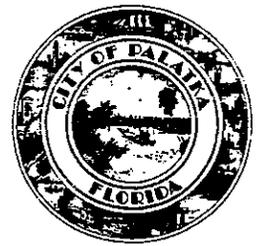


City of Palatka
Building & Zoning
201 N. 2nd Street
Palatka, Florida 32177
386-329-0103 • Fax 386-329-0172



PLANNING BOARD

August 4, 2009

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes of July 7, 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 PB07-32 **Address:** 3895, 4001, 4003, & 4005 Reid Street
Applicant: Palatka Vest, LLC

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

1. Public Hearing
2. Regular Meeting

6. NEW BUSINESS

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

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

1. Public Hearing
2. Regular Meeting

**Planning Board Agenda
August 4, 2009**

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

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

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

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

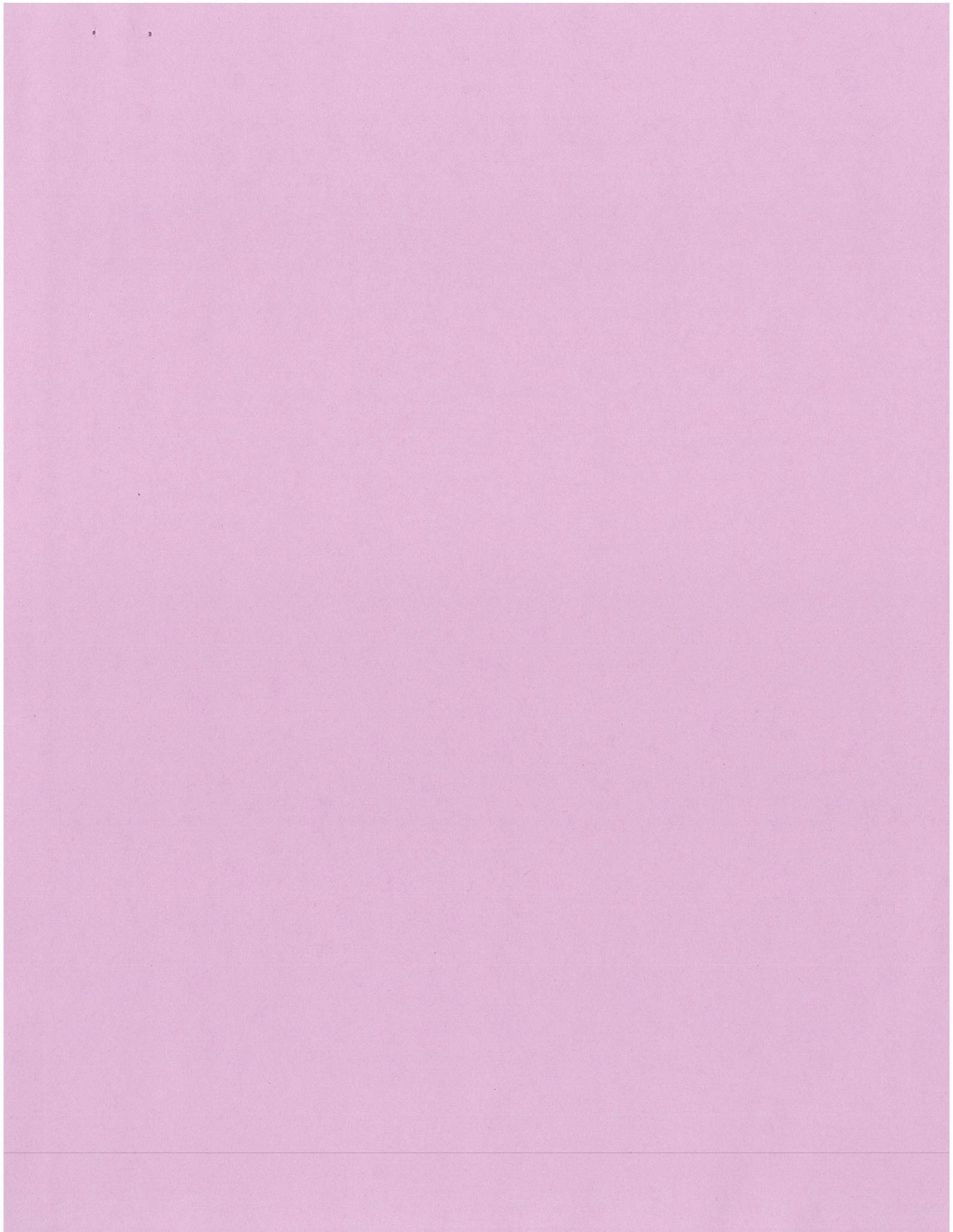
Request: for a Conditional Use to sell alcohol within 300' of another licensed establishment.

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

7. Adjournment – Next meeting will be September 1, 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

July 7, 2009

Page 1 of 4

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

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

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

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

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

(Public Hearing)

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

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

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

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

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

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

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

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

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

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

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

(Regular Meeting)

Discussions took place regarding vacating versus closing a road.

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

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

Discussion continued.

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

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

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

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

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

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

NEW BUSINESS

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

Planning Board Minutes & Proceedings

July 7, 2009

Page 4 of 4

Case PB 09-16 Ashbrooke Estates - continued

Request: To rezone from R-4 (Mobile home/conventional home residential district) to R-1 (Single-family residential) for three +/- acres.

(Public Hearing)

Mr. Downs explained that this portion of land should have been included when the original rezoning of Ashbrooke sub-division was submitted but he failed to include it. This is consistent with the Future Land Use map.

(Regular Meeting)

Motion made by Randy Braddy to recommend approval to the City Commission to rezone from R-4 (Mobile home/conventional home residential district) to R-1 (Single-family residential) for three +/- acres. Seconded by Phil Leary. All present voted, affirmative. Motion carried.

Meeting adjourned at 5:45 pm.



PLANNING BOARD REPORT
August 4, 2009 Regular Meeting

A. SUBJECT Case: # 07-32

Address: 3895, 4001, 4003, & 4005 REID STREET

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

B. REQUEST To annex in to the City of Palatka, to amend the Future Land Use Map (Small Scale) from County Urban Service to City Industrial and to rezone from County Industrial to City Industrial (M-1) with a Planned Unit Development Overlay for approximately 6.70 acres

C. BACKGROUND

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

Agent: Stan Bullington

Zoning: In conjunction with the request for annexation and amending the Future Land Use Map, the applicant proposes a zoning designation of M-1 (Industrial) with a Planned Unit Development (PUD) Overlay. The site is built out with 74,000 square feet of warehousing which is a permitted principal use and structure for the M-1 zoning district.

Acreage: 6.70 acres

D. 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

E. ADVERTISEMENT: Ran July 18, 2009

F. NOTICES TO SURROUNDING OWNERS: Mailed July 17, 2009

G. HISTORY

This case was originally presented to the Planning Board on May 5, 2009 at which time it was tabled for staff to research other allowed uses in M-1 zoning and meet with the property owner to discuss options. The case was brought back to the Planning Board June 2, 2009 at which time the Board voted and the applicant agreed to a PUD overlay to the M-1 zoning district. The PUD overlay required that this case be re-advertised, notices be sent to surrounding property owners, and a new staff report be done to address the PUD criteria. This case is tied to an annexation ,and future land use application.

H. 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.

I. COMPLIANCE WITH THE PALATKA MUNICIPAL CODE, PUD (PLANNED UNIT DEVELOPMENT OVERLAY) APPLICATION

The Municipal Code requires that the Planning Board review any request for a PUD under the requirements of Section 94-3. Before the application can be approved, the Planning Board shall make a written finding that the granting of the PUD will not adversely affect the public interest and certifying that the specific requirements governing the individual PUD, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable:

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

FUTURE LAND USE ELEMENT

Objective A.1.8 9J-5.006(3)(b)9; F.S. 187.201(16)(b)3

Upon Plan adoption, The City shall establish a program that provides the means for innovative development planning. The end goals of the program are to provide:

- Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;
- Development that is adapted to natural features in the landscape such as wetlands, vegetation and habitat, and which avoids the disruption of natural drainage patterns; and
- A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.

Policy A.1.8.1 9J-5.006(3)(c)5

The Land Development Regulations shall include alternative available land use control techniques and programs such as Planned Unit Developments.

Planned Unit Developments may be used to protect safety restricted or environmentally sensitive areas but also may be used to increase the potential for developing water/sewer systems and more effective drainage systems. PUDs also shall benefit from the potential of receiving "density bonuses" for incorporating benefits which serve a public good into the development (See Policy A.1.9.3.8 Overlays).

Staff Analysis: In reference to Policy A.1.8.1, this site is located adjacent to the City's Airport and the entry into the City. The ability to utilize the PUD will serve to protect the City's interest as it relates to other uses allowed in the M-1 district and will also protect the applicant's interest in his ability to have warehouses as a permitted principal use.

Policy A.1.3.2 9J-5.006(3)(c)2, 7

By June 2008, the Building Official shall review the City's Zoning Code and Subdivision Regulation to ensure that current buffering and separation standards between land uses of different densities or intensities of use remain sufficient to ensure compatibility between uses, or mitigate the effects of more dense / intense uses on less dense / intense uses.

Staff Analysis: There are no buffering requirements for industrial zoning districts abutting another industrial zoning district indicated in the Zoning Code (Table 94-304A).

Policy A.1.8.2 9J-5.006(3)(c)5

The Land Development Regulations shall include provisions for Planned Unit Developments as an optional

overlay designation. PUDs shall be permitted within any land use area through land use amendment procedures defined in s. 163.3187, Florida Statutes.

Staff Analysis: The applicant proposes M-1 (Industrial) and a PUD (Planned Unit Development Overlay).

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

Land Development Regulations adopted to implement this Plan shall be based on the following land use standards:

A. Land Use Districts

3. Industrial (258 acres)

Land designated for industrial use is intended for activities that are predominantly associated with the manufacturing, assembly, processing, or storage of products. Industrial land use provides for a variety of intensities of use including heavy industry, light industry, and industrial park operations. Land Development Regulations shall provide requirements for buffering industrial land uses (i.e. sight, access, noise) from adjacent land uses of lesser density or intensity of use. The intensity of industrial land use, as measured by impervious surface shall not exceed 90 percent of the parcel. The maximum height of development shall not exceed 45 feet.

B. Overlays

1. Planned Unit Developments

Typical uses of the PUD may be (1) to improve the use of land where topography does not permit the application of the standard grid pattern subdivision of land, (2) to introduce more than one land use within a development complex, for example, recreation and commercial activities within a mobile home park or (3) to cluster homes, businesses or other uses within a development in order to improve the efficiency of supporting infrastructure.

As noted above, the PUD may contain a mixture of residential, commercial, industrial, and recreational land uses so long as these uses are made compatible through spatial or buffering techniques. The acceptable mix of land uses within a PUD in the City is based upon the type and location of PUD under review. Commercial and recreational uses within a PUD shall be planned at a level no greater than that required to support the commercial and recreational needs of the residents of the PUD (in land area--approximately 4 percent commercial, 6 percent recreational).

References to residential, commercial, industrial and recreational land uses in the PUD shall carry the same density/intensity of use as defined in Policies A.1.9.3, A.1, 2, 3 and 4. Planned Unit Development may be applied as an optional overlay district over any underlying land use. Use of the PUD overlay will require a land use amendment in accordance with s. 163.3187, F.S.

Staff Analysis: The structures built on this parcel were built in the County over a period from 1982 to 2008 and meet the City's land development standards for Industrial properties. Open space remaining on the parcel is 33%. The height of the buildings is 18 feet. The Planned Unit Development overlay is being utilized as a means to ensure that the present use of the property (warehouses) will not change unless the property owner applies to amend the PUD. It also allows the Board to restrict billboards from being located on the property.

TRAFFIC CIRCULATION ELEMENT:

Policy B.1.1.1. **9J-5.007(3)(c)1**

The statewide 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:

- a) principal arterials – LOS C
- b) collectors and minor arterials – LOS D
- c) local city streets – LOS D
- d) Florida Intrastate Highway System
LOS B – Rural
LOS C – Urban and transition urban

Staff Analysis: This project was constructed in the County. All standards for existing levels of service were followed at the time of construction by Putnam County Building, Planning and Zoning. Reid St. (State Rd. 20) is classified as a principal arterial with a level of service “C.”

b. *Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.*

Staff Analysis: This parcel is built out. All standards were met for ingress and egress, traffic flow and control and access at the time of construction.

c. *Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.*

Staff Analysis: All parking and loading requirements were met at the time of construction in the County.

d. *Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.*

Staff Analysis: Once the property is annexed the City’s Sanitation Dept. will locate the dumpster per the City’s code.

e. *Utilities, with reference to location, availability and compatibility.*

Staff Analysis: This parcel is built out and has already been provided City utilities.

f. *Screening and buffering, with reference to type, dimensions and character.*

Staff Analysis: There are no buffering requirements where industrial zoning abuts industrial zoning.

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

Staff Analysis: There are no residential zoning districts in this area.

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

Staff Analysis: The proposed change will not create an increase in traffic congestion or public safety.

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

Staff Analysis: Any new development associated with this request will be required to meet all requirements of the St. Johns River Water Management District as part of the permitting process.

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

Staff Analysis: This change will not reduce light or air to adjacent areas.

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

Staff Analysis: This project has not adversely impacted the surrounding properties.

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

Staff Analysis: This parcel is built out and has not been a deterrent to adjacent property's improvement or development.

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 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: This parcel is being annexed into the City and must have City zoning. The Planning Board has requested and the owner has agreed that the PUD overlay will be utilized to protect the investment of the City at their airport and that of the owner to allow warehouses as a permitted use.

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

Staff Analysis: The developed area is not out of scale with the needs of the 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 is already a business on site.

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.

J. SUMMARY

Staff Analysis: It is staff's opinion that the request for an M-1 (Industrial) zoning district with a Planned Unit Development overlay is consistent with the City of Palatka Comprehensive Plan and the other criteria identified in Section 94-38(f) (1) of the Palatka Municipal Code.

K. STAFF RECOMMENDATION

Staff recommends approval of the request to annex into the City, to amend the Future Land Use Map from County Industrial to City Industrial and to rezone from County to M-1 (Industrial) zoning with a Planned Unit Development Overlay with the following conditions:

1. The existing business of warehousing is the only permitted use.
2. No billboards will be located on the any portion of the parcel.

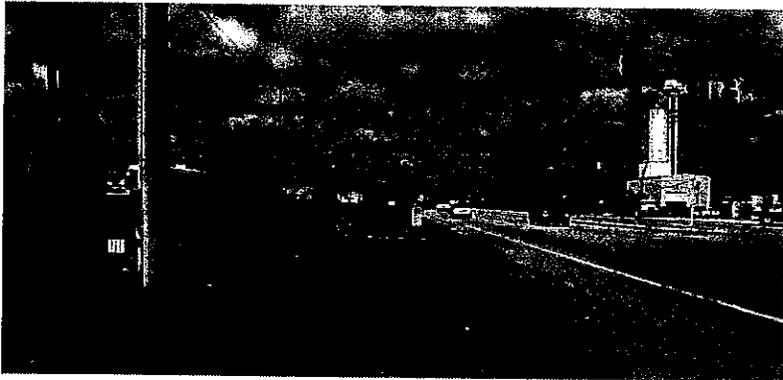
PHOTOS



Facing property



Facing east on Reid St.



Facing west



Facing property

Planning Board Minutes & Proceedings

June 2, 2009

Page 1 of 3

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

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

Debbie Banks read "To Appeal Any Decision."

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

OLD BUSINESS

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

(Public Hearing)

Ms. Banks gave a brief overview, explaining that this case was tabled two months ago to allow staff time to meet with the owner, to discuss concerns expressed by the Board, regarding adult entertainment establishments and billboards. She explained that the M-1 and C-2 zoning districts allow adult entertainment establishments, and that billboards are only allowed in the M-1 zoning district. Rezoning this property to C-2 would make the existing use non-conforming, as warehouses are only allowed as a Conditional Use. She stated another option would be, for a Planned Unit Development (PUD) with an M-1 overlay zoning. This could protect the entry into the City and that area around the airport, and allow the existing business. However, if the use were to change or expand in the future, they would be required to come before the Board for a Conditional Use. She advised that she believed attaching a PUD would really be the best protection for everyone concerned.

Stan Bullington, Atlanta, Ga., stated that they own the Champion Storage here in Palatka, along with several others located mainly in Florida. He said that they wanted to protect their current specifications and that they were open to options. Their concerns were of possible conflicts with the insurance companies and the covenants of his lending institute. He believed that the property has been built out and has no intentions of expanding.

Discussion ensued regarding the possibility of approving the request as listed above with an attached Planned Unit Development with an M-1 Zoning overlay.

Mr. Holmes agreed that this could be the best option for all concerned.

Stan Bullington stated that they could provide any documents necessary and would be willing to work with staff's timeline.

Case PB 07-32 3895, 4001, 4003 & 4005 Reid Street – continued.

Ms. Banks advised that this option would require a re-advertisement.

Motion made by Randy Brandy to table this case to allow staff time to do a PUD staff review and report and re-advertise. Seconded by Earl Wallace. All members present voted affirmative. Motion carried.

NEW BUSINESS

Case PB 09-10 **Address:** 3323 and 3403 St Johns Avenue
Parcel(s): 11-10-26-0000-0120-0120- and 11-10-26-0000-0122-0000
Applicant: A Women’s Resource Center

Request: To annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Service to City Commercial and rezone from County Commercial, Professional Office (CPO) and Single-family Residential (R1-A) to City Commercial Neighborhood District (C1-A).

(Public Hearing)

Ms. Banks advised that this case is part of the backlog. That water and sewer services have been afforded the property owners. She stated that there were no comments received regarding the public notices sent out or the advertisement and that no comments were received from the inter-departmental reviews.

(Regular Meeting)

Motion made by Randy Braddy to forward recommendation of approval to the City Commission to annex into the City of Palatka city limits, amend the Future Land Use Map (small scale) from County Urban Service to City Commercial and rezone from County Commercial, Professional Office (CPO) and Single-family Residential (R1-A) to City Commercial Neighborhood District (C1-A). Seconded by Earl Wallace. All members present voted affirmative. Motion carried.

Case PB 09-15 **Address:** 200 S State Road 19
Parcel(s): 11-10-26-0000-0143-0000
Applicant: Kinko Foods, Inc.

Request: For a conditional use to sell alcohol within 300 feet of another established licensed premise selling alcohol.

(Public Hearing)

Ms. Banks advised that K-mart, Publix, and CVS are existing off-premise alcohol sales establishments, in close proximity of this request. That staff’s findings, under the Conditional Use review process, did not determine any issues with items A – K. No comments were received from the notices sent out regarding this request. Staff recommended approval.

The owner was present and stated that they were hoping to open within 3 weeks.



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 August 4, 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 with a Planned Unit Development (PUD) overlay. Case: PB 07-32

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

Location: 3895, 4001, 4003, 4005 Reid 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.

PUBLIC NOTICE

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Request to Annex into the Palatka city limits, Amend the Future Land Use Map from County Urban Service to City Industrial and Rezone from County Industrial to City Industrial with a Planned Unit Development (PUD) overlay. Case: PB 07-32

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

Location: 3895, 4001, 4003, 4005 Reid 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 DEPT. AT (386)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 04544371
07/18/09

RECEIVED
MAY 21 2007

BY: _____
Case Number: 07-032
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:

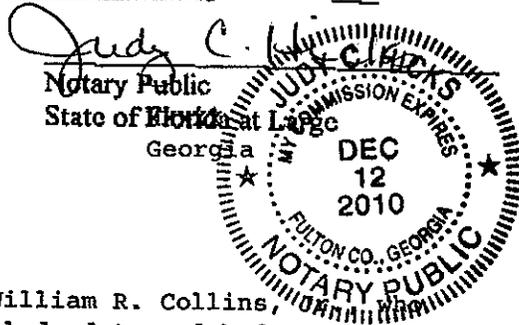
Signature of owner(s):	<u>PALATKA VEST, LLC</u> <i>Stanley R. Bullington</i>	<u>ATHENS VEST, INC.</u> <i>William R. Collins, Jr.</i>
Print owner(s) name(s):	<u>Stanley R. Bullington</u> Manager	<u>William R. Collins, Jr.</u> President
Address of owner(s):	<u>6111 Peachtree Dunwoody Road, Suite B-102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

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
3. Total acres to be considered as part of this request: 4.21 + 2.49 = 6.70 Acres.
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. 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:

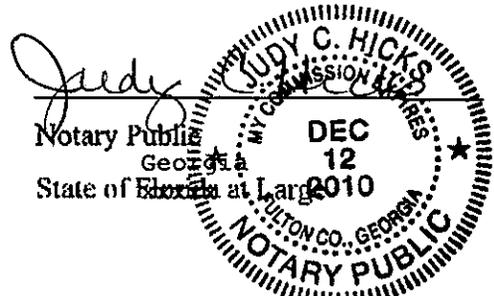
	PALATKA VEST, LLC	ATHENS VEST, INC.
Signature of owner(s):	<u>Stanley R. Bullington</u>	<u>William R. Collins, Jr.</u>
Print owner(s) name(s):	<u>Stanley R. Bullington</u>	<u>William R. Collins, Jr.</u>
	<u>Manager</u>	<u>President</u>
Address of owner(s):	<u>6111 Peachtree Dunwoody Road, Suite B-102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

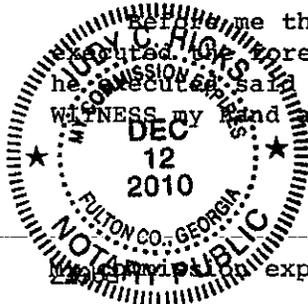
My commission expires: 12/12/2010



STATE OF GEORGIA
County of Fulton

Before me this day personally appeared William R. Collins, 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.



Judy C. Hicks
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
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Putnam County	IL	Industrial, Light
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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:

Departmental Review Request

9'

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

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

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

No Comments Comments Attached

Reviewed by: _____ Title: *Chief of Police*

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

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<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review
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<input type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
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Meeting Date: _____ **Response Deadline: 9-17-07**

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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

Meter already in place. Thank you!
Dubbie

No Comments Reviewed by:

Comments Attached Title: *Director Public Works*

Departmental Review Request

Address: 3895, 4001, 4003, 4005 Reid Street
 Parcel # 03-10-26-0000-0010-0011 and 0013

Case #: 07-32

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 (999 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
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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 type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input type="checkbox"/> Fire <input checked="" 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

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

Thank you!
Debbie

Meter already in place.

No Comments Reviewed by: _____
 Comments Attached
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 mark, possibly a signature or initials, consisting of a vertical line with a horizontal stroke across it, resembling a stylized 'A' or '1'.

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 being made on the following dates:

07/18/2009

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 20th day of July, 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 August 4, 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 with a Planned Unit Development (PUD) overlay. Case: PB 07-32

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

Location: 3895, 4001, 4003, 4005 Reid Street

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

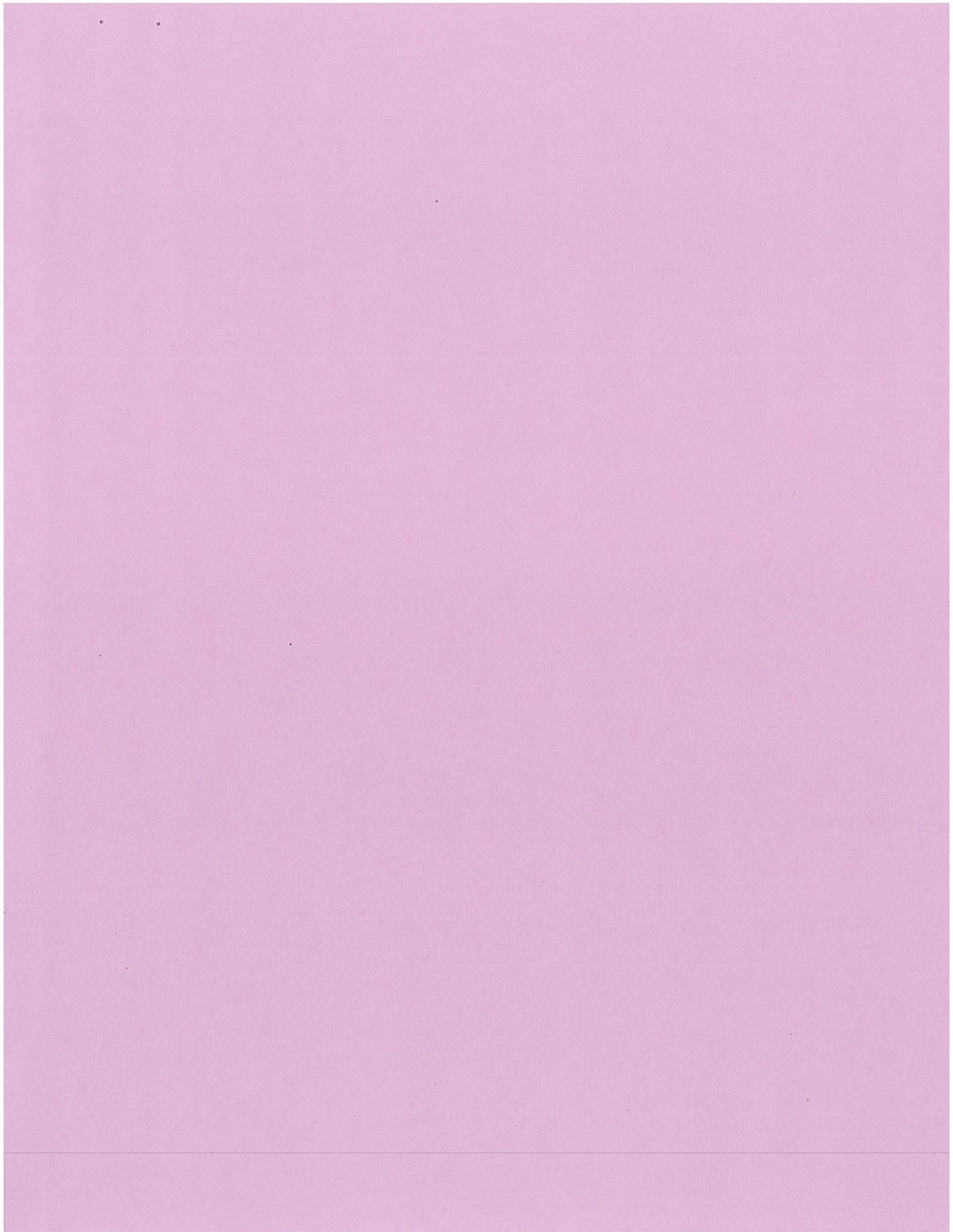
All interested parties are invited to attend this public hearing.

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. FS 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE BUILDING DEPT. AT (888)329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS

Legal No. 04544374
07/18/09



Parking requirements have been met. This has consistently been a restaurant facility for several years.

d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.

They will be obtaining a dumpster from the City. The Sanitation Dept. will direct the location of the dumpster.

e. Utilities, with reference to location, availability and compatibility.

Utilities are already available and have been in use for years at this location.

f. Screening and buffering, with reference to type, dimensions and character. NA

g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

Any signage will adhere to the Municipal Code. No new signage has been proposed.

h. Required yards and other open space. NA

i. General compatibility with adjacent properties and other property in the district.

The requested use will not conflict with the adjacent property uses. This is a commercial corridor with similar uses located nearby.

j. Any special requirements set out in the schedule of district regulations for the particular use involved.

A conditional use is required per Section 10-3(c) ALCOHOLIC BEVERAGES (Location restrictions) per the Palatka Municipal Code. All other requirements are State requirements for licensing.

k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district. NA

SUMMARY AND STAFF RECOMMENDATION:

Staff recommends approval of this request with the condition that all City and State licensing requirements be maintained.

PHOTOS:





View facing east



View facing north



View facing northwest

July

Application for Conditional Use

This application must be typed or printed in black ink and submitted with all required attachments and application fee of \$130 (Checks payable to the City of Palatka) to:

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

Application Number: PB - 09-18

Date Received: 06/29/09

Hearing date: _____

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

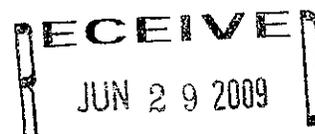
TO BE COMPLETED BY APPLICANT

Property Address: 2502 Reid St Palatka FL 32177	Parcel Number: 1-10-26-0670-0120	Current Property Use: Restaurant
Lot size/acreage: 1.20 Acres	Number & types of structures on property: 1 structure	Required Attachments: <input checked="" type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services Letter (if daycare) <input checked="" type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable)
Current Zoning Designation: C-2	Closest Intersecting Streets: Hwy 17 + Reid St Palatka FL	
Type of Request: Alcohol / Beer & Wine		
Owner Name: Miguel Dejuk M.D. Owner Address: 800 Zanker Dr Suite 210 Palatka FL 32177 Phone Number: (386) 328-8668		
Agent Name: Miguel Dejuk Agent Address: 800 Zanker Dr Suite 210, Palatka FL 32177 Phone Number: (386) 328-8668		

*Site Plan to include placement of structures on property, proposed ingress, egress, parking, loading/unloading area, refuse services area, and if applicable, signage, landscaping, screening & buffering and lighting. One copy to be 8 1/2 x 11 and 2 copies 11 x 17 or larger.

**Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

*** Justification Statement should address the items as listed on the attached page.



Application Number: PB _____
Hearing date: _____

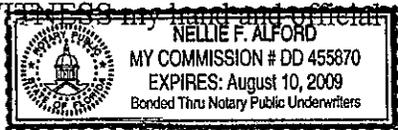
10. This application submitted by:

Signature of owner(s): X Miguel
Print owner(s) names(s): Miguel Dejuk
Signature of Agent(s): X Miguel
Print Agent(s) names: _____

STATE OF FLORIDA
County of PUTNAM

Before me this day personally appeared MIGUEL G. DEJUK who executed the foregoing application and acknowledged to and before me that HE executed this document for the purposes therein expressed.

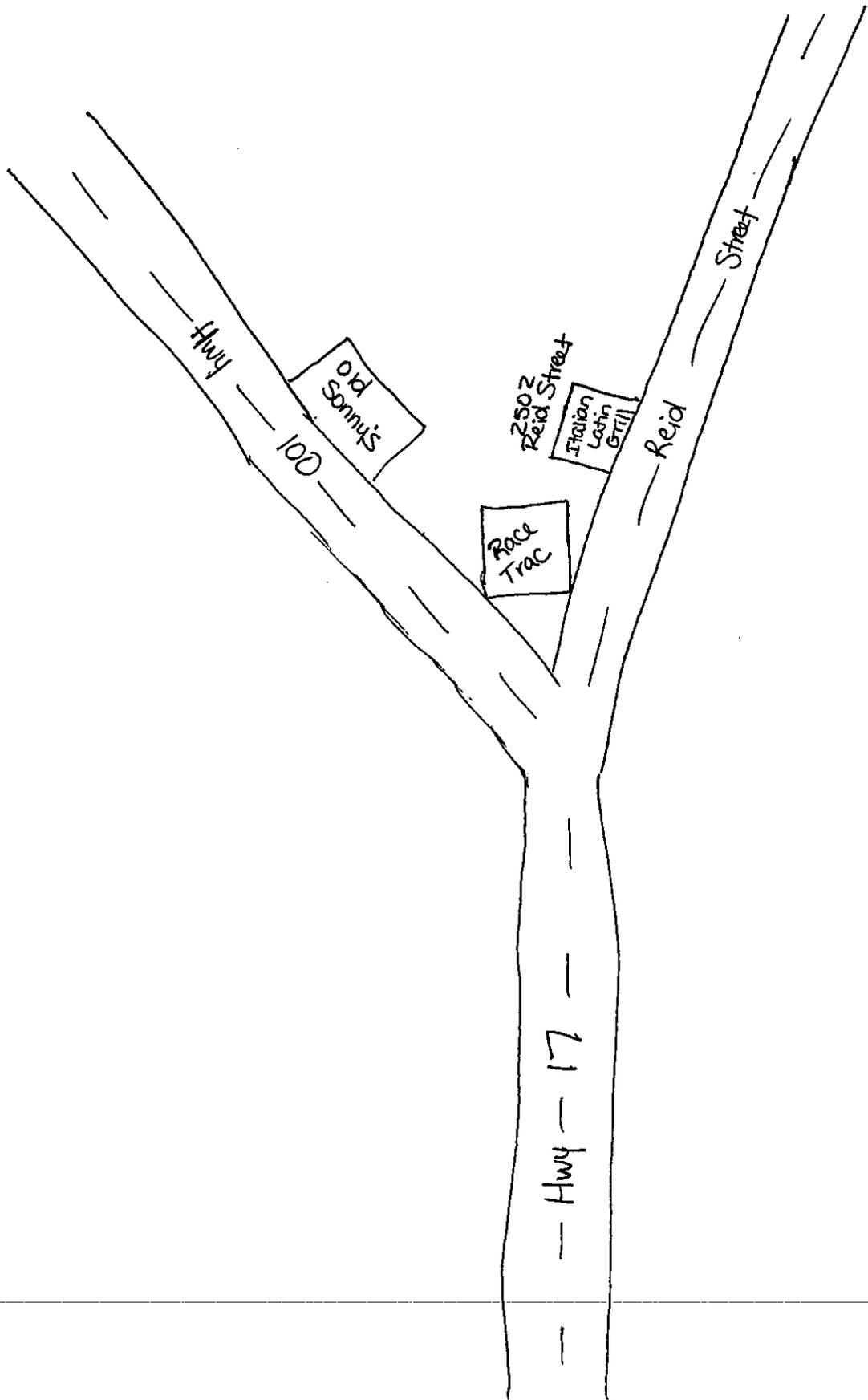
WITNESS my hand and official seal, this 24 day of JUNE A.D. 2009.



Nellie F. Alford
Notary Public

My commission expires: 08-10-09 State of FLORIDA at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Zoning:	4. Future Land Use Category:	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"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions:				
12. Adjacent property zoning/FLU: North _____ / _____ South _____ / _____ East _____ / _____ West _____ / _____				



2008 Tax Information for Parcel: 01-10-26-0670-0120-0061	
	<u>Property Appraiser Information</u>
Tio Pepes Latin Grill Llc	
800 Zeagler Dr Suite 210	
Palatka Fl 32177-2177 (Putnam County GIS Interactive Mapping)	

Parcel 911 Addresses
2502 Reid St, Palatka (MapQuest map)

Parcel values...			
Just Value of Land:	\$130321	Market Adjusted:	\$343177
Improvement Value:	\$212856	Assessed/Limited:	\$343177
Market Value:	\$343177	School Exempt:	\$0
Classified:	(none)	School Taxable:	\$343177
Usage:	Restaurants, Cafeterias	Control #:	2241
Exemptions:	(none)	Location:	City of Palatka

Parcel Authority Value Breakdown			
Authority	Assessed/Limited	Minus (-) Exemptions	Taxable Value
County Only:	\$343177	\$0	\$343177
School Only:	\$343177	\$0	\$343177
All Others:	\$343177	\$0	\$343177

Property Legal Description
BOARDMANS ADD DB Q P490 PT OF BLK 12 OR423 P183

Taxing Authority and March Gross Tax			?
Auth#	Authority name		Amount
1	Putnam County General Fund		2943.26
2	School Board		2644.18
3	City of Palatka		2968.48
11	St. Johns River Water Management		142.69
Total Gross Taxes: (discounts or penalties not included)			\$8698.61

Tax Payments for 2008				?
Receipt #	Date Posted	Paid For Month		Amount Paid
00015621	11/13/2008	November		8350.67

Departmental Review Request

Address: 2502 Reid St.
Parcel # 01-10-26-0670-0120-0061

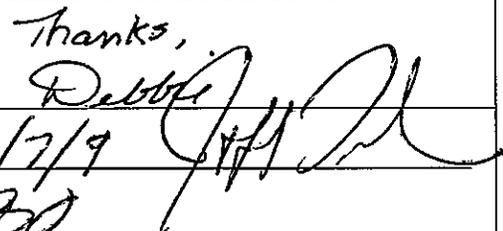
Case #: 09-18

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 checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
Meeting Date: 08-04-09	Response Deadline: 07-17-09	
Date submitted by applicant: 06-29-09	Date forwarded to Departments for review: July 7, 2009	
Submitted to:	<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
<input type="checkbox"/> Water/Sewer/Streets/Sanitation <input type="checkbox"/> Police <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official		
Current Property Use: Commercial - restaurant	Proposed Property Use: Same	
Current Land Use Designation: COM	Requested Land Use Designation: N/A	
Current Zoning Classification: C-2	Requested Zoning Classification: N/A	
Acreage: 1.20	# of Units	
Tio Pepes Latin Grill Llc Owner/Applicant Name 800 Zeagler Dr. Suite 210 Owner/Applicant Address Palatka, FL City/State/Zip 32177 Phone Number	Miguel Dejuk, MD Agent Name 800 Zeagler Dr. 210 Agent Address Palatka, FL 32177 City/State/Zip 386-328-8668 Phone Number	
Planning Dept. Comments: Applicant requesting to sell beer and wine within 300' of another licensed establishment (Race Track)		
Thanks! <i>Debra</i>		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u><i>Miguel Dejuk</i></u>	
Title:		

Departmental Review Request

Address: 2502 Reid St.
 Parcel # 01-10-26-0670-0120-0061

Case #: 09-18

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 checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
Meeting Date: 08-04-09	Response Deadline: 07-17-09	
Date submitted by applicant: 06-29-09	Date forwarded to Departments for review: July 7, 2009	
Submitted to:	<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
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Planning Dept. Comments: Applicant requesting to sell beer and wine within 300' of another licensed establishment (Race Track)		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u>7/7/9</u>  Title: <u>CBO</u>	



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 at their regular meeting on Tuesday, August 4, 2009 at 4:00PM at City of Palatka City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request for a conditional use for alcohol sales within 300' of another licensed establishment.

Location: 2502 Reid St.
Parcel #: 01-10-26-0670-0120-0061
Requested by: Tio Pepe's Latin Grill LLC
Agent: Miguel Dejuk

All interested parties are invited to attend this public hearing.

Debbie Banks
Assistant Planning Director

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

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

Tio Pepes Latin Grill Llc
800 Zeagler Dr Suite 210
Palatka Fl 32177-2177

PB 09-18

J-MIL FAMILY LTD PARTNERSHIP
LLLP
7857 A1A SOUTH
ST AUGUSTINE FL 32080

PB 09-18

GOLDEN ARCH REALTY CO
PO BOX 357
STARKE FL 32091

PB 09-18

MOUNTAIN VENTURES KS
SOUTHEAST LLC
1735 MARKET ST SUITE LL
PHILADELPHIA PA 19103

PB 09-18

AMERICA U STORE IT OF
PALATKA INC
444 SEABREEZE BLVD SUITE 200
DAYTONA BEACH FL 32118

PB 09-18

Gauntney John Wayne & Rita Lee
2609 Fenwick Street
Palatka, FL 32177

PB 09-18

Frost Charlie 40% + Est of Elijah
P.O. Box 114
Gretna FL 32332

PB 09-18

Magnolia Dunes LLC
3816 Reid St.
Palatka, FL 32177

PB 09-18

Allen Jack W & Betty
P.O. Box 1973
Palatka, FL 32178

PB 09-18

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 being made on the following dates:

07/18/2009

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.

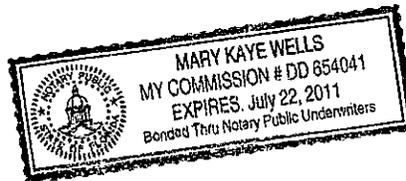
Jeannette Eveland

Sworn to and subscribed to before me this 20th day of July, 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 at their regular meeting on Tuesday, August 4, 2009 at 4:00PM at City of Palatka City Hall, 201 North 2nd Street, for the purpose of hearing a:

Request for a conditional use for alcohol sales within 300' of another licensed establishment. Case: PB-09-18

Location: 2502 Reid St.
Parcel #: 01-10-26-0670-0120-0061

Requested by: Tio Pepe's Latin Grill LLC
Agent: Miguel DeJok

All interested parties are invited to attend this public hearing.

Debbie Banks
Assistant Planning Director

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

PERSONS WITH DISABILITIES INTERESTED IN ATTENDING THIS MEETING AND REQUIRING ACCOMMODATIONS SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 328-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

Legal No. 04544259
07/18/09

PLANNING BOARD REPORT

SUBJECT: Case: # 09-19

Address: 1501 Reid St.

REQUEST: Request for a conditional use to locate a daycare (childcare facility) in C-2 zoning

Applicant(s): St. Johns Automotive Real Estate

Agent: Juli Holmes

Departmental Review Requests: Forwarded to the Police, Fire and Building Departments on July 9, 2009. All responded with "No Comment."

Advertisement/Notices to Surrounding Property Owners: No response from ad or notices

Compliance with Conditional Use Requirements

1. The applicant has applied for conditional use approval as a childcare facility. The zoning for the subject parcel is C-2. Childcare facilities are permissible in the C-2 district as conditional use.
2. Section 94-3 of the Code contains the following definition that should be used by the Planning Board as a guide when considering conditional use requests. According to this section of the Code:

"A conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter."
3. In accordance with Section 94-3:

"Findings. Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner."

From Sec. 94-3(4) of the Palatka Municipal Code:

- a. Compliance with all applicable elements of the comprehensive plan.

The site is designated commercial on the City's adopted future land use map. The zoning is C-2 and they are proposing to use the existing commercial building of approximately 3,124 square feet formerly occupied by WPLK Radio Station. As of this date, the Dept. of Children and Families has not inspected to determine the number of children that will be allowed. The State will set the number of children allowed when they measure the building.

- b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The site plan shows ingress and egress off of N 15th St.

- c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection [b] of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Staff is satisfied that the existing parking area meets the parking requirements of 1 space per 2 employees plus one handicap space. They anticipate having 9 employees which will require 5 regular parking spaces. Traffic flow will not change.

- d. Refuse and service areas, with particular reference to the items mentioned in subsections [b] and [c] of this section.

The applicant will be using the green roll-out containers. No screening or buffering is required only that they must be behind the building when not at the curb for pick-up on the allocated days.

- e. Utilities, with reference to location, availability and compatibility.

Utilities are available to the site and are compatible with the needs of the proposed conditional use.

- f. Screening and buffering, with reference to type, dimensions and character.

Screening and buffering per Table 94-304A. Category A is required for proposed uses in C-2 zoning districts where they abut another property in the C-2 zoning district.

Table 94-304A. CATEGORY A

TABLE INSET:

	Option 1	Option 2	Option 3
Width of Buffer	5 feet	10 feet	20 feet
Number of Canopy Trees per 100 linear feet	0	0	Undisturbed Natural Vegetation
Number of Understory Trees per 100 linear feet	0	2	Undisturbed Natural Vegetation
Number of Shrubs/Ornamental Grasses per 100 linear feet	20	15	Undisturbed Natural Vegetation
Fence, Wall or Earth Berm	6 to 8 foot wood stockade fence or masonry wall	None Required	None Required

- g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.

The applicant does not indicate any signage on the application. A sign permit will be required for the installation of any new signage and must be in compliance with the Municipal Code and applicable building codes.

- h. Required yards and other open space.

The sketch plan that was submitted shows a play area but the applicant will have to meet State licensing requirements on this. The parcel appears to comply with the City's requirements for setbacks. No new construction is proposed at this time that would add to the building's footprint.

- i. General compatibility with adjacent properties and other property in the district.

This proposed Conditional Use is generally compatible with adjacent properties and other properties and uses in the district.

- j. Any special requirements set out in the schedule of district regulations for the particular use involved.

There are no special requirements for this use listed in the City's Municipal Code.

- k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.

This parcel is not located in a Historic District.

Staff Recommendation

Staff recommends approval of the applicant's request for a childcare facility, subject to the conditions as listed in the Code and as listed previously in this report, and the following conditions:

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

PHOTOGRAPHS



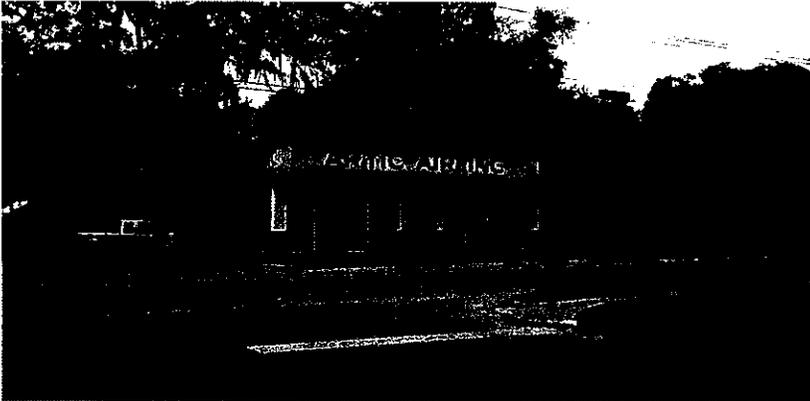
PLANNING BOARD REPORT – AUGUST 4, 2009
CASE #09-19 1501 REID ST.



View facing east.



View facing west.



View facing south

Application for Conditional Use

This application must be typed or printed in black ink and submitted with all required attachments and application fee of \$130 (Checks payable to the City of Palatka) to:

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

Application Number: PB - 09-19
Date Received: 7/8/09
Hearing date: 8/4/09

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

TO BE COMPLETED BY APPLICANT		
1. Property Address: 1501 Reid St.	2. Parcel Number: 42-10-27-6850-2950-0090	3. Current Property Use: C2
4. Lot size/acreage: .34	5. Number & types of structures on property: 1 bldg	6. Required Attachments: <input checked="" type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input checked="" type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services Letter (if daycare) <i>per Debbie - not needed</i> <input checked="" type="checkbox"/> Copy of Recorded Deed <input checked="" type="checkbox"/> Fees <input checked="" type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable)
7. Current Zoning Designation: C2	8. Closest Intersecting Streets: Reid + N 15th St.	
8. Owner Name: St. Johns Automotive Real Estate		
Owner Address: 1601 Reid St.		
Palatka FL 32177		
Phone Number: (386) 328-1511		
9. Agent Name: _____		
Agent Address: _____		
Phone Number: _____		

*Site Plan to include placement of structures on property, proposed ingress, egress, parking, loading/unloading area, refuse services area, and if applicable, signage, landscaping, screening & buffering and lighting. One copy to be 8 ½ x 11 and 2 copies 11 x 17 or larger.

**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.

*** Justification Statement is attached. These questions will be addressed by the Planning Board.

Application Number: PB - _____

Hearing date: _____

10. This application submitted by:

Signature of owner(s): [Signature]

Print owner(s) names(s): Preston B. Sloan

Signature of Agent(s): _____

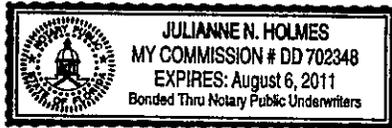
Print Agent(s) names: _____

STATE OF Florida

County of Putnam

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

WITNESS my hand and official seal, this 7th day of July A.D. 2009.



[Signature]
Notary Public
State of Florida at Large

My commission expires: 8/6/11

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Zoning:	4. Future Land Use Category:	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"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions:				
12. Adjacent property zoning/FLU: North _____ / _____ South _____ / _____ East _____ / _____ West _____ / _____				

Sec. 94-3. Conditional uses.

flower bed

Existing building

flower bed

flower bed

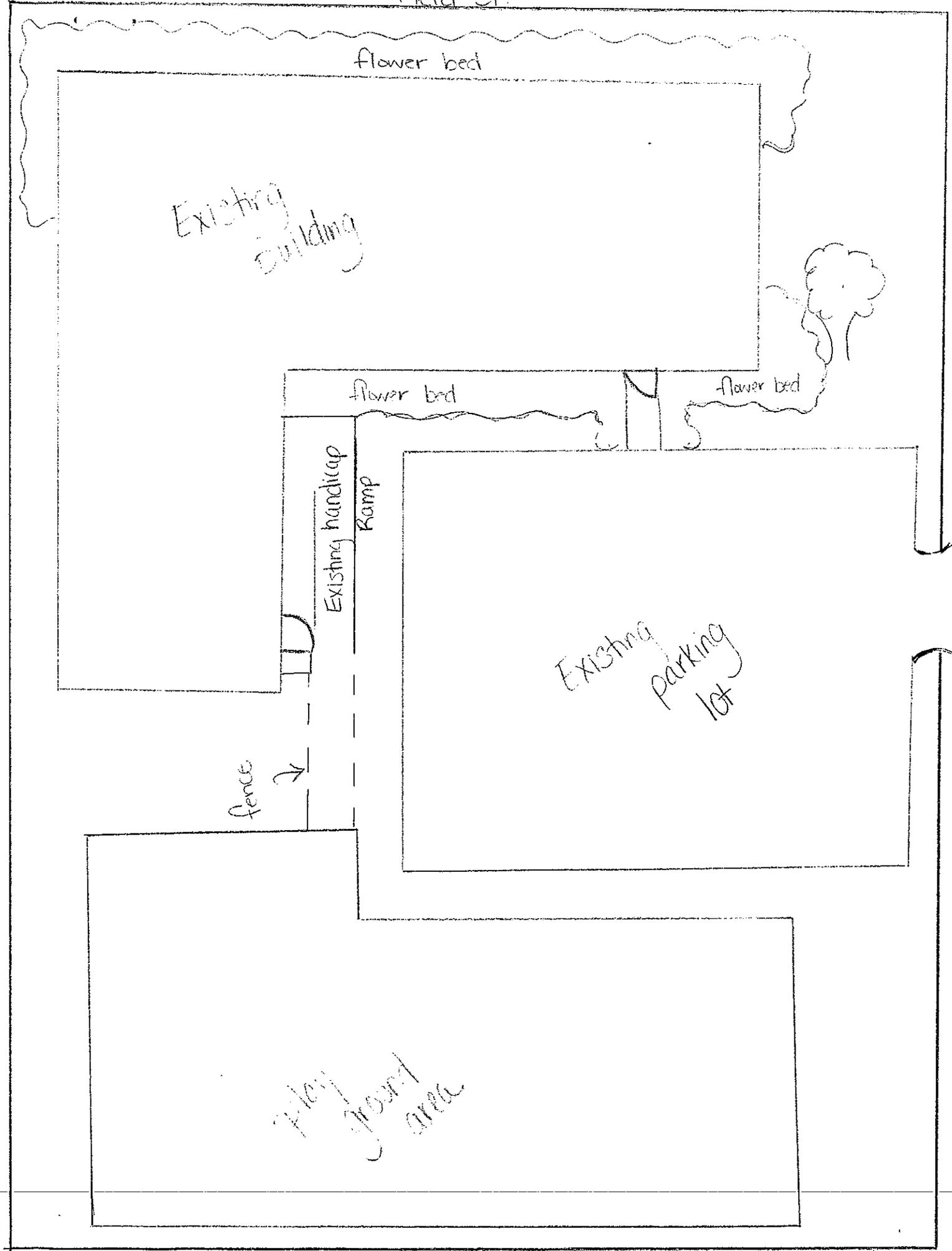
Existing handicap Ramp

Existing parking lot

fence



Play ground area



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

Justification Statement

We would like to obtain a conditional use permit in order to operate a Day Care Facility at this location.

Kiddie Campus is the intended tenant and currently operates a Day Care with 53 children with 9 employees.

It is anticipated that the number of employees will remain constant however, the business would like to see the number of children grow in an attempt to expand their business. However, an exact "maximum" number of children will ultimately be determined according to space requirements as set by the licensing agent (the Department of Children and Family Services).

The current hours of operation will not change - the facility will be open from 6am - 11pm.

If you have any questions, please contact me at 386-328-1511

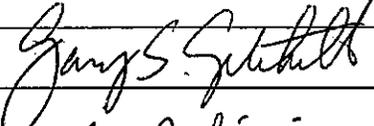
Sincerely,

Breck Sloan

Departmental Review Request

Address: 1501 Reid St
 Parcel # 42-10-27-6850-2950-0090

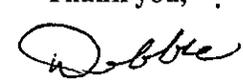
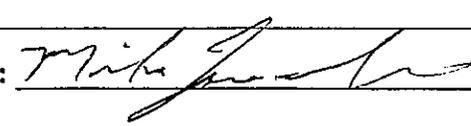
Case #: 09-19

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 checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance	
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other	
Meeting Date: 08/04/09		Response Deadline: 07/17/09
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<input type="checkbox"/> Water/Sewer/Streets/Sanitation <input checked="" type="checkbox"/> Police <input type="checkbox"/> Fire <input type="checkbox"/> Chief Building Official		
Current Property Use: Vacant	Proposed Property Use: Childcare facility	
Current Land Use Designation: Comm	Requested Land Use Designation: No Change	
Current Zoning Classification: C-2	Requested Zoning Classification: No Change	
Acreage: .34	# of Units 1	
St. Johns Automotive Real Estate Owner/Applicant Name 1601 Reid St. Owner/Applicant Address Palatka, FL City/State/Zip (386) 328-1511 Phone Number	N/A Agent Name Agent Address City/State/Zip Phone Number	
Planning Dept. Comments: Applicant wishes to locate a childcare facility at this location.		
Thank you, 		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: 	
Title: 		

Departmental Review Request

Address: 1501 Reid St
Parcel # 42-10-27-6850-2950-0090

Case #: 09-19

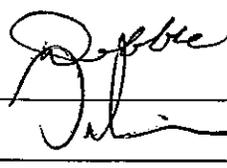
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Planning Dept. Comments: Applicant wishes to locate a childcare facility at this location. <div style="text-align: right;"> Thank you,  </div>		
<input type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached		Reviewed by:  Title:

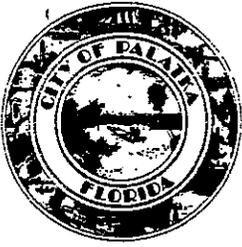
Departmental Review Request

Address: 1501 Reid St

Case #: 09-19

Parcel # 42-10-27-6850-2950-0090

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<input type="checkbox"/> Annexation	<input type="checkbox"/> Small Scale Amendment (9.99 acres or less)	
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Thank you,		
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by:   7/7/09 Title: CBO	



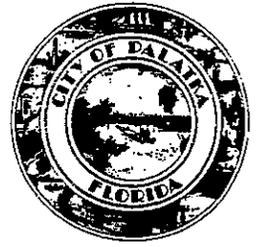
City of Palatka

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

Request: For conditional use approval to open a daycare in C-2 zoning. (PB 09-19)

Location: 1501 Reid Street (37-10-26-6850-2950-0090)

Owner: St. Johns Automotive Real Estate LLC

All interested parties are invited to attend this public hearing.

Debbie Banks
Assistant Planning Director

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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.

ST JOHNS AUTOMOTIVE REAL
ESTATE LLC
1601 REID ST
PALATKA FL 32177

PB 09-19

LOCKHART DONALD SR + LINDA
MARSHALL
1608 BRONSON ST
PALATKA FL 32177

PB 09-19

ST JOHNS CHEVROLET-BUICK-
PONTIAC-
1601 REID ST
PALATKA FL 32177

PB 09-19

RANDALL S MATHEWS INC
1202 CARR ST
PALATKA FL 32177

PB 09-19

LEAKE JAMES A + CYNTHIA H/W
529 WEST RIVER RD
PALATKA FL 32177

PB 09-19

HUTCHERSON ORENTHEUS ANDRES
2688 COTTAGE DR
CORONA CA 92881

PB 09-19

FELLS WARREN ET AL
203 S 16TH ST
Palatka, FL 32177

PB 09-19

BULLOCK WAYNE + BARBARA K
1428 ST JOHNS AVE
Palatka, FL 32177

PB 09-19

MYERS H VERNON JR + LINDA D H/W
1419 REID ST
Palatka, FL 32177

PB 09-19



294

265

251

303

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264

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302

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253

215

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262

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214

300

298

261

255

213

299

260

256

250

CLOSED OR 525 P1558

CLOSED BK 219 P186

CLOSED OR 268 P255

ROADS

MAIN STREET

STREET

U.S. HWY. 17

ST. JOHNS AVENUE

LEMON STREET

OAK STREET

STREET

LAUREL STREET

STREET

GARR STREET

STREET

FIFTEENTH STREET

STREET

ST.

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:

07/17/2009

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

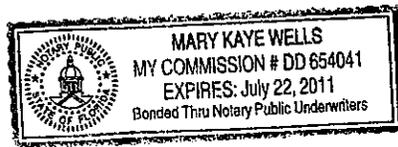
Sworn to and subscribed to before me this 17th day of July, 2009 by Jeannette Eveland, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

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

Request: For conditional use approval to open a daycare in C-2 zoning. (PB 09-19)

Location: 1501 Reid Street (37-10-26-6850-2950-0090)

Owner: St. Johns Automotive Real Estate LLC

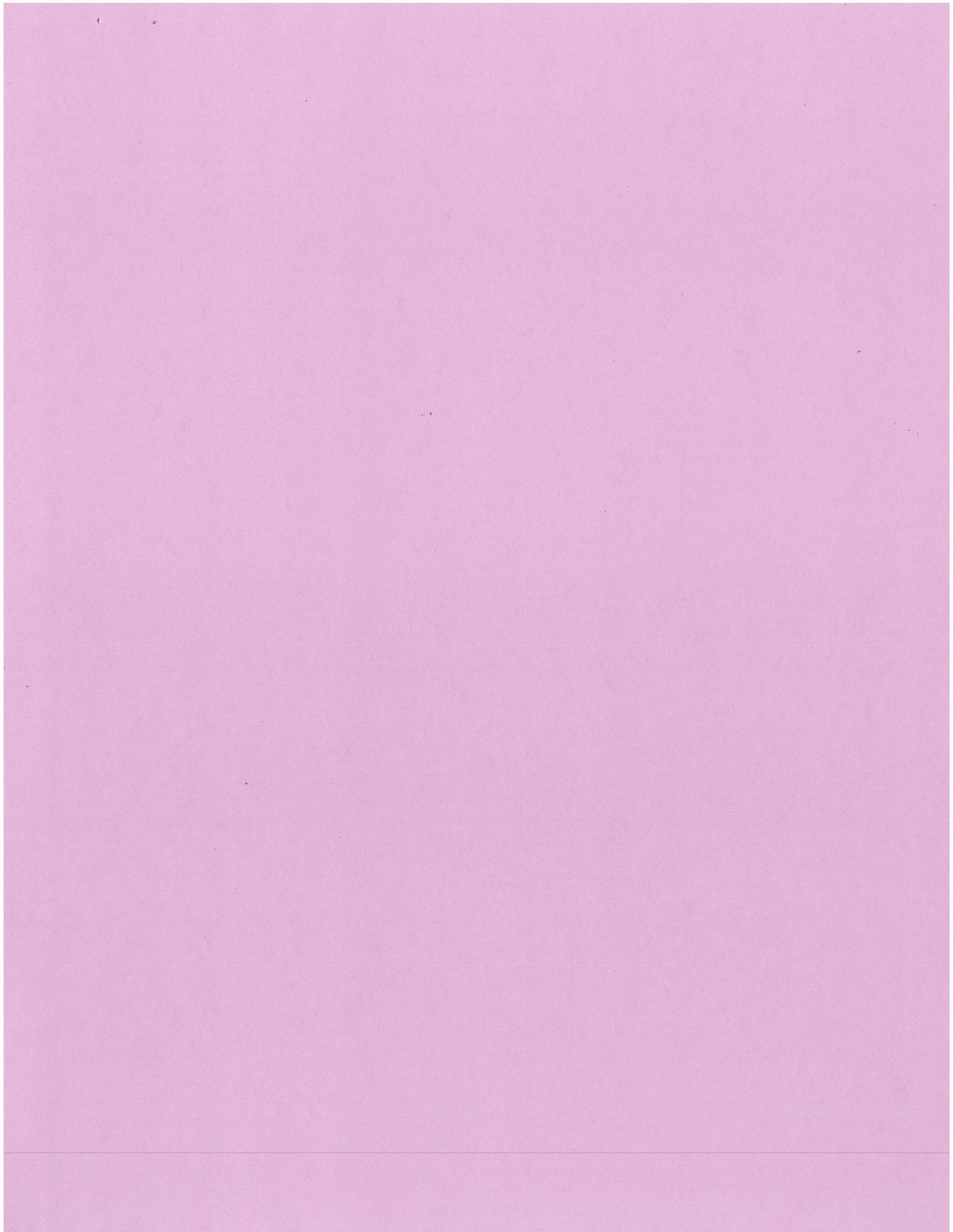
All interested parties are invited to attend this public hearing.

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. 04544272
07/17/09



- d. **Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

The dumpster will be located in the screened area per City code.

- e. **Utilities, with reference to location, availability and compatibility.**

Utilities are already available and have been in use for many years at this location.

- f. **Screening and buffering, with reference to type, dimensions and character.** NA

- g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

Any signage will adhere to the Municipal Code.

- h. **Required yards and other open space.** NA

- i. **General compatibility with adjacent properties and other property in the district.**

The requested use will not conflict with the adjacent property uses. This is a commercial corridor with similar uses located nearby.

- j. **Any special requirements set out in the schedule of district regulations for the particular use involved.**

A conditional use is required per Section 10-3(c) ALCOHOLIC BEVERAGES (Location restrictions) per the Palatka Municipal Code. All other requirements are State requirements for licensing.

- k. **The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.** NA

SUMMARY AND STAFF RECOMMENDATION:

Staff recommends approval of this request with the condition that all City and State licensing requirements be maintained.

PHOTOS:





View facing north



View facing west



View facing south



View facing east

Application for Conditional Use

This application must be typed or printed in black ink and submitted with all required attachments and application fee of \$130 (Checks payable to the City of Palatka) to:

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

Application Number: PB - 09-20

Date Received: 7/14/09

Hearing date: _____

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

TO BE COMPLETED BY APPLICANT

Property Address: 110 SOUTH SR 19 PALATKA, FL 32177	Parcel Number: 11-10-26-0000-0143-0020	Current Property Use: BARBQ RESTAURANT
Lot size/acreage: 1.37	Number & types of structures on property: 1	Required Attachments: <input type="checkbox"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services Letter (if daycare) <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement*** <input type="checkbox"/> Tree Survey (if applicable)
Current Zoning Designation: C-1	Closest Intersecting Streets: ST. JOHNS AVE SR 19	
Type of Request: BEER AND WINE LICENSE (2 COP)		
Owner Name: KEVIN J. FALLS	Owner Address: 7203 TIERRA WOODS PALATKA, FL 32177	Phone Number: 386-227-0582
Agent Name: Elizabeth Falls.	Agent Address: 2912 Meadows Lane PALATKA.	Phone Number: C-546-2312

*Site Plan to include placement of structures on property, proposed ingress, egress, parking, loading/unloading area, refuse services area, and if applicable, signage, landscaping, screening & buffering and lighting. One copy to be 8 1/2 x 11 and 2 copies 11 x 17 or larger.

**Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner.

*** Justification Statement should address the items as listed on the attached page.

Application Number: PB _____
 Hearing date: _____

10. This application submitted by:

Signature of owner(s): [Handwritten Signature]

Print owner(s) names(s): Kevin Falls

Signature of Agent(s): _____

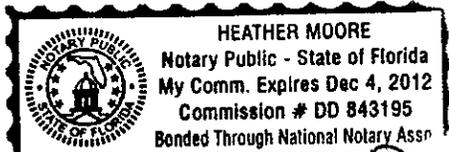
Print Agent(s) names: _____

STATE OF FLORIDA

County of PB TNAM

Before me this day personally appeared Kevin Falls who executed the foregoing application and acknowledged to and before me that he ^{Kevin Falls} executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 14 day of July A.D. 2009.



[Handwritten Signature]
 Notary Public

My commission expires: Dec. 4, 2012 State of Florida at Large

FOR OFFICIAL USE ONLY				
1. Date Submitted	2. Received By:	3. Current Zoning:	4. Future Land Use Category:	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"/> Site Plan* <input type="checkbox"/> Letter of Authorization** <input type="checkbox"/> Legal Description <input type="checkbox"/> Dept. of Children & Family Services <input type="checkbox"/> Letter(if daycare) <input type="checkbox"/> Copy of Recorded Deed <input type="checkbox"/> Fees <input type="checkbox"/> Justification Statement <input type="checkbox"/> Tree Survey (if applicable)	
11. Conditions:				
12. Adjacent property zoning/FLU: North _____ / _____ South _____ / _____ East _____ / _____ West _____ / _____				

Pauline Pellicer
603 Emmett Street
Palatka, FL 32177-5213

July 16, 2009

Jerry Falls
2912 Meadows Lane
Palatka, FL 32177

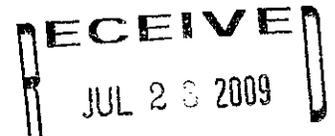
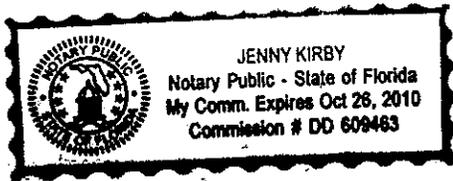
Dear Jerry Falls,
You have my permission to apply for a Beer and Wine License for Woody's BBQ
Restaurant located on my property at 110 Hwy 19 South, Palatka, FL 32177.

Sincerely,

Pauline Pellicer
Pauline Pellicer

As to Pauline Pellicer who produced FDL as I.D.
Alachua County FL

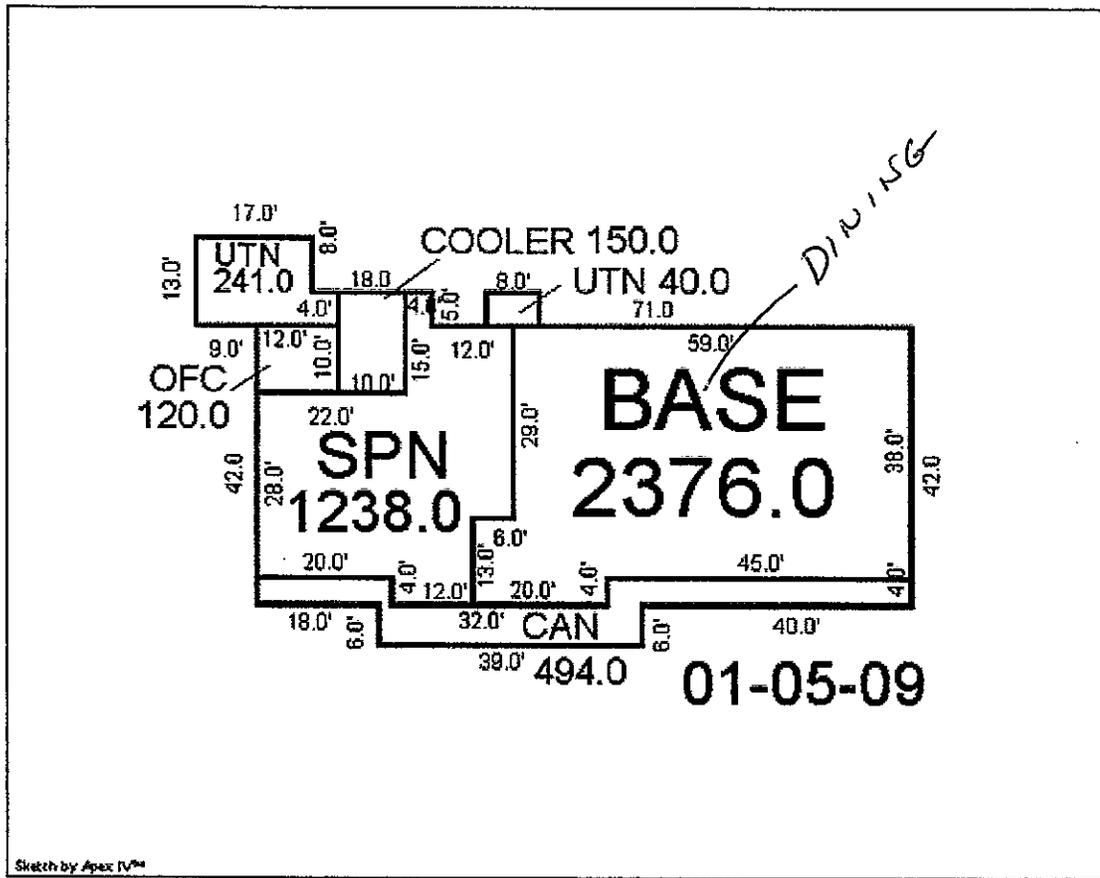
Jenny Kirby 7/16/09



BY: _____

Tim Parker, C.F.A., Putnam County Property Appraiser

Improvement Sketch for Parcel: 11-10-26-0000-0143-0020



NOTICE:

This sketch is displayed for informational purposes only. The Putnam County Property Appraiser furthermore assumes no liability whatsoever associated with the use or misuse of the information generated. Your use of this sketch constitutes your agreement that you will hold harmless the office of the Property Appraiser and its employees from any and all mistakes, misuses, and misunderstandings.

Today's Date: July 14, 2009
Putnam County, Florida

2009 Interim Property Information for Parcel: 11-10-26-0000-0143-0020
2008 Certified Tax Collector Information
Pellicer Pauline
 1203 River St
 Palatka Fl 32177-2177 ([Putnam County GIS Interactive Mapping](#))

Parcel 911 Addresses
 110 South State Rd 19, Palatka ([MapQuest map](#))

Detail Information for Parcel: 11-10-26-0000-0143-0020

Property Use:	Restaurants, Cafeterias	Structures:	1
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950600	Census Block:	1030
Total Acreage:	1.37	Location:	City of Palatka

Property Legal Description
 PT OF NE1/4 OF NW1/4 W OF SR 19 OR355 P1031 OR386 P1506 OR400 P532 OR419 P968
 (EX MCCBK15 P485)

Parcel Sales Data

Book	Page	Instrument	Month	Year	QSCD	Price
1224	0820	Warranty Deed in Lieu of Foreclosure	April	2009	01 I	\$100
1147	1073	Warranty Deed	April	2007	01 I	\$100
1147	1051	Warranty Deed	April	2007	03 I	\$1000000
0891	1995	Death Certificate	April	2002		\$0
0524	0588	Warranty Deed	April	1988	01	\$100
0419	0968	Warranty Deed	May	1982	01	\$100
0400	0532	Warranty Deed	February	1981		\$100
0386	1506	Warranty Deed	February	1980		\$1300
0355	1031	Warranty Deed	January	1978		\$35000

Land Data

Units	Descriptions
59677.20	Commercial Square Feet

Zoning Data

Department	Code	Descriptions
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Departmental Review Request

Address: 110 S Highway 19
Parcel # 11-10-26-0000-0143-0020

Case #: 09-20

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 checked="" type="checkbox"/> Conditional Use Request	<input type="checkbox"/> Variance
<input type="checkbox"/> Street Closing/Street Name Change	<input type="checkbox"/> Other
Meeting Date: 08/04/09	Response Deadline: 7-21-09
Date submitted by applicant: 7-14-09	Date forwarded to Departments for review: 7-8-09
Submitted to:	
<input type="checkbox"/> Water/Sewer/Streets/Sanitation <input checked="" type="checkbox"/> Police <i>Chief Getchell</i> <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: Vacant	Proposed Property Use: Woody's BarBQue
Current Land Use Designation: COM	Requested Land Use Designation: No Change
Current Zoning Classification: C-1	Requested Zoning Classification: No Change
Acreage: 1.37	# of Units 1
Pauline Pellicer Owner/Applicant Name 1203 River St. Owner/Applicant Address Palatka, FL City/State/Zip Phone Number	Elizabeth Falls Agent Name 2912 Meadows Lane Agent Address Palatka, FL City/State/Zip 32177 Phone Number 546-2312
Planning Dept. Comments: Applicant requests a variance from the 300' distance requirement to sell beer and wine. They are within 300' of the Country Cooler that just obtained a variance sell beer and wine at their location.	
<i>Thank you!</i> <i>Debbie</i>	
<input checked="" type="checkbox"/> No Comments <input type="checkbox"/> Comments Attached	Reviewed by: <u><i>Gary S. Getchell</i></u> Title: <u><i>Chief of Police</i></u>

PUBLIC NOTICE

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

Request for a conditional use for alcohol sales within 300' of another licensed establishment. PB 09-20

Location: 110 S State Rd.
19
Parcel #: 11-10-26-0000-0143-0020
Requested by: Pauline Pellicer
Agent: Elizabeth Falls

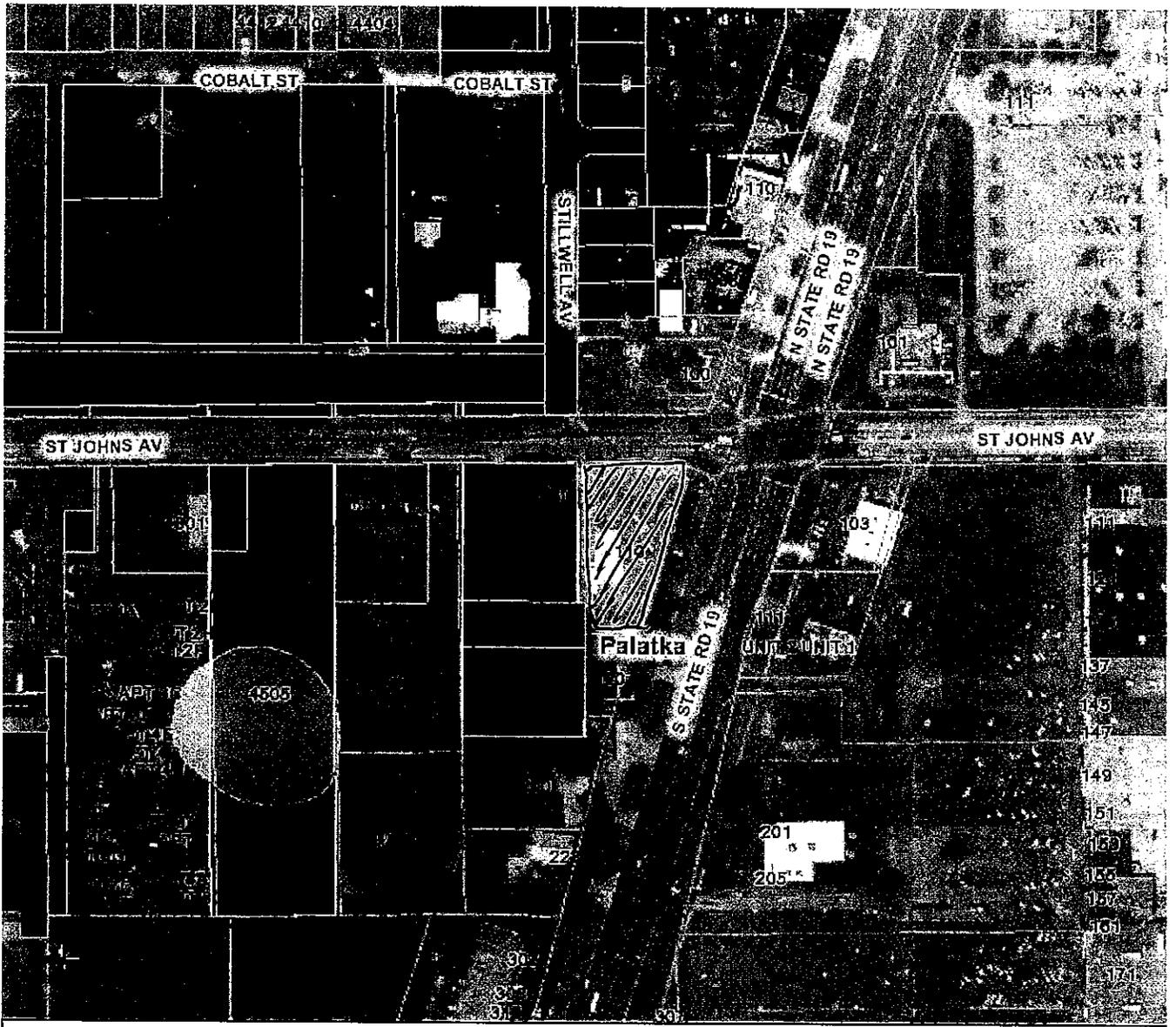
All interested parties are invited to attend this public hearing.

Debbie Banks
Assistant Planning Director

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

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

Legal No. 04544335
07/18/09



Today is 7/14/2009 - Putnam County, FL - GIS Office - Copyright(c)2009

0 0.064mi



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:

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Request for a conditional use for alcohol sales within 300' of another licensed establishment.

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Parcel #: 11-10-26-0000-0143-0020
Requested by: Pauline Pellicer
Agent: Elizabeth Falls

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Debbie Banks
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PROSPERITY BANK
PO BOX 1690
ST AUGUSTINE FL 32085

PB 09-20

CSX TRANSPORTATION
500 WATER ST (C910)
JACKSONVILLE FL 32202

PB 09-20

UNITED STATES OF AMERICA
18TH + 'C' STREET NW
WASHINGTON DC 20240

PB 09-20

FIRST FEDERAL BANK OF
NORTH FLORIDA
511 ST JOHNS AVE
PALATKA FL 32177

PB 09-20

ADVANCE STORES COMPANY
INC
PO BOX 2710
ROANOKE VA 24001

PB 09-20

ALLYSON'S PLAZA INC
PO BOX 725
PALATKA FL 32178

PB 09-20

REVENUE PROPERTIES TOWN +
COUNTRY
2542 WILLIAMS BLVD
KENNER LA 70062

PB 09-20

KINCO FOODS INC
465 COUNTY RD 140
BUNNELL FL 32110

PB 09-20

BRAUNECK TERRENCE B +
DEBORAH A
120 HWY 19 SOUTH
PALATKA FL 32177

PB 09-20

JACKSON GIRTHIA (ELLIS) +
HEIRS OF
1522 WASHINGTON ST
PALATKA FL 32177

PB 09-20

JACKSON FRED ET AL
918 COVENANT ST
NORFOLK VA 23504

PB 09-20

MATHEWS RANDALL S
1202 CARR ST
PALATKA FL 32177

PB 09-20

BLUE LAGOON CAR WASH INC
1107 TIERRA WOODS DR
PALATKA FL 32177

PB 09-20

STATE OF FLORIDA

County of Putnam

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Jeannette Eveland

Sworn to and subscribed to before me this 20th day of July, 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

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Legal No: 04544335
07/18/09