	Low Density Residential	R1A (City)	Residence
West	Urban Reserve	R1A (Putnam)	Residence

B. COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES, ANNEXATIONS

The request is to annex .19 acres into the City. The subject property is located on Tommy Avenue off of Husson Avenue. Directly north, south, and west of the site is County property.

The proposed annexation does not create an enclave and meets the criteria identified in Section 171.043, Florida Statutes. This includes being contiguous to the City's boundaries at this time, is reasonably compact, is not included within the boundary of

another incorporated municipality, and is intended to be developed for urban purposes because of the availability of City sewer and water lines that are contiguous to the property.

This request is a voluntary annexation and meets the criteria identified in Section 171.044, Florida Statutes, as it relates to being contiguous to the City, and reasonably compact. Following a recommendation from the Planning Board, an appropriately prepared ordinance will be considered by the City Commission after the correct advertising and scheduling of public hearings.

STAFF RECOMMENDATION: Approval of the annexation request.

C. COMPLIANCE WITH THE CITY OF PALATKA COMPREHENSIVE PLAN

The Existing Land Use Designation: The existing Future Land Use is County Urban Service which recognizes areas where urban infrastructure, such as central water, sewer, stormwater systems, paved major roads, exists or is programmed and available for more urban type of development. Although agricultural activities are allowed as a holding land use, this land use designation allows a broad mix of residential, commercial, industrial, public facility and recreation uses. Residential development can achieve a density of up to 9 dwelling units per acre, the highest in Putnam County, with adequate density bonus points.

The Proposed Land Use Designation:

Policy A.1.9.3.A.1 (9J-5.006(3)(c)7)

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.

Future Land Use Element

Objective A.1.1 (9J-5.006(3)(b)1; F.S. 187-201 (161)(1)(5)

Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

Policy A.1.1.3 (9J-5.006(3) (c) 3)

The City shall as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, F.S. and Division 64E, FAC.

STAFF ANALYSIS: The site is built out as a single-family residence which is consistent with the residential uses on Tommy Avenue. City water lines have been run to the property and there is sufficient capacity to maintain existing level of service standards. In the Traffic Circulation Element, Public Facilities Element, Recreation and Open Space Element and Public Schools Facilities Element sections of this staff report we will evaluate each adopted level of service standard for this site related to a maximum density of up to 5 dwelling units per acre.

Traffic Circulation Element

Objective B.1.1 (9J-5.007(3)(b)1)

Upon plan adoption, the City shall provide for a safe, convenient and efficient motorized and non motorized transportation system by correcting, to the maximum extent feasible, all existing roadway deficiencies identified in this plan and maintain acceptable operating conditions in the future on a priority basis.

Policy B.1.1.1 (9J-5.007(3)(01))

The State-wide minimum acceptable operating Level of Service (LOS) standards for the State Highway System and City Street System shall be the base LOS standards listed herein, except for those conditions provided in Policies 1.1.1.A. and 1.1.1.B.

STAFF ANALYSIS: Tommy Avenue is maintained by the County and is classified as a local street. Since this house already exists, there will be no added impact to the street.

Public Facilities Element

Objective D.1.1 (9J-5.011(2)(b)2)

Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS).

Policy D.1.1.1 (9J-5.011(2) (c)2)

The following level of service standards shall be the basis for determining the availability of facility capacity against the demand generated by development.

A1. Potable Water, Residential: 130 gallons per capita per day

B1. Central Sanitary Sewer System, Residential: 125 gallons per capita per day

C. Solid Waste: 6.4 lbs/person/day

D. Drainage Facilities: City of Palatka and Ravine State gardens Stormwater Quality Master Plan and minimum requirements of the St. Johns River Water Management District.

Policy D.1.1.2 (9J-5.011 (2)(c)2)

All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.

STAFF ANALYSIS: This is an existing single-family dwelling that will not exceed the level of service standards.

- Potable Water: 325 gallons per day multiplied by 2.5 persons per unit is 812.50 gallons per day. A new water plant will be going on line in January 2009 with a capacity of 6 million gallons per day. Current peak usage is approximately 3,200,000 gallons per day. Capacity exists for this home.

- Central Sanitary Sewer System, Residential: 125 gallons per capita per day multiplied by 2.5 person per unit = 312.50 gallons per day. Capacity exists for this home.

- Solid Waste – 6.4 lbs multiplied by 2.5 persons per unit is 16 lbs per day. Capacity exists for this home.

- Drainage: This house was constructed in the County. All drainage issues would have been handled through their permitting process.

Recreation And Open Space Element

Objective F.1.1 (9J-5.0143(3)(b)1

Upon plan adoption, the City shall implement the following policies to ensure public access to all identified recreational facilities.

Policy F.1.1.2 (9J-5.014(3)(c)3

The City shall adopt the following Level of Service Standards: Regional Park/ 1 acre per 50, Community Park/ 1 acre per 500, Neighborhood Park/ 1 acre per 500, Equipped Play and Tot Lot/ 1 Per 2,000, Baseball/Softball Fields/ 1 per 5,000, Football/Soccer Fields/ 1 per 6,000, Equipped Play area/ 1 play area per 10,000, Basketball Courts/ 1 per 5,000, Boat Ramp (Lanes)/ 1 lane per 5,000, Tennis Court/ 1 court per 2,000, Swimming Pools/1 pool per 25,000, Hiking (miles)/ 1 Mile per 6,750, and Picnic Areas (Tables) 1 Table per 6,000.

STAFF ANALYSIS: This house will generate an additional 2.5 people (2.5 persons per unit multiplied by 21 units). Capacity exists for all recreational Level of Service Standards for this additional population.

Public Schools Facilities Element

Objective 1.1.1 (9J-5.025(3)(b)1

The City of Palatka shall ensure the correction of existing school facility deficiencies to provide adequate student capacity, which shall not exceed the adopted level of service standards within the Putnam County School District and which will meet future capacity needs.

Policy 1.1.1.1 (9J-5.025(3)(c)7

The City of Palatka hereby adopts LOSS for Schools of 100% based on permanent FISH capacity for all school types (Elementary, Middle and High)

STAFF ANALYSIS: Phil Leary, the consultant for the Putnam County School District has indicated this single family already exists and will not need to be analyzed for concurrency.

STAFF RECOMMENDATION: Staff recommends approval to change the Future Land Use designation from County Urban Reserve to City Low Density Residential.

D. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, REZONING REQUEST

Rezoning requirements

When pertaining to the rezoning of land, the report and recommendations of the Planning Board to the City Commission shall show that the Planning Board has studied and considered the proposed change in relation to the following, where applicable (from Sec. 94-38(f)(1) of the Palatka Municipal Code):

- a. Whether the proposed change is in conformity with the comprehensive plan.

STAFF ANALYSIS: The applicant requests rezoning to City R-1A (Single family residential district) from County R1-A (Single family residential district.) The proposed change is in conformance with the comprehensive plan as stated in the above comp plan review and is consistent with both the City and County land use designations for single family dwellings.

This zoning category is consistent with the requested Low Density Residential Future Land Use Map designation. The current land use designation is Putnam County Urban Reserve.

- b. The existing land use pattern.

STAFF ANALYSIS: This rezoning request to City R-1A (Single family residential district) is consistent with the existing land use pattern in the area which is residential development along Tommy Avenue. This request changes the zoning jurisdiction from County to City to accompany the annexation and future land use map amendment request.

- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

STAFF ANALYSIS: This rezoning request will not create an isolated district since the City and County have adjacent parcels with residential zoning that allow residential uses. The County's setbacks are similar to the City's but are slightly more restrictive.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.

STAFF ANALYSIS: This parcel is built out as a single-family residence and will not overtax public services.

- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

STAFF ANALYSIS: Staff has no information to indicate that existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

STAFF ANALYSIS: In order to obtain water services, the applicant was required to annex, amend the Future Land Use map and rezone since the property is contiguous to the city limits. The proposed amendment is necessary to comply with these requirements.

- g. Whether the proposed change will adversely influence living conditions in the neighborhood.

STAFF ANALYSIS: This change is consistent with the existing conditions of the neighborhood.

- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.

STAFF ANALYSIS: This site is already developed as a single-family residence. Tommy Avenue is not in the City and classified by the County as a local street. The traffic created by the existing single-family residence has been included in the County's traffic counts that are the basis for the existing LOSS.

- i. Whether the proposed change will create a drainage problem.

STAFF ANALYSIS: This site is built out as a single-family residence. If any additions are made, drainage will be addressed in plan review.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.

STAFF ANALYSIS: This site is built out.

- k. Whether the proposed change will adversely affect property values in the adjacent area.

STAFF ANALYSIS: It is not anticipated that this rezoning request will adversely affect property values.

- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.

STAFF ANALYSIS: Staff does not have any information to indicate that the proposed zoning change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations. Adjacent property owners were notified of this rezoning request and have the opportunity to appear before the Planning Board.

- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

STAFF ANALYSIS: This rezoning request does not constitute a grant of special privilege.

- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.

STAFF ANALYSIS: The existing zoning is County zoning. With the proposed requests for annexation and a City future land use designation, it is appropriate to change the zoning to a consistent City zoning designation.

- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.

STAFF ANALYSIS: This change is not out of scale with the needs of the neighborhood or City.

- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.

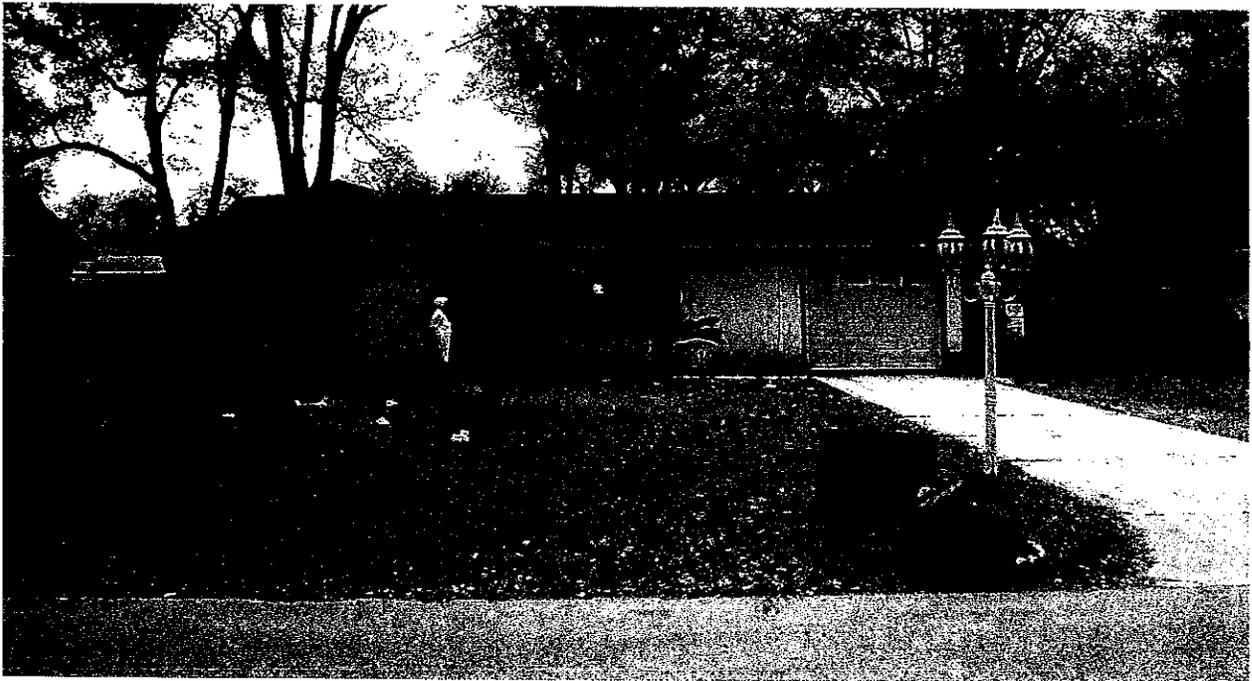
STAFF ANALYSIS: There may be other sites in the City that could accommodate the projected use however, this site is already developed as a residence and the annexation along with the future land use amendment and zoning change is required in order to obtain sewer service.

- 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.

STAFF ANALYSIS: This parcel is not located in a Historic District.

STAFF RECOMMENDATION: Staff recommends approval of the requested zoning change from County R1-A (Single family residential district) to City R-1A (Single family residential district). The request complies with the rezoning criteria provided in the Palatka Municipal Code.

Photographs



9-17-07

I Rhoda Harris
is asking for help, because my well
~~was~~ went out and I been with out
water since 9-11-07,

Thank you,

Application for Annexation

This application must be typed or printed in black ink and submitted with any required attachments and application fee of \$1,000 for Small Scale or \$1,500 for Large Scale (Checks payable to the City of Palatka) to:

City of Palatka Planning & Zoning
 201 N 2nd Street
 Palatka, FL 32177

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

Application Number: PB <u>0743</u>
Date Received: <u>9-17-07</u>
Hearing date: _____

TO BE COMPLETED BY APPLICANT		
1. Property Address: <u>2405 Tommy Ave</u>	2. Parcel Number: <u>13-10-26-6790-0000</u>	3. Current Property Use: <u>0160 - Res.</u>
4. Current Land Use Designation: <u>RES - SF</u>	5. Requested Land Use Designation: <u>SAME</u>	6. Required Attachments: <input type="checkbox"/> Legal Description <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey
7. Current Zoning Designation: <u>RIA</u>	8. Requested Zoning Designation: <u>APPROPRIATE</u>	
9. Acreage to be considered for request: <u>.19</u>	10. Number, types & square footage of structures on property: <u>1 - Res</u>	
Reason for annexation request: <u>in need of water, well failure</u>		
Owner Name <u>Rhoda Harris</u>	Agent Name	
Owner Address <u>2405 Tommy Ave</u> <u>Palatka, FL 32177</u>	Agent Address	
Phone Number <u>386-328-7346</u>	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 in black & white, no larger than 2 1/2" x 3" with nearest intersecting streets shown and named.
- ***** Site Plan: Detailed project drawing

Application Number: PB-
 Hearing date:

10. This application submitted by:

Signature of owner(s): Rhoda Harris

Print owner(s) names(s): Rhoda Harris

Signature of Agent(s): _____

Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Rhoda Harris who executed the foregoing application and acknowledged to and before me that she executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 17th day of September A.D. 2007.



Karen M Venables
 Notary Public

My commission expires: 3-28-2010 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Confirm Zoning:	4. Confirm FLUM	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan***** <input type="checkbox"/> Survey	
City Commission Hearing Date:				

Application for Small-Scale Land Use Amendment to the Future Land Use Map + *REZON*

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:

City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

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

Application Number: PB - <u>07-43</u>
Date Received: <u>9/17/07</u>
Hearing date: _____

TO BE COMPLETED BY APPLICANT		
1. Property Address: <u>2405 Tommy Ave</u>	2. Parcel Number: <u>13-10-26-6790-0000</u>	3. Current Property Use: <u>0160 Res.</u>
4. Current Land Use Designation: <u>Res, SF</u>	5. Requested Land Use Designation: <u>SAME</u>	6. Required Attachments: <ul style="list-style-type: none"> <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan*****
7. Current Zoning Designation: <u>RIA</u>	8. Requested Zoning Designation:	
9. Lot size/acreage: <u>.19</u>	10. Number, types & square footage of structures on property: <u>1 Res.</u>	
11. Proposed Number, types & square footage of structures on property: Attach plan		
8. Owner Name: <u>Rhoda Harris</u> Owner Address: <u>2405 Tommy Ave</u> <u>Palatka Fla. 32177</u> Phone Number: <u>386-328-7346</u>		
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 1/2" x 3" with nearest intersecting streets shown and named.
- *****Site Plan: Detailed project drawing

Application Number PB _____
Hearing date: _____

10. This application submitted by:

Signature of owner(s): Rhoda Harris

Print owner(s) names(s): Rhoda Harris

Signature of Agent(s): _____

Print Agent(s) names: _____

STATE OF Florida

County of Putnam

Before me this day personally appeared Rhoda Harris who executed the foregoing application and acknowledged to and before me that she executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 17th day of September A.D. 2007.



Karen M Venables
Notary Public

My commission expires: 3-28-2010 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Zoning:	4. Requested Zoning:	5. Preliminary review by:
7. Sign(s) Posted Date: By:	8. Surrounding property owners notices sent: Date: By:	9. Legal Ad Ran: Date:	10. Attachments Reviewed: <input type="checkbox"/> Letter of Authorization* <input type="checkbox"/> Legal Description <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Project Narrative** <input type="checkbox"/> Supplementary Information*** <input type="checkbox"/> Site Map for display ad**** <input type="checkbox"/> Site Plan*****	
City Commission Hearing Date:				

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

Notice is hereby given that t

Was published in said newspaper 1 time(s) with said publication being made on the following dates:

03/21/2009

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Jeannette Eveland

Sworn to and subscribed to before me this 23rd day of March, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Mary Kaye Wells

Mary Kaye Wells, Notary Public
My commission expires July 22, 2011

Notary Seal
Seal of Office:

Personally known to me, or
Produced identification:
Did take an oath



PUBLIC NOTICE

Notice is hereby given that the CITY OF PALATKA PLANNING BOARD will hold a public hearing on April 7, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex Into the city limits of Palatka, Amend the Future Land Use Map from County Urban Reserve to City Low Density Residential and Rezone from County R1-A to City R1-A. Case: PB 07-43

Owner: Rhoda Harris

Location: 2405 Tommy Avenue

Parcel #: 13-10-26-6790-0000-0160 (.19 acres)

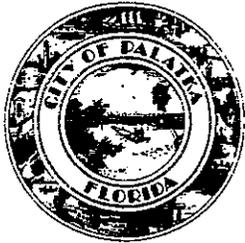
All interested parties are invited to attend this public hearing.

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. FS: 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. 04542920
03/21/2009



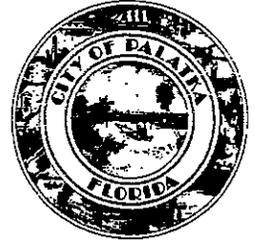
City of Palatka

Building & Zoning

201 N. 2nd 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 April 7, 2009 at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

Request to Annex, Amend the Future Land Use Map from County Urban Service to City Low Density Residential and Rezone from County R1-A to City R1-A. Case: PB 07-43

Owner: Rhoda Harris

Location: 2405 Tommy Avenue

Parcel #: 13-10-26-6790-0000-0160

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Debbie Banks
Assistant Planning Director

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Detail Information for Parcel: 13-10-26-6790-0000-0160				Tax Collector Info	
Just Value of Land:	\$5093	Property Use:	Single Family Residential		
Improvement Value:	\$54361	Structures:	1		
Market Value:	\$59454	Mobile Homes: [?]	0		
Market Classified:	\$0	MH Unextended:	0		
Classified: [?]	\$0	Census Tract:	950900		
Assessed Value:	\$59454	Census Block:	5007		
SOH Limitation:	\$49486	Total Acreage:	0.19		
School Exempt:	\$25000	Exemptions: [?]	HX [?]		
School Taxable:	\$24486	Location:	Putnam County		

Parcel 911 Addresses
 2405 Tommy Av, Palatka ([MapQuest map](#))

Property Legal Description
 ORMAN LEIGH ESTATES MB4 P157 LOT 16

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1073	1589	Marriage Certificate	December	2005	01 I	\$0
0798	1845	Warranty Deed	August	1999	00 I	\$58000
0685	0796	Warranty Deed	October	1995	00 I	\$50900
0425	0069	Warranty Deed	October	1982	01	\$42000

Land Data

Units	Descriptions
70.00	Residential Front Feet

Zoning Data

Department	Code	Descriptions
Putnam County	R-1A	Residential, Single-Family

Future Land Use Map (FLUM)

Code	Acreage	Descriptions
UR	0.20	Urban Reserve

Structure Data

Type	Year	Area	Square Feet
Single Family	1982	BASE	1076
		GRF	312
		OPF	169
		OPU	32

Notice:

The information displayed is from the Final Taxroll which is certified each year in mid October and is updated annually. This information may not reflect the data currently on file in the Property Appraisers office

Click [here](#) to do another search or use your browser's back button to return to previous search results.

10/10/07

Departmental Review Request

Address: 2405 Tommy Ave.

Case #: 07-43

Parcel # 13-10-26-6790-0000--0160

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

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

Meeting Date:

Response Deadline: 10-26-07

Date submitted by applicant: 9-17-07

Date forwarded to Departments for review: 10-2-07

Submitted to:

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

Current Property Use: Residential

Proposed Property Use: Residential

Property Address: 2405 Tommy Ave.

Parcel Number: 13-10-26-6790-0000-0160

Current Land Use Designation:

Requested Land Use Designation:

Current Zoning Classification:

Requested Zoning Classification:

Acreage: .19

of Units

Rhoda Harris

Owner/Applicant Name

Agent Name

2405 Tommy Avenue

Owner/Applicant Address

Agent Address

Palatka/FL/32177

City/State/Zip

City/State/Zip

386-328-7346

Phone Number

Phone Number

Comments: Already connect to City water. Annexation to occur as soon as we can move business forward.

Thank you! *Debbie*

Comments attached _____

No comments

Rhett H. McConkey
Dept. Head Signature

Departmental Review Request

RECEIVED
 OCT 02 2007

Address: 2405 Tommy Ave.

Case #: 07-43

Parcel # **13-10-26-6790-0000--0160**

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<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other

Meeting Date: _____ **Response Deadline: 10-26-07**

Date submitted by applicant: 9-17-07 **Date forwarded to Departments for review: 10-2-07**

Submitted to:

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

Current Property Use: Residential **Proposed Property Use:** Residential

Property Address: 2405 Tommy Ave. **Parcel Number:** 13-10-26-6790-0000-0160

Current Land Use Designation: _____ **Requested Land Use Designation:** _____

Current Zoning Classification: _____ **Requested Zoning Classification:** _____

Acreage: .19 **# of Units** _____

<u>Rhoda Harris</u> Owner/Applicant Name	 Agent Name
<u>2405 Tommy Avenue</u> Owner/Applicant Address	 Agent Address
<u>Palatka/FL/32177</u> City/State/Zip	 City/State/Zip
<u>386-328-7346</u> Phone Number	 Phone Number

Comments: Already connect to City water. Annexation to occur as soon as we can move business forward.
 Thank you! *Debbie*

Comments attached _____
 No comments _____ **Dept. Head Signature**

10/10/01

Departmental Review Request

Address: 2405 Tommy Ave.

Case #: 07-43

Parcel # 13-10-26-6790-0000--0160

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<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other

Meeting Date: _____ Response Deadline: **10-26-07**

Date submitted by applicant: **9-17-07** Date forwarded to Departments for review: **10-2-07**

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

Current Property Use: Residential Proposed Property Use: Residential

Property Address: 2405 Tommy Ave. Parcel Number: 13-10-26-6790-0000-0160

Current Land Use Designation: _____ Requested Land Use Designation: _____

Current Zoning Classification: _____ Requested Zoning Classification: _____

Acreage: .19 # of Units _____

<u>Rhoda Harris</u> Owner/Applicant Name	Agent Name
<u>2405 Tommy Avenue</u> Owner/Applicant Address	Agent Address
<u>Palatka/FL/32177</u> City/State/Zip	City/State/Zip
<u>386-328-7346</u> Phone Number	Phone Number

Comments: Already connect to City water. Annexation to occur as soon as we can move business forward. Thank you! *Rhoda*

Comments attached _____
No comments _____
Dept. Head Signature *[Signature]*

Departmental Review Request

Address: 2405 Tommy Ave.

Case #: 07-43

Parcel # 13-10-26-6790-0000--0160

RECEIVED
OCT 02 2007

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Submitted to:

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

Current Property Use: Residential **Proposed Property Use:** Residential

Property Address: 2405 Tommy Ave. **Parcel Number:** 13-10-26-6790-0000-0160

Current Land Use Designation: _____ **Requested Land Use Designation:** _____

Current Zoning Classification: _____ **Requested Zoning Classification:** _____

Acreage: .19 **# of Units** _____

<u>Rhoda Harris</u> Owner/Applicant Name	Agent Name
<u>2405 Tommy Avenue</u> Owner/Applicant Address	Agent Address
<u>Palatka/FL/32177</u> City/State/Zip	City/State/Zip
<u>386-328-7346</u> Phone Number	Phone Number

Comments: Already connect to City water. Annexation to occur as soon as we can move business forward. Thank you!

Comments attached
 No comments

[Signature]
Dept. Head Signature **CBO**

Departmental Review Request

Address: 2405 Tommy Ave.

Case #: 07-43

Parcel # 13-10-26-6790-0000--0160

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- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Small Scale Amendment (9.99 acres or less) |
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- Fire
- Chief Building Official

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

- Cemetery
- Golf
- Airport

Current Property Use:

Residential

Proposed Property Use:

Residential

Property Address:

2405 Tommy Ave.

Parcel Number:

13-10-26-6790-0000-0160

Current Land Use Designation:

Requested Land Use Designation:

Current Zoning Classification:

Requested Zoning Classification:

Acreage: .19

of Units

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Agent Name

2405 Tommy Avenue

Owner/Applicant Address

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Palatka/FL/32177

City/State/Zip

City/State/Zip

386-328-7346

Phone Number

Phone Number

Comments: Already connect to City water. Annexation to occur as soon as we can move business forward.

Thank you!

Rhoda Harris

Comments attached _____

No comments

Manish Kumar Fire Marshal
Dept. Head Signature

