

# City of Palatka

Building & Zoning

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

Palatka, Florida 32177

386-329-0103 • Fax 386-329-0172



## PLANNING BOARD

January 5, 2010

### AGENDA

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

**Case PB 09-37**    **Address:**    500 North State Road 19  
**Parcel:**        02-10-26-0000-0420-0020  
**Applicant:**    Lowe's Home Centers, Inc.

**Request:**        To rezone from County IL (Light Industrial) and C-2 (General Commercial) to City C-2 (Intensive Commercial)

*Required rezoning that has not previously been completed for this parcel that was annexed into the City in 2004.*

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

**Case PB 09-38**    **Address:**        3030 Browns Landing Road  
**Parcel:**        24-10-26-0060-0250-0010 and 0011  
**Applicant:**     City of Palatka

**Request:**        To rezone from County AG (Agriculture) to City PBG-2 (Other Public Facilities).

*Required rezoning that has not previously been completed for these two parcels that were annexed into the City in 2003.*

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

**Planning Board Agenda  
January 5, 2010**

**Case PB 09-39**    **Address:**    417 North State Road 19  
                          **Parcel:**        02-10-26-0000-0660-0000  
                          **Applicant:**    Home Depot U. S. A. Inc

**Request:**        To rezone from County C-3 (General Commercial) to City C-2  
                          (Intensive Commercial)

*Required rezoning that has not previously been completed for this parcel that was annexed into the City in 2004.*

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

**6. Adjournment** – Next meeting will be February 2, 2010

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, WHICH 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 meeting  
Minutes and proceedings  
November 3, 2009

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

**Motion** made by Phil Leary and seconded by Zachary Landis to approve the minutes of the October 6, 2009 meeting (w/correction to page 2; 36 units total for case # 09-02). All present voted affirmative, motion carried.

Debbie Banks read **"To Appeal Any Decision."**

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

#### **NEW BUSINESS**

**Case PB 09-31**      **Address:**      719 S State Rd. 19  
                         **Parcel:**        11-10-26-0000-0510-0021  
                         **Applicant:**    Walgreen Co.  
                         **Agent:**        Babette Ashley/Douglas Myers  
  
                         **Request:**      for a conditional use to sell alcohol within 300' of another established licensed premise selling alcohol.

#### **(Public Hearing)**

Ms. Banks advised that no responses were received from the mailings or advertisements and departmental reviews did not have any comments.

Douglas Myers, agent for applicant, was present.

#### **(Regular Meeting)**

**Motion** made by Phil Leary and seconded by Zachary Landis to approve the request for a conditional use to sell alcohol within 300' of another established licensed premise selling alcohol with the stipulation that staff recommended conditions of state and local licensing be maintained. All present voted affirmative, motion carried.

#### **OLD BUSINESS**

**Case PB 09-02**      **Address:**      3310 Crill Ave  
                         **Parcel:**        11-10-26-0000-0100-0000  
                         **Applicant:**    Palatka Housing Authority  
                         **Agent:**        John Nelson

**Case PB 09-02**      3310 Crill Ave - continued.

**Request:**      for Annexation, Future Land Use amendment from County Urban Service to City High Density Residential and Rezone from County Single-family Residential (R-1) to City Multi-family Residential (R-3).

*Tabled for Land Use Restriction Agreement at the October 6, 2009 hearing.*

**(Public Hearing)**

Ms. Banks explained that the Land Use Restriction Agreement had been included in the packet for the Board's review. She stated that this agreement could be more restrictive if the Board wished.

Earl Wallace recused himself and filed form 8-B.

Ben Bates, 3400 Crill Ave, advised that he and Jerry Mattox own businesses and property next to this property and stated that neither one of them are against senior housing. He questioned why there was not a Planned Unit Development considered for this development, so safeguards can be put in place. He wanted to know what safeguards are in place to ensure this will always be "senior only" housing. He further stated that they have questions and concerns about the design, of the ingress and egress of the development, that the surrounding uses are commercial, and that they believe that this is spot zoning.

John Nelson, Palatka Housing Authority, stated that HUD has approved a "senior only" housing development of 36 one-bedroom units. He stated that this property is located in a very convenient location to meet the needs of seniors and that they will be developing 36 one-bedroom units.

Discussion took place regarding the intended design plan of 9 quadplexes with a retention pond area.

**(Regular Meeting)**

Anthony Harwell stated that until he had additional information he does not feel comfortable taking a valuable piece of property and changing the zoning.

Phil Leary stated that he fully supports senior housing and from the estimated calculations with regards to impervious development, it appears that this project would be well within acceptable planning standards, but without additional site plan information, he would have a difficult time recommending approval of this request.

**Case PB 09-02**      3310 Crill Ave - continued.

**Motion** made by Anthony Harwell and seconded by Zachary Landis to make a recommendation to deny the request of rezoning to the City Commission for case PB 09-02, due to incompatibility with surrounding land uses. **DISCUSSION:** Phil Leary asked if Mr. Nelson could bring back information that may resolve some questions and concerns that may provide a different outcome. Mr. Nelson advised that until the design build submittals can be reviewed, the only thing we know is that, whatever comes in will meet all city codes. Discussion continued regarding the possibility of annexing the property without changing the Future Land Use amendment or assigning the zoning designation at this time. **Motion was withdrawn** by Anthony Harwell and second withdrawn by Zachary Landis.

**Motion** made by Anthony Harwell and seconded by Phil Leary to recommend approval of the request to annex the parcel in question. All present voted affirmative, with one recusal, motion carried.

**Motion** made to by Anthony Harwell and seconded by Zachary Landis to recommend denial of the request for high-density residential, citing incompatibility with the surrounding area. With a show of hands, the vote resulted in 4 yeas and 0 nays, with one recusal, motion carried.

**Motion** by Zachary Landis and seconded by Anthony Harwell to recommend denial of the request to rezone to R-3, Multi-family Residential because the land use amendment was denied. With a show of hands, the vote resulted in 4 yeas and 0 nays, with one recusal, motion carried.

**NEW BUSINESS**

**Case PB 09-27**      **Address:**      Viking Street between 4<sup>th</sup> Manor and 5<sup>th</sup> Manor  
                         **Applicant:**      Kenneth Downs  
                         **Request:**      to close Viking Street between 4<sup>th</sup> Manor and 5<sup>th</sup> Manor

**(Public Hearing)**

Phil Leary recused himself from this request and filed form 8-B.

Mr. Downs, 2020 Ashbrooke Lane, explained that he had requested the street closure once before around 18 years ago. He explained that at that time, his subdivision was nearly 20% complete and that he and Tommy Clay, who owned the entire parcel, except for the lots that Mr. Downs had bought, had agreed to request closure of the street. The request was taken to the Planning Board and received a unanimous recommendation of approval. The request was then forwarded the City Commission and denied at that level. He addressed several concerns that were brought up at that time. He stated that Mr. John Browning and Mr. Charles Smith had told the City Commission that they were going to build like kind houses on the 20 lots that would about their development, and that closing the street would impede traffic. Access was an issue, as the Fire Marshal had stated that the fire trucks could not turn around if the road was closed,

which later was determined to be incorrect and a letter of confirmation was written by the Fire Chief. It was also thought that closing the road would impede the drainage, which is not the case,

as a survey showed the elevations near the proposed road closure revealing the crown of the subdivision that forces water to flow the other way. He also stated that the subdivision has a lot of excess traffic with people using the road as a cut-through. There are safety concerns with speeders even more so now than before, and he read from a crime report that he received from the police department. He stated that the Police Chief wrote a letter in support of the road closure. He added that they are not asking to vacate the road and take city property, they just want to put a fence across it, with a breakaway gate for emergency services, but the city would still own the street. He stated that alternate routes from Viking Manor to the library, shopping or the hospital would take essentially the same amount of time to travel. He ended by saying that there are two different subdivisions, and he asked that the Board vote to close the road so there will be two separate subdivisions.

Christopher Hernandez, 301 Viking Street, spoke in opposition to the request. He stated that his child walks along Viking Street to go to the library and to play with his friends in the Deerwood subdivision and is not allowed to travel along College Road as it is not as safe for pedestrian travel. He stated that some of the biggest offenders of speeding are coming from the Deerwood Subdivision, and asked what would be the problem with putting up speed bumps. He ended by saying that he purchased his home with two entrances and believed that this request was based on economic discrimination.

Vernon Bender, 6005 5<sup>th</sup> Manor East, spoke in opposition to the request, stating that in the two years that he has lived there, he has not seen one police incident. He goes to the library and the doctors quite frequently and he calculated that this street closure would increase his trips, with the alternate routes that he would have to make, to approximately 90 additional miles a year, and that with these times, every dollar counts. He also forwarded information gathered from the Putnam County Sheriff's department (as City Police calls are dispatched through there) which did not show excessive calls to that area. He further stated he also believed that this was blatant prejudice.

Lillian Vivans, 6006 5<sup>th</sup> Manor E. since 1996, spoke in opposition to the request. She stated that she has been teaching for 17 years and that she has not seen any crime problems. She stated concerns with no sidewalks for children to get to the library on the suggested alternate route of College Rd. With a lot of elderly in the area, with respect to the medical facility, the loss of access could prove to extend valuable time in case of an emergency.

Tim Knowles, 6002 4<sup>th</sup> Manor E., spoke in support of the request. He stated that in addition to other amenities, he bought with the understanding that the road would be closed once the majority of the homes were sold and a homeowner's association would be created. He stated safety concerns of speeders. He added that he also uses the road and will lose that convenience - as will others, but he believes safety is the important item to be considered.

**Case PB 09-27** Viking Street between 4<sup>th</sup> Manor and 5<sup>th</sup> Manor – continued.

Betty Clark, 206 Viking Street, spoke in opposition to the request. She forwarded a signed petition of opposers to this request. She stated that she has had one medical emergency with her husband since she has lived there and if there had been a gate there he could have lost his life.

Dwight Parker, 6110 3<sup>rd</sup> Manor W., stated that they also bought there with the understanding that the road would one day be closed, and a homeowners association would be developed. He said that he uses the road himself, but is in favor of the request due to speeders and children standing and playing in the road all hours of the day and night, and that this road is also used as a cut through for other areas as well.

James Hedge, 6002 E 5<sup>th</sup> Manor, concurred with Mr. Downs regarding the speeding traffic, but spoke in opposition of the request, suggesting that speed bumps could be a solution to that problem.

Mr. Downs presented a police report from the City Police department, and a signed petition in favor of the request.

Bill Sellers, 2<sup>nd</sup> Manor W., spoke in favor of the request suggesting that a gate with a side gate for pedestrians would help stop the through traffic and speeders and also allow for compromise.

Molly Hernandez, 301 Viking St., spoke in opposition to the request. She stated that she has lived there over a year and has not seen any drug problems or crime. She added that on more than one occasion, Mr. Downs has told them to stop driving through and told her child that he needs to go back to his home.

Alma Morris, 5th Manor West, spoke in opposition to the request, and agreed that speed bumps were a great idea.

Sandra Knowles, 6002 4<sup>th</sup> Manor E., expressed support for the request, and stated that she is not prejudice as she once lived in a trailer and has many friends in Viking Manor, but agrees there is a problem with speeders and has been a problem in the past with drug dealings.

Charles Brooks, 6101 W. 2<sup>nd</sup> Manor, spoke in favor of the request, and stated that as a law enforcement officer for over 20 years and that as a trained observer, he can attest to the speeders in the area and stated that his main concern is the safety of the children.

James Clark, 206 Viking St., spoke in opposition of the request, stating that he served 30 years in the US Navy to keep our county free of Nazism and countries like Japan, fighting to keep these roads clear, freedom of speech and WWII. He said that he did not believe in closing of Viking Street and believed it was only to benefit a few. He believes it should remain open to all people as it is a clear way out. He ended by saying that he has not seen a problem with drugs and has not even seen the police in his neighborhood.



Planning Board meeting  
Minutes and proceedings  
November 3, 2009

**Case PB 09-30**      **Address:** Northwest corner of Comfort Rd. and Crystal Cove Dr.  
                         **Parcel:** 37-09-26-0000-0060-0082  
                         **Applicant:** Thirty-ninth Avenue Professional Center, Inc.  
                         **Agent:** James Meehan  
  
                         **Request:** for review of preliminary plat for 42 single-family dwellings.

**(Public Hearing)**

Ms. Banks stated that this case was properly advertised and noticed and that she received some calls inquiring about the project from some of the citizens who were encouraged to attend the meeting. She forwarded comments she received, after the Board packets had gone out, from the City Manager from the interdepartmental review.

Jim Meehan, 3207 NW 96<sup>th</sup> Street, Gainesville, FL, introduced himself as the Engineer for the applicant and stated that the reason for the request was so they could subdivide the property.

Ms. Banks advised that one of the comments forwarded by the City Manager was to do away with the secondary access because it was in quite close proximity to the Crystal Cove entrance.

Discussion ensued regarding the density for this project and ingress/egress.

Charles Myers, 244 Crystal Cove Dr., spoke of concerns with compatibility with the surrounding area, density, and traffic as well as sewage capacity with the existing lift station.

Chevy Davis, 226 Crystal Cove Dr., stated his concerns of traffic, the condition of the existing roads and the drainage as there is a problem with the existing water retention pond in that area.

Rick Leary, 206 Crystal Cove Dr., spoke of concerns regarding the size of the lots, as he did not believe that the preliminary plat is in keeping with the surrounding neighborhoods. He stated that he hoped that the Board would request a revised preliminary plat with less density.

Bob Taylor, 241 Crystal Cove Dr., concurred with the previous concerns expressed and stated some additional concerns including, staff comments of buffers would not be required for this development, citing different surrounding zoning designations. He was concerned of the actual acreage of the development. He stated that the Police Departments recommendations need to be seriously considered, which include strong recommendation that all roads adjacent and leading to the development, including Highway 17 be annexed into the city.

John Kayhill, owner of property across Comfort Rd. zoned industrial, stated his concerns of incompatibility, density and necessity, as there is more of a need for industry and current road conditions.

**Case PB 09-30** Northwest corner of Comfort Rd. and Crystal Cove Dr. – continued.

Don Holmes spoke of limitations in terms with what the City can or cannot do with the property and of the Future Land Use Element of the City's Comprehensive Plan.

Bobby Humphries, 222 Crystal Cove Dr., stated that he feels that they were misled by the previous request for condos. He wanted more information regarding the type of homes that are going to be built.

Jim Meehan explained that that is just preliminary, that there would be curbs and gutter streets with curbed inlets with underground concrete drain pipes, retention ponds and that a lot more of the design build questions will be answered as they go forward, requesting the appropriate approvals.

Bill Stephens, 216 Crystal Cove Dr., agreed with Mr. Humphries and stated that he was concerned for compatibility with the surrounding area with regards to value, square foot of the homes and lot size.

Garry Woods, 207 Crystal Cove Dr. stated that the previous developer agreed to put up a wall between the developments and wanted to know what their intention was.

Ron Baulkman, 246 Crystal Cove Dr., agreed with the comments of his neighbors and suggested a meeting with who ever to discuss putting something there that is comparable to the existing neighborhood.

Caroline Tingle, 232 Crystal Cove Dr., shared concerns of potential increase of drainage problems with this kind of density. She stated that she supports a development but wants compatibility that supports the existing neighborhood.

Pat Baulkman, 246 Crystal Cove Dr., asked why they were not going to put in the condos, adding that it would make more sense.

Discussion continued regarding the possibility of rezoning to R1-A and the possibility of a community meeting with the developer.

With no further business, the meeting adjourned at 7:30 pm.





**PLANNING AND DEVELOPMENT STAFF REPORT**  
**January 5, 2010**  
**Planning Commission**  
**Public Hearing**

**APPLICANT:** Lowe's Home Centers, Inc.

**CASE:** PB 09-37

**LOCATION:** 500 North State Rd. 19; Parcel ID Number: 02-10-26-0000-0420-0020

**REQUEST:** To rezone from County IL (Light Industrial) and C-2 (General Commercial) to City C-2 (Intensive Commercial)

**BACKGROUND & ANALYSIS:** This 28.86 +/- acre parcel was annexed in 2004 and the land use was amended from County Urban Service to City Commercial in 2008, however, rezoning has not been completed.

Surrounding properties are designated as Commercial (City commercial future land use) and Urban Service (County land use) east and west of the subject property; City Commercial to the south and County Urban Service to the north. The zoning pattern of the site and surrounding area is City C-2 to the north and east; Light Industrial (County) to the west; City C-2 to the south with City C-2 and County C-2 and C-4 to the north. The existing land use pattern in the area is largely commercial with one small light industrial parcel.

**SURROUNDING LAND USE AND ZONING:**

	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Current Land Uses</b>
<b>North</b>	County US (urban service) City Commercial	County C-2/C-4  City C-2	Hi-Level Bar, Stage-coach Sauces, Apartments, Hotel (City)
<b>South</b>	City Commercial	C-2	Palatka Mall
<b>East</b>	County Commercial City Commercial	County C2 & C-3 City C-2	Vystar Credit Union Kangaroo Gas Station
<b>West</b>	County & City Industrial	County IL (light industrial) City M-1 (industrial)	Largely Vacant Land Dosch-King Emulsions

**REZONING REQUIREMENTS PER SECTION 94-38(f)(1) Palatka Municipal Code:**

- a. Whether the proposed change is in conformity with the comprehensive plan.**  
The proposed change will correctly reflect the existing use and is in conformity with the comprehensive plan.
- b. The existing land use pattern.**  
The rezoning will correctly reflect the existing land use pattern along the State Road 19 corridor.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.**  
No isolated district will be created since it is contiguous to other parcels with C-2 zoning.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.**  
Public facilities have not been overtaxed by this use and a rezoning will not impact them.

- e. **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**  
District boundaries are logically drawn and reflect the existing conditions on this property.
- f. **Whether changed or changing conditions make the passage of the proposed amendment necessary.**  
The proposed rezoning is necessary to reflect the annexed parcel and its existing use.
- g. **Whether the proposed change will adversely influence living conditions in the neighborhood.**  
The proposed change will not adversely influence living conditions.
- h. **Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**  
Since there is an existing commercial use on this parcel, the proposed change will not increase traffic beyond existing Level of Service standards.
- i. **Whether the proposed change will create a drainage problem.**  
The existing structure has not created a drainage problem and rezoning will not increase the ability for it to do so.
- j. **Whether the proposed change will seriously reduce light and air to adjacent areas.**  
This change will not reduce light and air to adjacent areas.
- k. **Whether the proposed change will adversely affect property values in the adjacent area.**  
This change will not adversely affect property values. Values may have increased since this business was constructed.
- l. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**  
The proposed change will not be a deterrent to the improvement or development of adjacent parcels.
- m. **Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**  
This rezoning will not constitute a grant of special privilege.
- n. **Whether there are substantial reasons why the property cannot be used in accord with existing zoning.**  
Annexation and the connection to City water and sewer service make the rezoning necessary for this existing commercial use.
- o. **Whether the change suggested is out of scale with the needs of the neighborhood or the city.**  
The proposed rezoning is not out of scale.
- p. **Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.**  
Since the use already exists, this item is not applicable.
- 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**

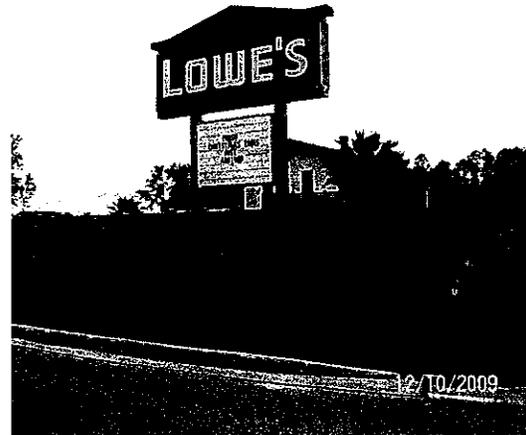
**zoning district.**

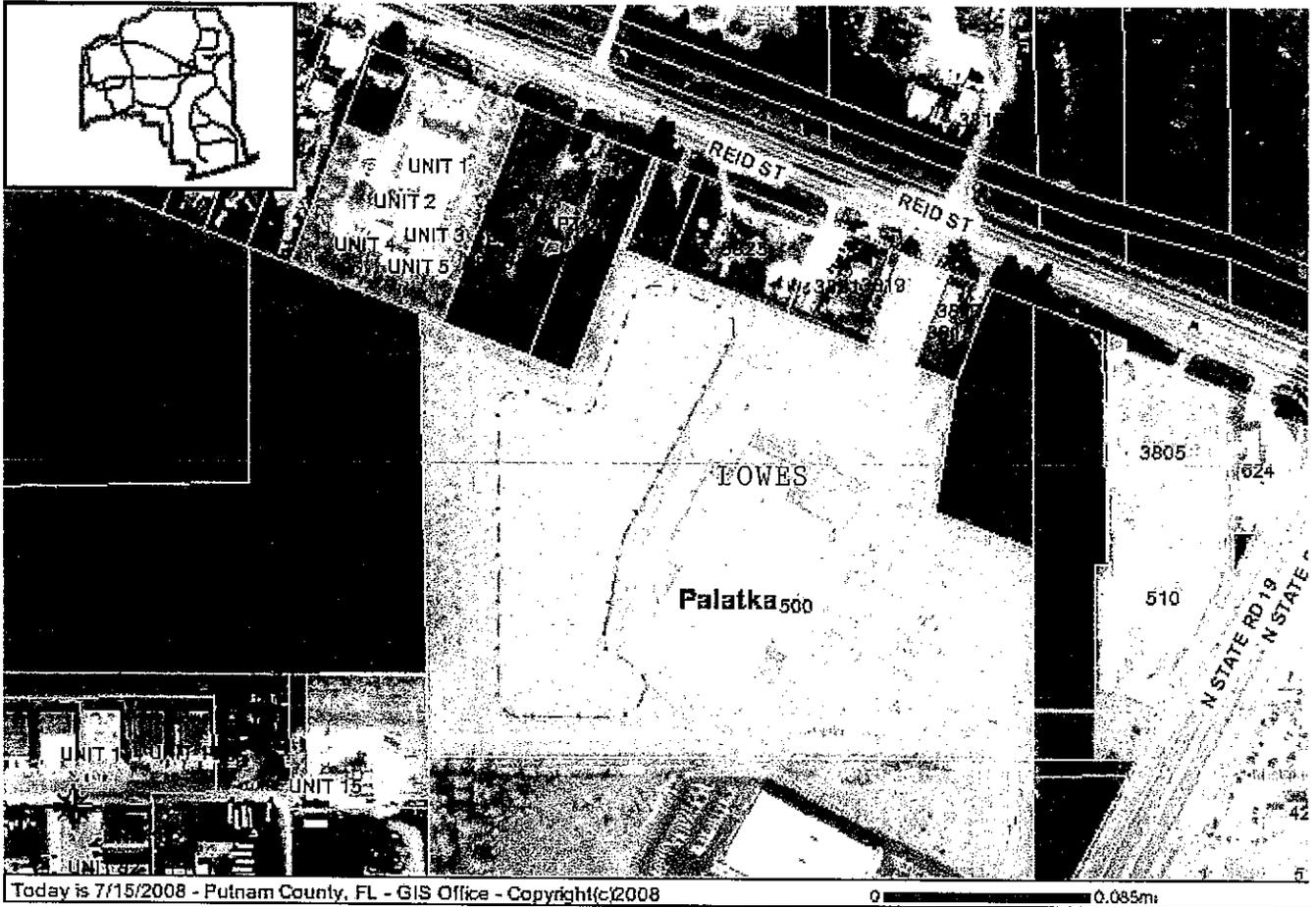
This parcel is not located in a Historic District.

**Staff Comment:** Staff believes the proposed zoning correctly reflects the existing use of the property and is consistent with the trend to utilize this section of the State Road 19 corridor as commercial.

**STAFF RECOMMENDATION:** Staff recommends approval of this request to rezone from County IL and C-2 to City C-2.

**PHOTOS:**





Case Number: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

**CITY OF PALATKA  
APPLICATION FOR REZONING AND/OR  
AMENDING THE FUTURE LAND USE MAP (Large 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: 3819/3821/3825 Reid Street (SR 100)  
See attached legal description.
2. Property Appraiser parcel #: 02-10-26-0000-0370-0000.  
02-10-26-0000-0580-0000, 0010, 0011
3. Total acres to be considered as part of this request: 8.12 acres +/-
4. The names and addresses of all owners as shown in the Putnam County public records:  
Larry J. Adkins Enterprises, Inc.  
P. O. Box 686 and P. O. Box 607, Palatka, FL 32178-0686/0607  
County
5. Current zoning designation: C-2 Requested zoning designation: C-2  
Urban Service Area
6. Current land use designation: \_\_\_\_\_ Requested land use designation: Commercial
7. Reason for rezoning/land use amendment request: assemblage of parcels for commercial  
development
8. Number and types of structures on the property: two structures: one  
residential house and one bar (High Level Liquors)
9. Copy of recorded deed (attach to application). attached
10. Boundary survey or location map (attach to application). attached

Case Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): Roger W. Strcula, PE (386) 672-9515  
Upham, Inc.  
265 Kenilworth Avenue Ormond Beach, FL 32174

12. Three hundred fifty dollar (\$350.00) application fee (checks payable to *City of Palatka*).

13. This application submitted by:

Signature of owner(s): see attached letter of authorization *Roger W Strcul*  
Print owner(s) name(s): Larry J. Adkins Enterprises, Inc.  
Address of owner(s): P. O. Box 686/P. O. Box 607  
Palatka, FL 32178-0686/0607  
Telephone: (386) 326-1162

STATE OF FLORIDA

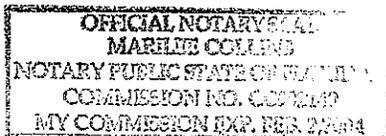
County of Volusia

Before me this day personally appeared Roger W. Strcula 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 18th day of DECEMBER A.D. 2002.

My commission expires:

*Marilee Collins*  
Notary Public  
State of Florida at Large



**2010 Interim Property Information for Parcel: 02-10-26-0000-0420-0020****2009 Certified Tax Collector Information****Lowe'S Home Centers Inc**

Highway 268 East (East Dock)

North Wilkesboro Nc 28659-8659 ( [Putnam County GIS Interactive Mapping](#) )**Parcel 911 Addresses**500 North State Rd 19, Palatka ([MapQuest map](#))**Detail Information for Parcel: 02-10-26-0000-0420-0020**

Property Use:	Stores, One Story	Structures:	1
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950600	Census Block:	1046
Total Acreage:	28.86	Location:	City of Palatka

**Property Legal Description**

PT OF SE1/4 OF NW1/4 OR962 P12 OR962 PP15 18 261(CONSERVATION ESMT IN FAV OF SJRWMD) + OR794 P1358

**Parcel Sales Data**

Book	Page	Instrument	Month	Year	QSCD	Price
1212	1396	Ordinance	December	2008		\$0
0982	1447	Ordinance	May	2004		\$0
0962	0015	Warranty Deed	December	2003	00 I	\$31500
0962	0261	Easement	December	2003	01 V	\$100
0962	0026	Quit Claim Deed	December	2003	02 I	\$100
0962	0012	Special Warranty Deed	December	2003	02 V	\$1012500
0962	0023	Quit Claim Deed	December	2003	02 I	\$100
0962	0018	Quit Claim Deed	December	2003	02 I	\$318500
0962	0039	Easement	December	2003	01 V	\$100
0962	0007	Quit Claim Deed	December	2003	02 I	\$100
0962	0035	Quit Claim Deed	December	2003	02 I	\$100
0962	0031	Quit Claim Deed	December	2003	02 I	\$100
0841	0760	Quit Claim Deed	December	2000	01 V	\$100
0794	1358	Articles of Agreement	June	1999	01 V	\$100

**Land Data**

Units	Descriptions
27.57	Commercial Acres
1.29	Conservation Easement (Assessed As Acreage)

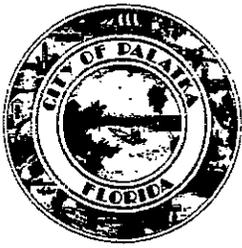
Zoning Data		
Department	Code	Descriptions
Palatka	C-3	Central Commercial

Future Land Use Map (FLUM)	
Code	Descriptions
US	Urban Service

Structure Data			
Type	Year	Area	Square Feet
General Retail Store	2004	BASE	106319
		OFC	1565
		OFC	2225
		CAW	2580
		CAW	3450
		CAN	6732
		CAN	8400

Extra Feature Data	
Code	Descriptions
1	Walks
2	Concrete Drive
3	Asphalt Paving
4	Chain Link Fence
30	Fire Protection
30	Fire Protection
58	Parking Lot Lighting
60	Parking Lots
26	Privacy Wall

**Notice:**  
 NOTICE - This is an interim Putnam County file. Property assessment information will not be displayed until it is certified in October.



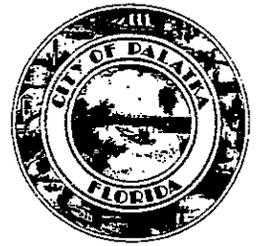
# *City of Palatka*

*Building & Zoning*

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

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



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

## **PUBLIC NOTICE**

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on **January 5, 2010** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

### **Request to rezone from County IL (Light Industrial) and C-2 (General Commercial) to City C-2 (Intensive Commercial)**

**Location:** 500 North State Road 19 (02-10-26-0000-0420-0020)

**Owner:** Lowe's Home Centers

**Case:** PB 09-37

All interested parties are invited to attend this public hearing.

Debbie Banks  
Director of Building & Zoning

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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.

02 10 26 0000 0060 0011  
VANGUARD HOSPITALITY I LLC  
1900 THE EXCHANGE SUITE 180  
ATLANTA GA 30339  
**PB 09-37**

02 10 26 0000 0580 0000 & 0010 & 0011  
Larry J Adkins Enterprises Inc.  
PO Box 686  
Palatka FL 32178 **PB 09-37**

02 10 26 0000 0390 0000 & 0430 0000  
Gilbert Hartley M  
2256 Smullian TR S  
Jacksonville, FL 32217  
**PB 09-37**

02 10 26 0000 0380 0000  
Palatka Hospitality LLC  
930 N Atlantic Ave  
Dayton Beach, FL 32118  
**PB 09-37**

02 10 26 0000 1260 0000  
Palatka Mall LLC  
1900 The Exchange Suite 180  
Atlanta Ga 30339 **PB 09-37**

PALATKA LAND DEVELOPMENT CO  
PO BOX 2620  
VERO BEACH FL 32961  
**PB 09-37**

02 10 26 0000 0420 0000  
Rolling Hills Builders Inc.  
2256 Smullian Trails  
Jacksonville, FL 32217  
**PB 09-37**

02 10 26 0000 0421 0000  
DOSCH-KING EMULSIONS INC  
16 TROY HILLS RD  
WHIPPANY NJ 07981 **PB 09-37**

02 10 26 0000 0460 0000 & 0390 0010  
Terry L & Lisa M Geck  
3401 Woodland St.  
Palatka, FL 32177  
**PB 09-37**

02 10 26 0000 0070 0000 & 8900 0020 0000  
Florida Power & Light Co  
AttN; Property Tax Department  
P.O. Box 140000  
Juno Beach FL 33408 **PB 09-37**

02-10-26-0000-0380-0000  
AKAL HOSPITALITY LLC  
3813 REID ST  
PALATKA FL 32177  
**PB 09-37**

02 10 26 0000 0370 0000  
Adkins Larry J  
P.O. Box 686  
Palatka, FL 32178  
**PB 09-37**

02 10 26 0000 0540 0010  
Putnam Co District School Board Trs  
The NE Fla. Educational Consortium  
200 S 7<sup>th</sup> St.  
Palatka, FL 32177 **PB 09-37**

02 10 26 0000 0360 0000  
Depriest Jack M & Barry J Depriest  
340 Highway 17 S  
East Palatka, FL 32131  
**PB 09-37**

02 10 26 0000 0050 0020 & 0030  
The Pantry Inc  
Attn: Real Estate Dept.  
8930 Western Way Suite 4  
Jacksonville, Fl 32256 **PB 09-37**

02-10-26-0000-0060-0020  
VYSTAR CREDIT UNION  
4949 BLANDING BLVD  
JACKSONVILLE FL 32210  
**PB 09-37**

# Advertising Receipt

Palatka Daily News  
P.O. Box 777  
Palatka, FL 32178-0777  
Phone: (386) 312-5200  
Fax: (386) 312-5209

City of Palatka  
201 N. 2nd Street  
PALATKA, FL 32177

Cust#: 04100016-000  
Ad#: 02542371  
Phone: (386)329-0100  
Date: 12/09/09

Ad taker:    via           Salesperson:   mkw           Classification:   0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
01 Palatka Daily News Affidavit	12/19/09	12/19/09	1	71.55		71.56 2.50

**Payment Reference:**

Total: 74.06  
Tax: 0.00  
Net: 74.06  
Prepaid: 0.00

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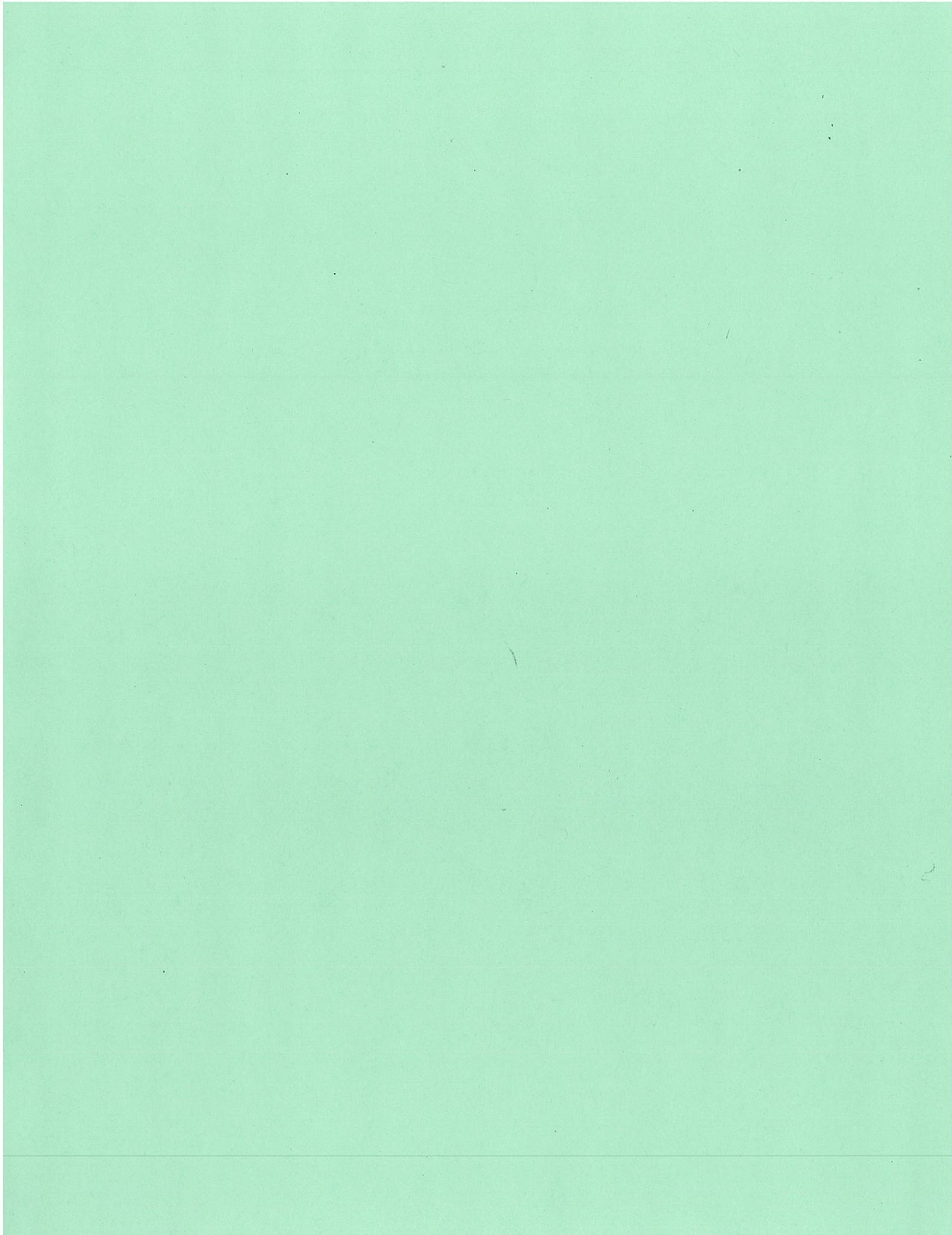
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Legal No. 02542370  
12/19/2009





**PLANNING AND DEVELOPMENT STAFF REPORT**  
**January 5, 2010**  
**Planning Commission**  
**Public Hearing**

**APPLICANT:** City of Palatka

**CASE:** PB 09-38

**LOCATION:** 3010 Browns Landing Road (24-10-26-0000-0250-0010 and 0011)

**REQUEST:** To rezone from County AG (Agriculture) to City PBG-2 (Other Public Facilities)

**BACKGROUND & ANALYSIS:** The property consists of two (2) parcels totaling 260.91 +/- acres. These parcels were annexed in 2003 and the land use was amended from County Urban Service and Agriculture to City OPF (Other Public Facilities) in 2008, however, rezoning has not been completed.

Surrounding properties are all in the County with the following County Future Land Use designations: County Urban Reserve, Commercial and Agricultural 2 to the north of the subject property; Conservation to the south; Urban Reserve and Agricultural 2 to the west; and Urban Reserve, Commercial and Agricultural 2 to the east. The zoning pattern of the site and surrounding area is County Agricultural in all directions. The existing land use pattern in the area is largely vacant land with a small amount of residential and one church.

**SURROUNDING LAND USE AND ZONING:**

	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Current Land Uses</b>
<b>North</b>	UR, CR, & A2 (urban reserve; commercial & agricultural)	AG	Church and vacant land
<b>South</b>	CON (Conservation)	AG	Vacant land
<b>East</b>	UR, CR, & A2 (urban reserve; commercial & agricultural)	AG	Vacant and residential
<b>West</b>	UR(urban reserve)	AG	Vacant land

**REZONING REQUIREMENTS PER SECTION 94-38(f)(1) Palatka Municipal Code:**

- a. **Whether the proposed change is in conformity with the comprehensive plan.**  
 The proposed change will correctly reflect the existing use and is in conformity with the comprehensive plan.
- b. **The existing land use pattern.**  
 The existing land use pattern is predominately vacant land. The rezoning will correctly reflect that this parcel is for an existing public facility.
- c. **Possible creation of an isolated district unrelated to adjacent and nearby districts.**  
 This is an isolated district however it is compatible with the County's Agricultural

zoning and is located away from any other use that would be incompatible with the existing use of a wastewater treatment plant.

- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.**  
Public facilities have not been overtaxed by this use and a rezoning will not impact them.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**  
District boundaries are logically drawn and reflect the existing conditions on this property.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.**  
The proposed rezoning is necessary to reflect the annexed parcel and its existing use.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.**  
The proposed change will not adversely influence living conditions.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.**  
Since there is an existing commercial use on this parcel, the proposed change will not increase traffic beyond existing Level of Service standards.
- i. Whether the proposed change will create a drainage problem.**  
The existing structure has not created a drainage problem and rezoning will not increase the ability for it to do so.
- j. Whether the proposed change will seriously reduce light and air to adjacent areas.**  
This change will not reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.**  
This change will not adversely affect property values. It is remotely located.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.**  
The proposed change will not be a deterrent to the improvement or development of adjacent parcels.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.**  
This rezoning will not constitute a grant of special privilege.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.**  
Annexation and the connection to City water and sewer service make the rezoning necessary for this existing use.

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

The proposed rezoning is not out of scale.

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

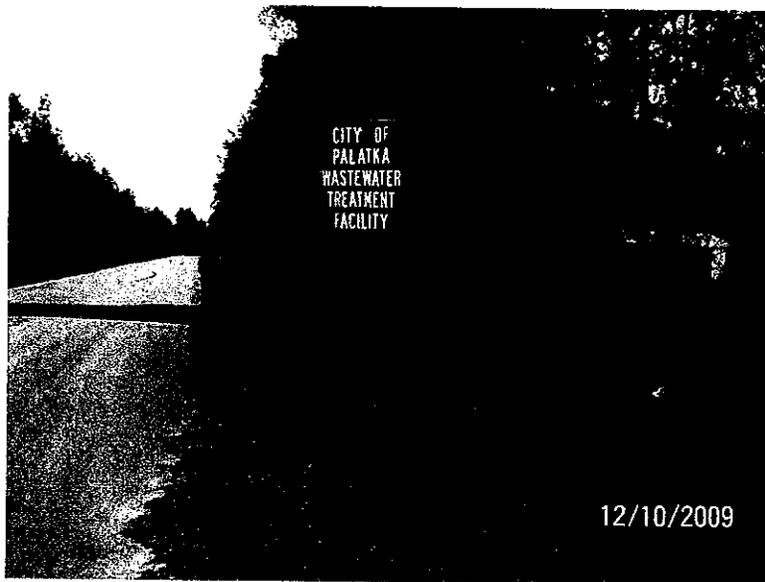
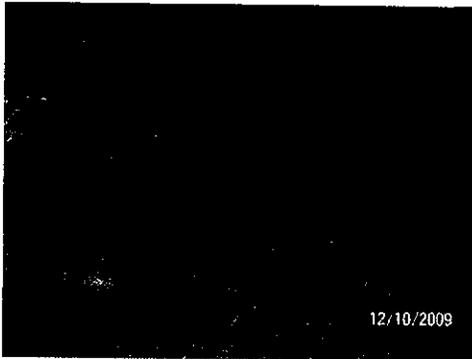
Since the use already exists, this item is not applicable.

- 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.**

This parcel is not located in a Historic District.

**STAFF RECOMMENDATION:** Staff recommends approval of this request to rezone from County AG (Agriculture) to City PBG-2 (Other Public Facilities)

**PHOTOS:**



# Application for Rezoning

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

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

Application Number: PB - 09-38
Date Received: <u>4-21-03 (original)</u> *
Hearing date: <u>1-5-2010</u>

*\* New app. prepared 12/8/09*

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

TO BE COMPLETED BY APPLICANT		
<b>1. Property Address:</b> 3010 Browns Landing Rd and 1 unaddressed parcel	<b>2. Current Property Use:</b> Wastewater Treatment Plant	
<b>3. Parcel Number:</b> 24-10-26-0000-0250-0010 24-10-26-0000-0250-0011	<b>4. Lot size/acreage:</b> 21.67 237.50	<b>5. Proposed Use:</b> Same
<b>6. Current Zoning Designation:</b> Putnam Agriculture	<b>7. Requested Zoning Designation:</b> City PBG-2 Public Buildings & Grounds	<b>8. Required Attachments:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Letter of Authorization*</li> <li><input type="checkbox"/> Legal Description</li> <li><input type="checkbox"/> Copy of Recorded Deed</li> <li><input type="checkbox"/> Fees</li> <li><input type="checkbox"/> Project Narrative**</li> <li><input type="checkbox"/> If applicable, attach Small or Large Scale Future Land Use Amendment application</li> </ul>
<b>9. Square footage of any proposed structures:</b> Varied	<b>10. Number &amp; types of structures on property:</b> Misc. treatment facilities and office	
<b>8. Owner Name:</b> <u>City of Palatka</u>		
<b>Owner Address:</b> <u>201 N 2<sup>nd</sup> Street</u> <u>Palatka, FL 32177</u>		
<b>Phone Number:</b> _____		
<b>9. Agent Name:</b> <u>Debbie Banks</u>		
<b>Agent Address:</b> <u>Same as above</u>		
<b>Phone Number:</b> <u>386.329.0103</u>		

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

\*\*Project Narrative: Explain present and future use of the property detailing project.

Application Number: PB - 09-38

Hearing date: 1-5-2010

10. This application submitted by:

Signature of owner(s): \_\_\_\_\_

Print owner(s) names(s): Woody Boynton

Signature of Agent(s): \_\_\_\_\_

Print Agent(s) names: Debbie Banks

STATE OF FLORIDA

County of Putnam

Before me this day personally appeared Elwin C. Boynton, Jr  
and Debbie Banks who executed the foregoing application and  
acknowledged to and before me that they executed this document for the purposes  
therein expressed.

WITNESS my hand and official seal, this 8<sup>th</sup> day of December A.D. 2009.

Betsy Jordan Driggers  
Notary Public



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



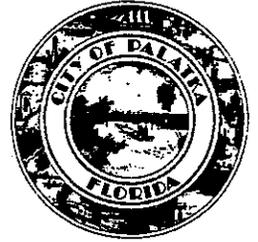
# *City of Palatka*

*Building & Zoning*

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

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



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**Parcel Numbers:** 24-10-26-0000-0250-0010 and 24-10-26-0000-0250-0011

**Owner:** City of Palatka **Case:** PB 09-38

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24-10-26-0000-0250-0000

RBW PROPERTIES INC  
1613 FAIRWAY RIDGE DR  
ORANGE PARK FL 32003

PB 09-38

24-10-26-9120-0000-0060

FLOYD W + BETTY J (P) WEST  
5142 SILVER LAKE DR  
PALATKA FL 32177

PB 09-38

23-10-26-0000-0440-0000

PUTNAM COUNTY  
PO BOX 758  
PALATKA FL 32178

PB 09-38

24-10-26-9120-0000-0030

HUGH M + PATRICIA D MURPHY  
2890 BROWNS LANDING RD  
PALATKA FL 32177

PB 09-38

24-10-26-9120-0000-0041 & 0050 &

WAYNE J + BELINDA PLACONA  
2900 BROWNS LANDING RD  
PALATKA FL 32177

PB 09-38

24-10-26-9120-0000-0071

SOUTHSIDE BAPTIST CHURCH OF PALATKA  
2920 BROWNS LANDING RD  
PALATKA FL 32177

PB 09-38

23-10-26-0000-0320-0000

Tower Assets New co II, LLC  
4091 Viscount Ave.  
Memphis, TN 38118

PB 09-38

24-10-26-0000-0250-0030

RAVELLO (PALATKA) LLC  
8100 OAK LANE SUITE 300  
MIAMI LAKES FL 33016

PB 09-38

24-10-26-0000-0250-0001 & 23-10-26-0000-0330-0001

ST JOHNS RIVER WATER MANAGEMENT DIS  
PO BOX 1429  
PALATKA FL 32177

PB 09-38

23-10-26-0000-0060-0000

T RAY + MARY LOUISE ALLEN  
3625 TROPIC ST  
PALATKA FL 32177

PB 09-38



# Advertising Receipt

Palatka Daily News  
 P.O. Box 777  
 Palatka, FL 32178-0777  
 Phone: (386) 312-5200  
 Fax: (386) 312-5209

City of Palatka  
 201 N. 2nd Street  
 PALATKA, FL 32177

Cust#: 04100016-000  
 Ad#: 02542370  
 Phone: (386)329-0100  
 Date: 12/09/09

Ad taker: vic      Salesperson: mkw      Classification: 0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
01 Palatka Daily News	12/19/09	12/19/09	1	71.55		71.56
Affidavit						2.50

**Payment Reference:**

Total: 74.06  
 Tax: 0.00  
 Net: 74.06  
 Prepaid: 0.00

**Total Due 74.06**

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Legal No. 02542370  
12/19/2009

**2010 Interim Property Information for Parcel: 24-10-26-0000-0250-0011**

**2009 Certified Tax Collector Information**

**City Of Palatka**  
 C/O City Hall  
 201 N 2nd St  
 Palatka FL 32177-2177 ( [Putnam County GIS Interactive Mapping](#) )

**Detail Information for Parcel: 24-10-26-0000-0250-0011**

Property Use:	Sewage Disposal, Solid Waste, Borrow Pits, Drainage Reservoirs, Waste Lands, Marsh, Sand Dunes, Swamps	Structures:	0
Mobile Homes:	<input type="checkbox"/> 0	MH Unextended:	0
Census Tract:	950900	Census Block:	6016
Total Acreage:	237.45	Location:	City of Palatka

**Property Legal Description**  
 PT OF SEC OR772 P467

**Parcel Sales Data**

Book	Page	Instrument	Month	Year	QSCD	Price
0961	0859	Ordinance	December	2003		\$0
0003	0024	Ordinance	November	2003		\$0
0772	0467	Warranty Deed	October	1998	01 V	\$276000

**Land Data**

Units	Descriptions
237.50	Commercial Acres

**Future Land Use Map (FLUM)**

Code	Descriptions
A2	Agriculture II
UR	Urban Reserve

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

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**2009 Certified Tax Collector Information**  
**City Of Palatka**  
 C/O City Hall  
 201 N 2nd St  
 Palatka Fl 32177-2177 ( [Putnam County GIS Interactive Mapping](#) )

**Parcel 911 Addresses**  
 3010 Browns Landing Rd, Palatka ([MapQuest map](#))

**Detail Information for Parcel: 24-10-26-0000-0250-0010**

Property Use:	Sewage Disposal, Solid Waste, Borrow Pits, Drainage Reservoirs, Waste Lands, Marsh, Sand Dunes, Swamps	Structures:	4
Mobile Homes:	<input type="checkbox"/> 0	MH Unextended:	0
Census Tract:	950900	Census Block:	6008
Total Acreage:	21.67	Location:	City of Palatka

**Property Legal Description**  
 N1/2 OF SW1/4 OF NE1/4 (EX SCL RR) + S1/2 OF NW1/4 OF NE1/4 S OF SCL RR OR433 P1949 (EX SUBSURFACE RIGHTS ASSESSED IN 24-10-24-0000- 7777-0001) (LUNDY ROAD SEWAGE TREATMENT PLANT)

**Parcel Sales Data**

Book	Page	Instrument	Month	Year	QSCD	Price
0961	0859	Ordinance	December	2003		\$0
0003	0024	Ordinance	November	2003		\$0
0433	1949	Warranty Deed	May	1983	00 V	\$55300

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Units	Descriptions
21.67	Commercial Acres

**Zoning Data**

Department	Code	Descriptions
Palatka	AG	

**Future Land Use Map (FLUM)**

Code	Descriptions
UR	Urban Reserve

**Structure Data**

Type	Year	Area	Square Feet
General Office	1988	BASE	1760
		CAN	60
Industrial Bldg/Light Or Heavy	1988	BASE	2891
Industrial Bldg/Light Or Heavy	1988	BASE	2080
Industrial Bldg/Light Or Heavy	1988	BASE	1672

**Extra Feature Data**

Code	Descriptions
3	Asphalt Paving
1	Walks
58	Parking Lot Lighting
4	Chain Link Fence

**Special Building Data**

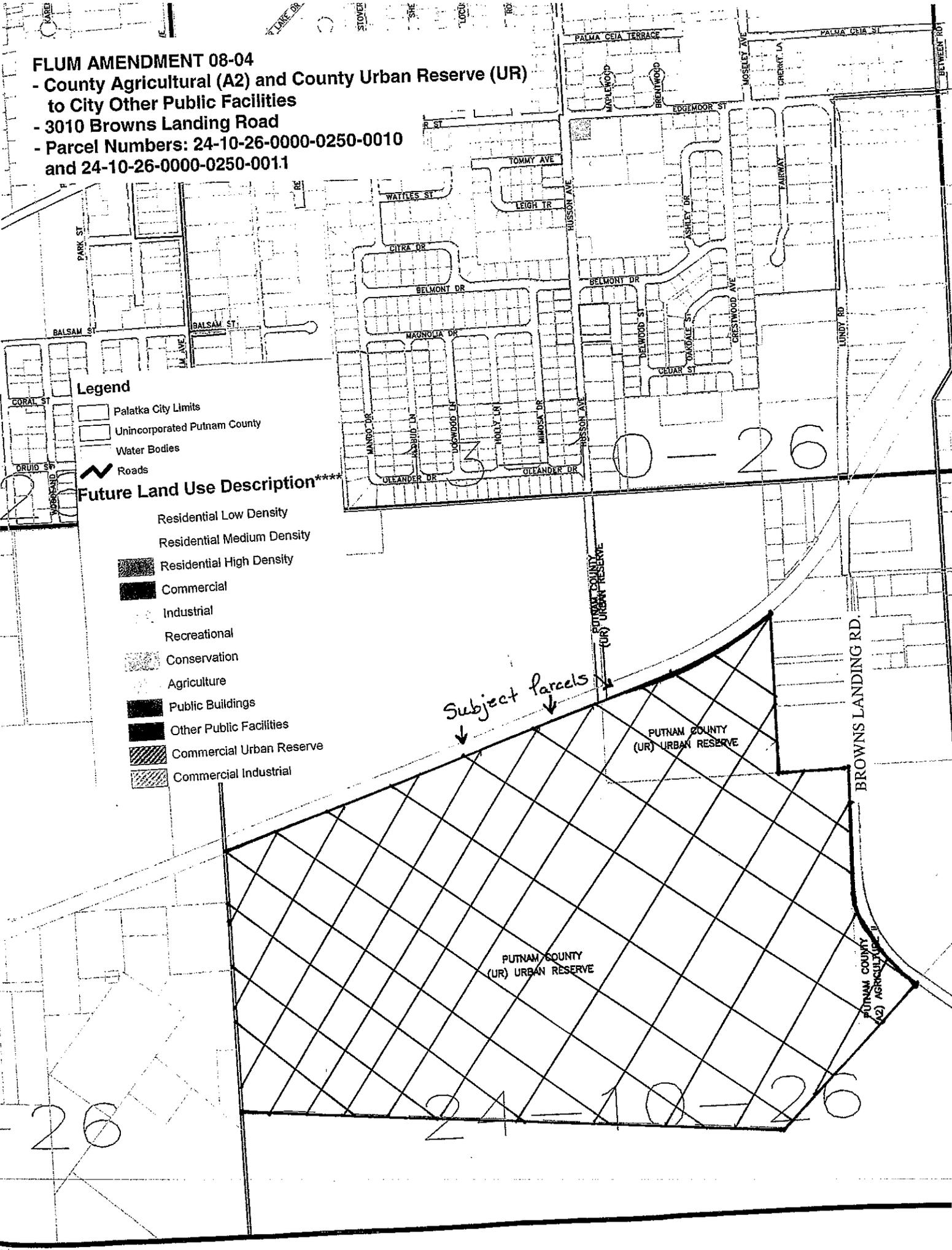
Code	Size	Square Footage	Descriptions
COMM	16X54	864	Commercial Bldgs
COMM	12X16	192	Commercial Bldgs
COMM	13X20	260	Commercial Bldgs

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**FLUM AMENDMENT 08-04**  
 - County Agricultural (A2) and County Urban Reserve (UR)  
 to City Other Public Facilities  
 - 3010 Browns Landing Road  
 - Parcel Numbers: 24-10-26-0000-0250-0010  
 and 24-10-26-0000-0250-0011



**Legend**

- Palatka City Limits
  - Unincorporated Putnam County
  - Water Bodies
  - Roads
- Future Land Use Description\*\*\*\***
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Commercial
  - Industrial
  - Recreational
  - Conservation
  - Agriculture
  - Public Buildings
  - Other Public Facilities
  - Commercial Urban Reserve
  - Commercial Industrial

Subject parcels

PUTNAM COUNTY (UR) URBAN RESERVE

PUTNAM COUNTY (UR) URBAN RESERVE

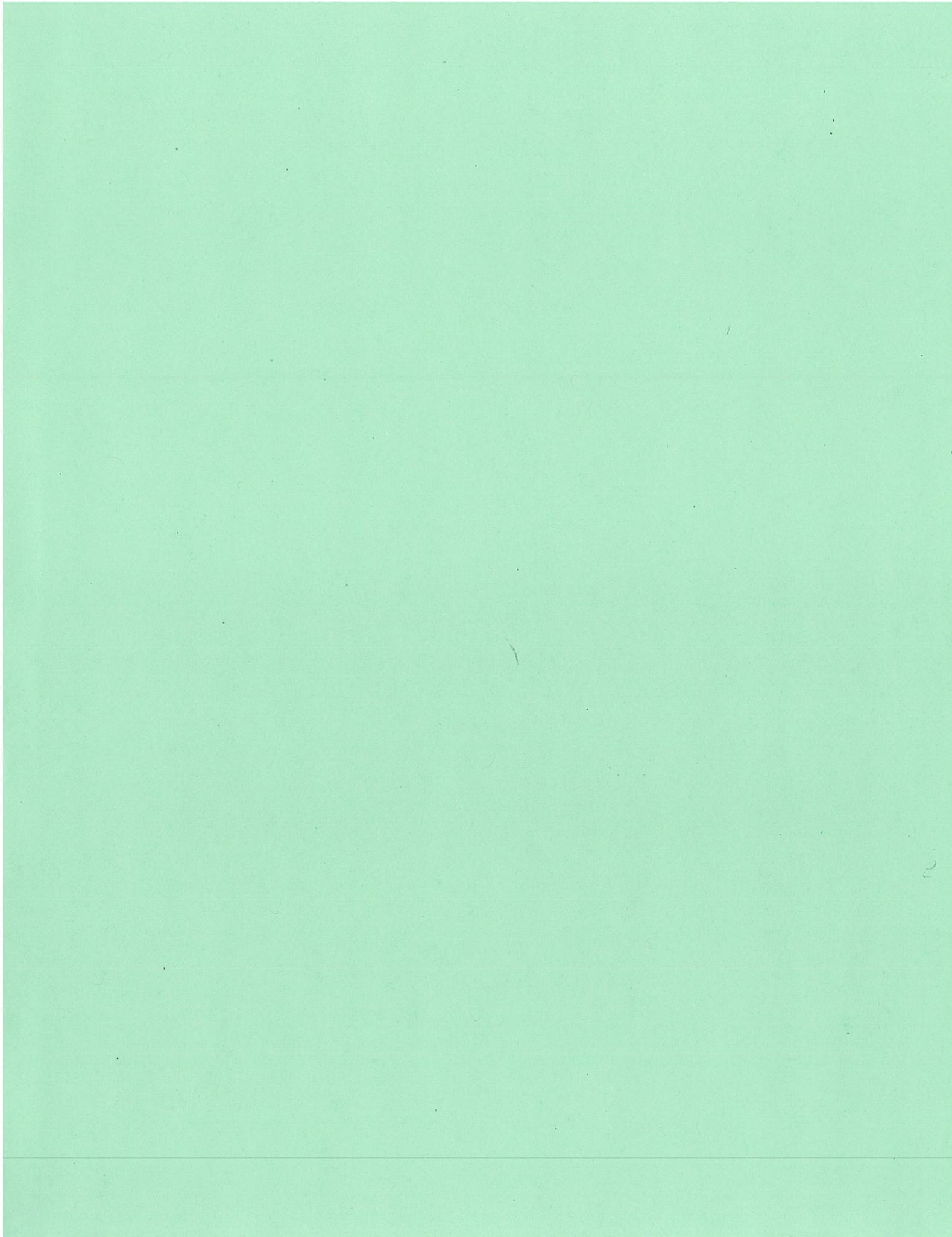
BROWNS LANDING RD.

PUTNAM COUNTY (A2) AGRICULTURE

26

24-10-26

0-26





**PLANNING AND DEVELOPMENT STAFF REPORT**  
**January 5, 2010**  
**Planning Commission**  
**Public Hearing**

**APPLICATION:** PB 09-39 Rezoning from County C-3 to City C-2  
**APPLICANT:** Home Depot U.S.A. Inc.  
**AGENT:** NA

**REQUEST:** To rezone from County C-3 (General Commercial) to City C-2 (Intensive Commercial)

**LOCATION:** 417 North State Rd 19 (02-10-26-0000-0660-0000)

**BACKGROUND & ANALYSIS:** This 12.761 acre parcel was annexed in 2004 and the land use was amended from County Urban Service to City Commercial in 2008, however, rezoning has not been completed.

Surrounding properties are designated as Commercial (City commercial future land use) to the north and west of the subject property and Urban Service (County land use designation) to the south and east. The zoning pattern of the site and surrounding area is City C-2 to the north and west and R-1A (Single Family Residential) to the south and east. The existing land use pattern in the area is largely commercial with some residential uses.

The applicant applied to rezone from County C-3 (intensive commercial) to City C-2 (intensive commercial.)

***SURROUNDING ZONING AND LAND USE***

	<b>Future Land Use Designation</b>	<b>Zoning</b>	<b>Current Land Uses</b>
<b>North</b>	Commercial	City C-2	Mixed commercial uses
<b>South</b>	County US (urban service)	County R 1A(residential)	Single family homes
<b>East</b>	County US (urban service)	County R 1A(residential)	Single family homes
<b>West</b>	Commercial	City C-2	Mixed commercial uses

**REZONING REQUIREMENTS PER SECTION 94-38(f)(1) Palatka Municipal Code:**

- a. Whether the proposed change is in conformity with the comprehensive plan.**  
 The proposed change will correctly reflect the existing use and is in conformity with the comprehensive plan.
- b. The existing land use pattern.**  
 The rezoning will correctly reflect the existing land use pattern along the State Road 19 corridor.

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

No isolated district will be created since it is contiguous to other parcels with C-2 zoning.

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

Public facilities have not been overtaxed by this use and a rezoning will not impact them.

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

District boundaries are logically drawn and reflect the existing conditions on this property.

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

The proposed rezoning is necessary to reflect the annexed parcel and its existing use.

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

The proposed change will not adversely influence living conditions.

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

Since there is an existing commercial use on this parcel, the proposed change will not increase traffic beyond existing Level of Service standards.

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

The existing structure has not created a drainage problem and rezoning will not increase the ability for it to do so.

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

This change will not reduce light and air to adjacent areas.

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

This change will not adversely affect property values. Values may have increased since this business was constructed.

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

The proposed change will not be a deterrent to the improvement or development of adjacent parcels.

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

This rezoning will not constitute a grant of special privilege.

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

Annexation and the connection to City water and sewer service make the rezoning

necessary for this existing commercial use.

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

The proposed rezoning is not out of scale.

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

Since the use already exists, this item is not applicable.

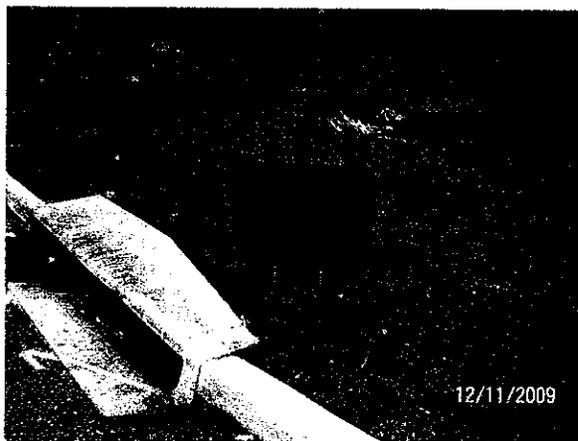
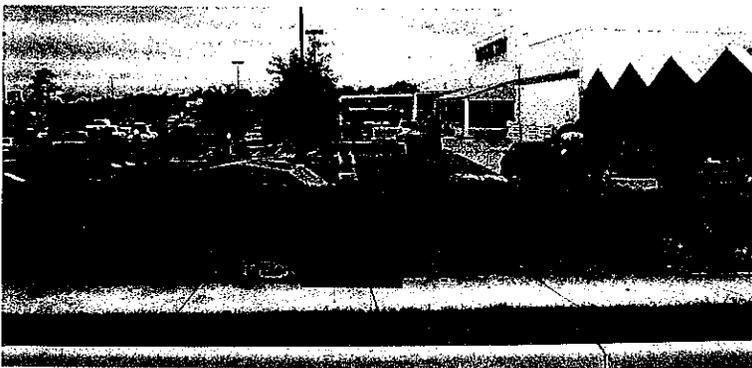
- q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.**

This parcel is not located in a Historic District.

**Staff Comment:** Staff believes the proposed zoning correctly reflects the existing use of the property and is consistent with the trend to utilize this section of the State Road 19 corridor as commercial.

**STAFF RECOMMENDATION:** Staff recommends approval of this request to rezone from County C-3 to City C-2.

**PHOTOS:**



Case Number: 04-005  
Date Filed: 3-9-04

**CITY OF PALATKA  
APPLICATION FOR REZONING AND/OR  
AMENDING THE FUTURE LAND USE MAP (Large 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: 3606, 3624, 3700, & 3800 Weaver Road  
(SEE ATTACHED LEGAL DESCRIPTION)
2. Property Appraiser parcel #: #02-10-26-0000-0660-0000 and #02-10-26-0000-0650-0011 and #02-10-26-0000-0710-0000 and #02-10-26-0000-0650-0000
3. Total acres to be considered as part of this request: 12.761 acres
4. The names and addresses of all owners as shown in the Putnam County public records:  
The Home Depot U.S.A., Inc., 2455 Paces Ferry Road, Atlanta, GA 30339
5. Current zoning designation: C-3 Requested zoning designation: C-2
6. Current land use designation: Commercial Requested land use designation: Commercial  
(urban service area)
7. Reason for rezoning/land use amendment request: Property must connect to City of Palatka City of Palatka Utilities.
8. Number and types of structures on the property: There is (1) one 136,194 SF retail Home Improvement facility on the property.
9. Copy of recorded deed (attach to application).
10. Boundary survey or location map (attach to application).

RECEIVED  
MAR 9 2004  
BY: [Signature]

RECEIVED  
MAR 9 2004  
BY: [Signature]

RECEIVED  
MAR 9 2004  
BY: [Signature]

9-8-98

Case Number: 04-005  
Date Filed: 2-9-04

11. Name, telephone number, and mailing address of agent authorized to represent owner (if applicable): Mr. Chris Logan, Greenberg Farrow Architecture, Inc.,  
1755 The Exchange, Atlanta, GA 30339, Ph#: (770) 303-1033, Fax#: (770) 303-2335

12. Three hundred fifty dollar (\$350.00) application fee (checks payable to *City of Palatka*).

13. This application submitted by:

Signature of owner(s): \_\_\_\_\_  
Print owner(s) name(s): Home Depot U.S.A, Inc.  
Address of owner(s): 2455 Paces Ferry Road *RRP 2/25/04*  
Atlanta, GA 30339 *JDR*  
Telephone: (770) 433-8211  
Jeff Israel  
Director - Legal FEB 26 2004

STATE OF FLORIDA  
County of Putnam

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

WITNESS my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 199\_\_.

My commission expires:

\_\_\_\_\_  
Notary Public  
State of Florida at Large



# *City of Palatka*

*Building & Zoning*

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

*Palatka, Florida 32177*

*386-329-0103 • Fax 386-329-0172*



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

## **PUBLIC NOTICE**

Notice is hereby given that the **CITY OF PALATKA PLANNING BOARD** will hold a public hearing on **January 5, 2010** at 4:00 P.M. at City Hall, 201 N 2nd St. for the purpose of hearing the following matter:

### **Request to rezone from County C-3 (General Commercial) to City C-2 (Intensive Commercial)**

**Location:** 417 North State Road 19 (02-10-26-0000-0660-0000)

**Owner:** Home Depot U.S.A. Inc.

**Case:** PB 09-39

All interested parties are invited to attend this public hearing.

Debbie Banks  
Director of Building & Zoning

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 WHICH 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.

02-10-26-8900-0020-0010 PB09-39

GLASS PROPERTIES LLC  
1851 TELFAIR ST  
DUBLIN GA 31021

02-10-26-0000-1254-0000 PB09-39

KIMBERLY L RIVERS  
3525 WEAVER RD  
Palatka Fl 32177

02-10-26-0000-0790-0010 PB09-39  
BECKHAM LELAND R + CAROLYN L  
PO BOX 1303  
Palatka Fl 32178-1303

02-10-26-8900-0010-0000 PB09-39  
LELAND R + JACK R+MARGARET BECKHAM  
PO BOX 1303  
Palatka Fl 32178-1303

02-10-26-0000-0800-0010 PB09-39  
HELEN J WEAVER FAMILY LAND TRUST  
PO BOX 632  
Palatka Fl 32178-632

02-10-26-0000-1310-0030 PB09-39  
F+H PROPERTIES LIMITED PARTNERSHIP  
5720 PONTIAC TRAIL  
WEST BLOOMFIELD MI 48323

02-10-26-0000-0670-0010 PB09-39  
TOLBERT J + KAREN M ADAMS SR  
3602 WEAVER RD  
Palatka Fl 32177

02-10-26-0000-0800-0030 PB09-39  
LANITA A JAMES  
133 MOORES TRAIL  
Palatka Fl 32177

02-10-26-0000-1261-0000 PB09-39  
FAITH BAPTIST CHURCH  
3920 WEAVER RD  
Palatka Fl 32177

02-10-26-0000-0700-0000 PB09-39  
JOANNE WELLS  
357 SHORE DR  
ELLENTON FL 34222

02-10-26-0000-0810-0000 PB09-39  
NEVA KNOWLES  
3625 WEAVER RD  
Palatka Fl 32177

02-10-26-0000-0630-0010 PB09-39  
MARY LOUISE THOMAS  
418 MISSION RD, COTTAGE 2  
Palatka Fl 32177

02-10-26-0000-0670-0000 PB09-39  
DWAINE ROSS  
3604 WEAVER RD  
Palatka Fl 32177

02-10-26-0000-0630-0014 PB09-39  
FRED WAYNE + KIMBERLY B  
YARBOROUGH  
15092 RIVER HILLS DR  
GLEN ST MARYS FL 32040

02-10-26-0000-0680-0000 PB09-39  
GARY D + KATHRYN GRESHAM  
3600 WEAVER RD  
Palatka Fl 32177

# Advertising Receipt

Palatka Daily News  
 P.O. Box 777  
 Palatka, FL 32178-0777  
 Phone: (386) 312-5200  
 Fax: (386) 312-5209

City of Palatka  
 201 N. 2nd Street  
 PALATKA, FL 32177

Cust#: 04100016-000  
 Ad#: 02542369  
 Phone: (386)329-0100  
 Date: 12/09/09

Ad taker: vic Salesperson: mkw Classification: 0360

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
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01 Palatka Daily News Affidavit	12/19/09	12/19/09	1	68.30		68.30 2.50
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**Payment Reference:**

Total: 70.80  
 Tax: 0.00  
 Net: 70.80  
 Prepaid: 0.00

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**Total Due 70.80**

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Legal No. 02542369  
12/19/2009

**2008 Interim Property Information for Parcel: 02-10-26-0000-0660-0000**  
**2007 Certified Tax Collector Information**  
**Home Depot U.S.A. Inc**  
 2455 Paces Ferry Road  
 Building C 20th Floor  
 Atlanta Ga 30339-0339 ( [Putnam County GIS Interactive Mapping](#) )

**Parcel 911 Addresses**  
 417 North State Rd 19, Palatka ([MapQuest map](#))

**Detail Information for Parcel: 02-10-26-0000-0660-0000**

Property Use:	Stores, One Story	Structures:	1
Mobile Homes: <input type="checkbox"/>	0	MH Unextended:	0
Census Tract:	950700	Census Block:	3025
Total Acreage:	12.72	Location:	City of Palatka

**Property Legal Description**  
 PT OF S1/2 OF NW1/4 OF SE1/4 BK230 P537(EX OR126 P559) & PT OF SUNNY GARDENS OR698 P41(EX OR963 P471) BK133 P287 OR292 PP282 283(SUBJECT TO ESMT OR698 P45)

**Parcel Sales Data**

Book	Page	Instrument	Month	Year	QSCD	Price
0982	1449	Ordinance	May	2004		\$0
0963	0465	Quit Claim Deed	December	2003	02 V	\$100
0963	0445	Special Warranty Deed	December	2003	00 V	\$83400
0963	0430	Special Warranty Deed	December	2003	02 V	\$975000
0963	0458	Special Warranty Deed	December	2003	00 V	\$41700
0963	0452	Quit Claim Deed	December	2003	02 V	\$100
0963	0439	Quit Claim Deed	December	2003	02 V	\$100
0950	1868	Final Judgment Dissolution of Marriage	September	2003		\$0
0698	0045	Easement	April	1996	01 V	\$100
0698	0041	Special Warranty Deed	April	1996	00 V	\$100000
0611	0277	Corrective Quit Claim Deed	September	1992	01 V	\$100
0611	0279	Warranty Deed	September	1992	01 V	\$100
0571	0157	Warranty Deed	October	1990	00 V	\$140000
0505	1982	Warranty Deed	May	1987	01 V	\$80000

0451	1393	Quit Claim Deed	June	1984	02 V	\$100
0436	0982	Warranty Deed	July	1983	02 V	\$100
0435	1232	Warranty Deed	June	1983	02 V	\$100
0317	0035	Warranty Deed	December	1974		\$100
0294	0283	Warranty Deed	May	1973		\$5000
0294	0282	Warranty Deed	May	1973		\$5000
0213	0698	Warranty Deed	February	1969		\$1500

Land Data	
Units	Descriptions
493099.20	Commercial Square Feet
1.20	Utilities Corridor Acreage
0.20	Easements (Ingress/Egress, Util., Drain) Assessed As Acreage

Zoning Data		
Department	Code	Descriptions
Palatka	C-3	Central Commercial

Future Land Use Map (FLUM)	
Code	Descriptions
US	Urban Service

Structure Data			
Type	Year	Area	Square Feet
General Retail Store	2004	BASE	97240
		OFC	190
		CAN	12446
		SPN	2400
		CAN	1600
		SPN	1275
		CAW	224
		OFC	3840
		CAW	3825
		SPN	1088
CAW	2652		

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