ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

JASON SHAW
ACTING CITY MANAGER
CHIEF OF POLICE

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK

AGENDA
PLANNING BOARD MEETING
June 2, 2026 at 4:00 PM

1. CALL TO ORDER

a. Invocation

b. Pledge of Allegiance

c. Roll Call

d. Appeal Procedures & ExParte Communication
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 may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105

2. APPROVAL OF MINUTES

a. Approve May 05, 2026 Minutes.

3. PUBLIC COMMENTS

a. **Public Comments** - (Speakers limited to three minutes - no action taken on items)

4. REGULAR BUSINESS

a. **Appeal of Staff Decision to Planning Board – Request for Zoning Verification to Allow Replacement of Existing Single-Family Structure at 1509 St. Johns Avenue in the C-2 Zoning District.**

b. **PB Case 26-11: Request to amend the Future Land Use designation of acres from City of Palatka Commercial (COM) to City of Palatka Residential High (RH) and rezone .17 acres from City of Palatka Intensive Commercial District (C-2) to City of Palatka Multiple-Family Residential District (R-3).**

c. **PB Case 26-07 & 26-08 Annex, Amend Future Land Use Map and Rezone**
Parcel No.: 01-10-26-3150-0080-0090, 01-10-26-3150-0080-0100, 01-10-26-3150-0080-0110, 01-10-26-3150-3150-0090-0040, 01-10-26-3150-0090-0050, 01-10-26-3150-0090-0060, 01-10-26-3150-0080-0080, 01-10-26-3150-0080-0070.

d. **Amendment to the City of Palatka Comprehensive Plan**

5. OTHER BUSINESS

a. Selection of Planning Board Alternate Member

6. STAFF COMMENTS

7. BOARD MEMBER COMMENTS

8. ADJOURN

NOTICE: Persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerk's Office at 329-0100 at least 24 hours in advance to request accommodations.

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

JASON SHAW
POLICE CHIEF
ACTING CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK

PLANNING BOARD
MINUTES
CITY OF PALATKA
May 5, 2026

1. CALL TO ORDER

a. Invocation

Invocation led by Pastor Flag.

b. Pledge of Allegiance

Pledge led by Mr. Barnes

c. Roll Call

Present:
Ed Killebrew
Chase Barnes
Earl Wallace
Edie Wilson
Tom Dolan

Absent:
Andrew Burnette

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Michael Hill, Senior Planner; Nicole Auth, CRA Coordinator; Allegra Kitchens, Former Commissioner; Jim Troiano, Applicant; Pastor Mulberry via Zoom; Pastor Karl Flag, Former Mayor; Ben Bates; Preston Sloan Sr. and Preston Sloan Jr., Applicants

d. Appeal Procedures & ExParte Communication

Chairman Killebrew read the appeal procedures into the record. Time was allotted for ex-parte disclosures.

2. APPROVAL OF MINUTES

a. Approve April 7, 2026, Minutes.

Motion to approve April 7, 2026, minutes by Ms. Wilson. Second, by Mr. Dolan. The motion passed unanimously.

3. PRESENTATIONS

a. Sunshine Law Presentation – City Attorney (Informational Only; No Action Requested)

City Attorney Jane West advised that the Sunshine Law presentation had not been uploaded with the agenda materials. Ms. West stated that the City Commission had requested the presentation be provided to all boards and committees and advised that the item would be deferred to the next meeting to allow members an opportunity to review the PowerPoint presentation in advance.

No action was taken.

4. PUBLIC COMMENTS

a. **Public Comments** - (Speakers limited to three minutes - no action taken on items)

Chair Killebrew opened the floor for public comment. None were heard.

5. REGULAR BUSINESS

a. **PB Case 26-04**
Request for approval of a Planned Unit Development (PUD)
Address: 201, 211, 225, 229, 300, 320 Saint Johns Ave. and 301 Reid St., Palatka, FL 32177
Parcel Nos.: 42-10-27-6850-0120-0101; 42-10-27-6850-0120-0020; 42-10-27-6850-0120-0011; 42-10-27-6850-0120-0010; 42-10-27-6850-0150-0060; 42-10-27-6850-0150-0090, 42-10-27-6850-0150-0040 and 42-10-27-6850-0110-0100

Vice Chair Chase Barnes stated for the record that he was recusing himself from the case on the advice of counsel.

Planning Director Lorenzo Aghemo presented the request. Staff advised that the application involved eight parcels located within the downtown district requiring placement of a Planned Unit Development (PUD) overlay due to the overall project square footage. Staff reviewed the applicable PUD standards and advised that the request met the required criteria. Staff further advised that staff, the City Attorney, and applicant representatives reviewed the proposed development agreement and recommended approval of both the PUD overlay and the development agreement between the City of Palatka and Beck Sloan Properties, Inc.

Applicant representative Jim Troiano addressed the Board and discussed the proposed downtown redevelopment project, including hospitality, commercial, and lodging components. Mr. Troiano reviewed project phasing, anticipated construction timelines, and redevelopment plans associated with the St. James Hotel and adjoining properties. Discussion occurred regarding proposed hotel room counts, construction staging areas, rooftop and event space concepts, and architectural elevations. Mr. Aghemo and Ms. West confirmed that the redevelopment remained within applicable height limitations and that no variance request was being sought.

Mr. Dolan questioned the proposed four-year and ten-year development timelines. Mr. Troiano explained that the four-year schedule primarily applied to redevelopment of the 200 block of St. Johns Avenue while the ten-year phase involved more complex redevelopment areas associated with the St. James Hotel and surrounding properties. Mr. Dolan also questioned anticipated hotel room counts and proposed hotel-related amenities.

Mr. Wallace questioned whether any height variances were being requested. Ms. West confirmed that the proposed redevelopment remained within the sixty-foot height limitation established by the City Code and

that no variance request was being sought.

Mr. Troiano requested consideration of conditional use approvals for certain Phase II properties included within the development agreement. Mr. Aghemo advised that conditional use approvals traditionally involve separate applications and review by the Planning Board and expressed concern regarding the approval of future conditional uses without completed applications. City Attorney Jane West advised that the submittal of a conditional use application could be easily rectified and that all procedural requirements had been satisfied, as the request had been publicly noticed. She further stated that all legal requirements had been met, but that it remained within the discretion of the Planning Board to grant the conditional use permit.

Mr. Dolan expressed concern regarding the approval of a conditional use permit ten years in advance. Mr. Aghemo stated that he had not previously encountered such a request; however, he noted that this does not preclude it from being considered and that there is nothing unlawful in doing so.

Discussion occurred regarding procedural options available to the Board, including conditional approval subject to submission of the required applications. Ms. West provided guidance on the Board's available options in considering the approvals.

Allegra Kitchens spoke in support of the request and stated that the redevelopment appeared compatible with the downtown character and represented a positive investment in the community.

Motion to approve placement of the Planned Unit Development overlay by Ms. Wilson, seconded by Mr. Wallace. The motion passed unanimously.

Motion to approve the development agreement between the City and Beck Sloan Properties, Inc., including conditional use approvals for 300 St. Johns Avenue, 301 Reed Street, and 320 St. Johns Avenue, subject to submission of the required applications and fees prior to City Commission consideration by Ms. Wilson, seconded by Mr. Wallace. The motion passed unanimously.

b. **PB Case 26-06: Request to amend the Future Land Use designation of 9.03 acres from City of Palatka Commercial (COM) to City of Palatka Residential Low (RL) and rezone acres from City of Palatka General Commercial District (C-1) to City of Palatka Single-Family Residential District (R-1) for Parcel Nos. 02-10-26-7720-0180-0010, 02-10-26-7720-0110-0010, 02-10-26-7720-0100-0000, 02-10-26-7720-0030-0010 and 02-10-26-7720-0010-0000.**

Mr. Aghemo introduced Michael Hill, Senior Planner.

Mr. Hill presented the staff report regarding a request to amend approximately 9.03 acres from City Commercial to Residential Low future land use and to rezone the property from General Commercial (C-1) to Single-Family Residential (R-1). Mr. Hill reviewed the future land use and zoning maps and discussed surrounding residential development patterns. Staff concluded that the request is consistent with the Comprehensive Plan and Land Development Code and recommended approval.

Applicant , Pastor Karl Flagg, addressed the Board on behalf of Mount Tabor First Baptist Church and stated that the request would improve land use compatibility with surrounding residential development

and contribute to the overall improvement of the area.

Public comments was opened

Allegra Kitchens spoke in support of the request, stating that the area had historically been intended for residential development. Public comment was then closed.

Motion to approve the future land use amendment from City Commercial to Residential Low Density by Mr. Barnes, seconded by Mr. Dolan. The motion carried unanimously.

Motion to approve the rezoning from C-1 to R-1 by Mr. Barnes, seconded by Mr. Dolan. The motion carried unanimously.

7. BOARD MEMBER COMMENTS Discussion returned to compliance with revised Board membership requirements and designation of an alternate member. Ms. West reviewed the responsibilities and attendance expectations associated with alternate membership and advised that the Board could make an interim designation subject to later amendment. Following discussion regarding postponing the matter until all members were present.

   Motion by Barnes to serve as alternate member on an interim basis, seconded by Ms. Wilson. Motion was carried unanimously.

   Discussion occurred regarding annexation procedures and contiguity requirements. Mr. Dolan requested clarification regarding adjacent properties and annexation standards. Mr. Alhemo explained statutory contiguity requirements and clarified that roadways do not interrupt contiguity. Additional discussion occurred regarding a previously continued annexation matter before the City Commission, with staff advising that the matter was continued due to the applicant's absence and not due to any deficiency related to contiguity requirements.

8. ADJOURN

   Motion to adjourn by Ms. Wilson

Appeal of Staff Decision to Planning Board – Request for Zoning Verification to Allow Replacement of Existing Single-Family Structure at 1509 St. Johns Avenue in the C-2 Zoning District.

STAFF REPORT

DATE: June 2, 2026
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	Signed Zoning Verication Letter
2.	ZVL Follow up letter
3.	LTR - City Palatka-Request for Appeal
4.	Appeal procedure 1509 St. Johns Ave Zoning Verification

PLANNING DEPARTMENT
205 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100
www.palatka-fl.gov

April 20, 2026

Ms. Sarah Maier
Dewberry Engineers
800 N. Magnolia Avenue Suite 1000
Orlando, Florida 32803
smaier@dewberry.com

Re: Zoning Verification for 1509 Saint Johns Avenue Palatka Florida – Parcel: 42-10-27-6850-2960-0030

Dear Ms. Maier,

Per your request, staff reviewed zoning for the above-referenced address. The property is designated as Commercial (COM) on the Comprehensive Plan Future Land Use Map of the City of Palatka and has a zoning designation of (C-2) Intensive Commercial district.

Your request: "Request of a zoning verification to allow for replacement of existing single family structure on the property with a new single-family structure. The property is currently zoned C-2, however it is currently used as a homestead and has been used for residential purposes since at least the 1980s. The area along Saint Johns Ave has a mix of residential and non-residential uses, despite all property fronting on to Saint Johns Ave having a commercial zoning designation. Immediately adjacent to the subject property on the south, is property zoned R-3. The R-3 zoning designation is the predominant zoning just south of the commercial corridor that fronts along Saint Johns Ave. Given the existing use of the property, the established mix of uses in the area, and the adjacent residential zoning district, we request approval of a zoning verification to allow for the replacement structure."

Section 94-149(b) of the City of Palatka Zoning Ordinance states no new residential construction is permitted. Therefore, construction of a new single family home would not be allowed.

I have enclosed Section 94-149 (C-2) Intensive Commercial District zoning district. If you have any further questions or need additional assistance, please feel free to contact the Planning Department at 386-329-0100.

Sincerely,

Lorenzo Aghemo
Planning Director

Enclosure

PLANNING DEPARTMENT
205 N. 2ND STREET
PALATKA, FL 32177
(386) 329-0100
www.palatka-fl.gov

CITY of Palatka
FLORIDA

Ms. Sarah Maier
Dewberry Engineers
800 N Magnolia Avenue, Suite 1000
Orlando, Florida 32803

Re: 1509 Saint Johns Avenue, Parcel No.: 42-10-27-6850-2960-0030

Dear Ms. Maier,

This is a follow up to the Zoning Verification Letter dated April 20, 2026, regarding the property identified above. This letter confirms my interpretation that a new construction of a single-family residential use is not permitted in the C-2 Intensive Commercial District. Existing residential dwelling units are grandfathered-in and allowed to remain. However, demolition of the existing residential structure will cause the property to lose its vesting provision, and a new residential unit could not be approved.

You have the right to appeal this decision to the Planning Board. If you choose to do so, you have to submit in writing your intent to appeal withing 30 days from the date of this letter. The administrative fee for an appeal is $300. Please let me know if you have any questions or need clarification.

Lorenzo Aghemo MRP,
Planning Director

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

May 13, 2026

Sent via email: laghemo@palatka-fl.gov

File No.: 50171913

Mr. Lorenzo Aghemo
Planning Director
City of Palatka
205 N. 2nd Street
Palatka, Florida 32177

Subject: **1509 St. Johns Avenue**
Request to Appeal

Dear Mr. Aghemo:

I am in receipt of your undated letter confirming your interpretation of the code prohibiting reconstruction of an existing single family residential use on the property referenced above. I respectfully request to appeal this interpretation. I will submit the $300 administrative fee for the appeal under separate cover (over phone via credit card). Please provide details on the appeal process and the meeting/hearing dates.

Should you have any questions or require additional information, please contact me directly at 321.354.9653.

Sincerely,

Sarah M. Maier
Planning Manager
Dewberry Engineers Inc.

stm
50171913/140467-Sweet

June 2, 2026 4:00 P.M.
APPEAL OF THE CITY'S ISSUANCE OF ZONING VERIFICATION FOR 1509 ST JOHNS AVENUE, PALATKA

PLANNING BOARD - APPEAL HEARING TEMPLATE

1. **Ex parte disclosures** (PB)
   Each Planning Board member will be asked to disclose whether they have received any information outside of this hearing, which may impact their decision, whether through a personal meeting, telephone call, email or visit to the subject property. Disclosure will also be asked if any board member has a bias or conflict of interest, which may prevent the member from reviewing the matter in a fair and impartial manner.

2. **Swear in all witnesses** (Clerk)
   All expert witnesses must advise the Planning Board in advance of their testimony that they intend to provide expert witness testimony. Resumes/CVs should be provided in advance. It is the burden of the party offering the expert witness to qualify them as such.

3. **Staff Presentation** (background/chronology)
   (3 minutes)

4. **APPELLANT Case-in-chief**
   Sarah Maier, Dewberry Engineers
   (15 minutes)

5. **Cross-Examination of any Witnesses offered by Appellant**
   (By staff/staff attorney)

6. **APPELLEE Case-in-chief**
   City of Palatka
   (5 minutes)

7. **Cross-Examination of any Witnesses offered by City of Palatka**
   (By appellant)

8. **Public Comment**
   (limited to 3 minutes per speaker)

9. **Appellant Rebuttal/Summation**
   (3 minutes)

-- BACK TO THE COMMISSION --

10. Planning Board Questions of Staff, Appellant, Property Owner or Witnesses

13. Deliberation and Vote

Voting options:

(1) Affirm the administrative decision of the Planning Director regarding the zoning verification for 1509 St. Johns Avenue. Provide findings of fact and conclusions of law. [APPEAL DENIED – PROPERTY REMAINS COMMERCIAL ZONING]

(2) Overturn the administrative decision of the Planning Director regarding the zoning verification for 1509 St. Johns Avenue. Provide findings of fact and conclusions of law. [APPEAL UPHELD – PROPERTY PERMITTED TO REMAIN RESIDENTIAL USE]

NOTES:

- The above template may be reasonably adjusted as circumstances merit.
- All petitions (statements of appeal), documents, exhibits, photos, PowerPoint presentations, and other evidence in support of the petition must be submitted to the departmental staff by close of business on the Monday prior to the week of the public meeting. Any such material that is not timely submitted is grounds for the Planning Board not to admit the material into evidence or consider the material or testimony pertaining to it. Deadlines falling on holidays are extended to the next non-holiday business day.

ATTACHED HERETO IS THE APPEAL FILED BY THE APPELLANTS. THE APPEAL IS LIMITED TO THE ISSUES RAISED IN THE NOTICE OF APPEAL

PB Case 26-11: Request to amend the Future Land Use designation of acres from City of Palatka Commercial (COM) to City of Palatka Residential High (RH) and rezone .17 acres from City of Palatka Intensive Commercial District (C-2) to City of Palatka Multiple-Family Residential District (R-3).

STAFF REPORT

TO: Planning Board.

FROM: Michael Hill, Senior Planner,

DATE: June 2, 2026.

APPLICATION REQUEST

Sarah Maier of Dewberry, Inc. on behalf of Mildred Sweet requests an amendment to the future land use map and official zoning map on approximately .17 acres of land located at 1509 St Johns Ave. Palatka, Fl 32177. The Future Land Use Change will be from City of Palatka Commercial(COM) to City of Palatka Residential High density (RH). The zoning change will be from City of Palatka C-2, Intensive Commercial to City of Palatka, R-3 multiple-Family Residential.

BACKGROUND

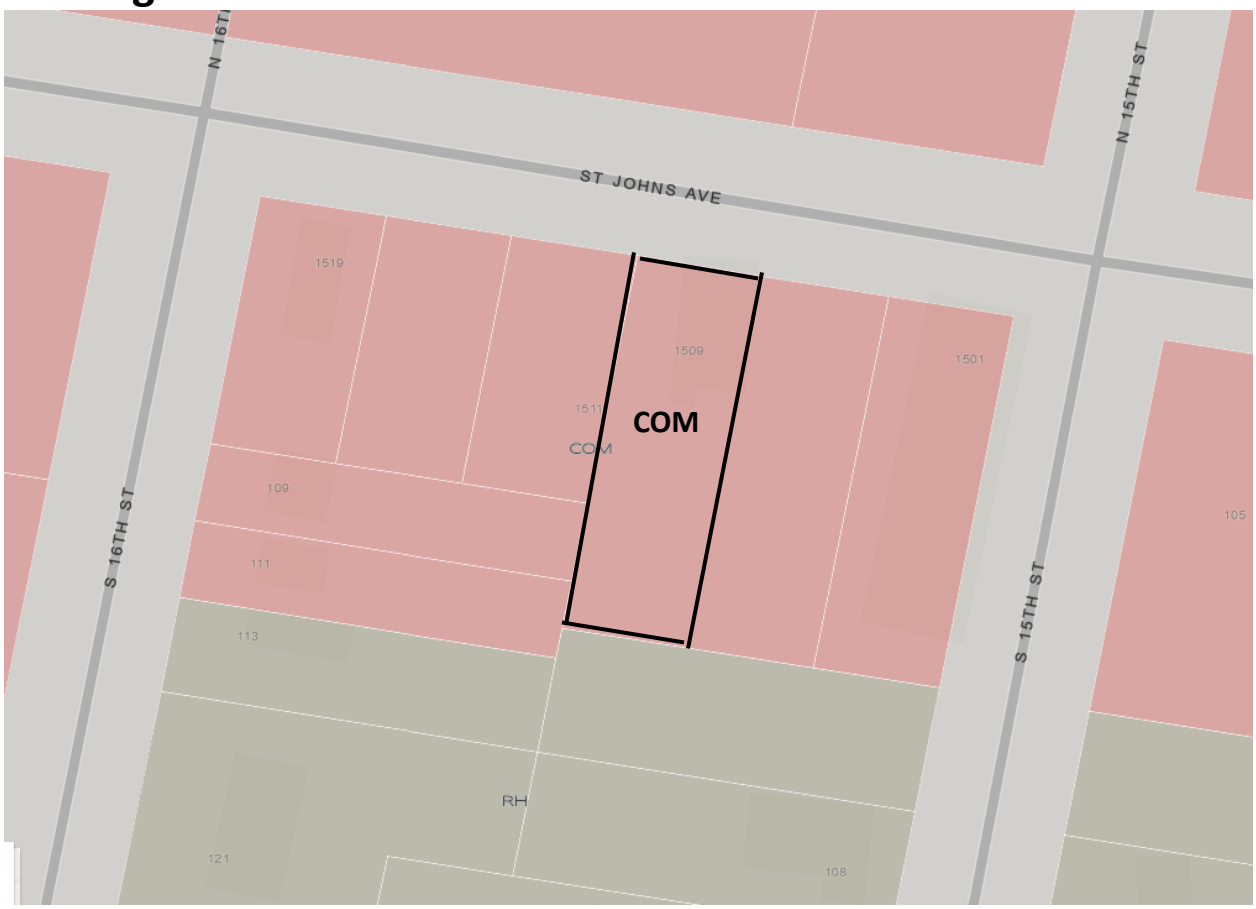
The parcel possesses a single-family home on it which according to county records has an actual built year of 1925. It is part of the Palatka Merwin & Glenn Subdivision. The parcel is within its original configuration as it was platted on March 15th, 1913. The existing single-family home is a legal nonconforming use.

PROJECT ANALYSIS

1.	**Project Area:**	.17 Acres (7,405 SF)
2.	**Current zoning:**	C-2, Intensive Commercial
	Proposed zoning:	R-3, Multiple Family Residential
3.	**Current Land Use:**	COM, Commercial
	Proposed Land Use:	RH, Residential High density.

Subject Parcel.

Existing Future Land Use



Proposed Future Land Use

Consistency with the Comprehensive Plan

The City's Comprehensive Plan and Land Development Code do not provide a specific definition of compatibility. Therefore, staff references the definition provided in Florida Statutes Section 163.3164(9), which defines compatibility in which land uses can coexist in relative proximity without undue negative impacts directly or indirectly.

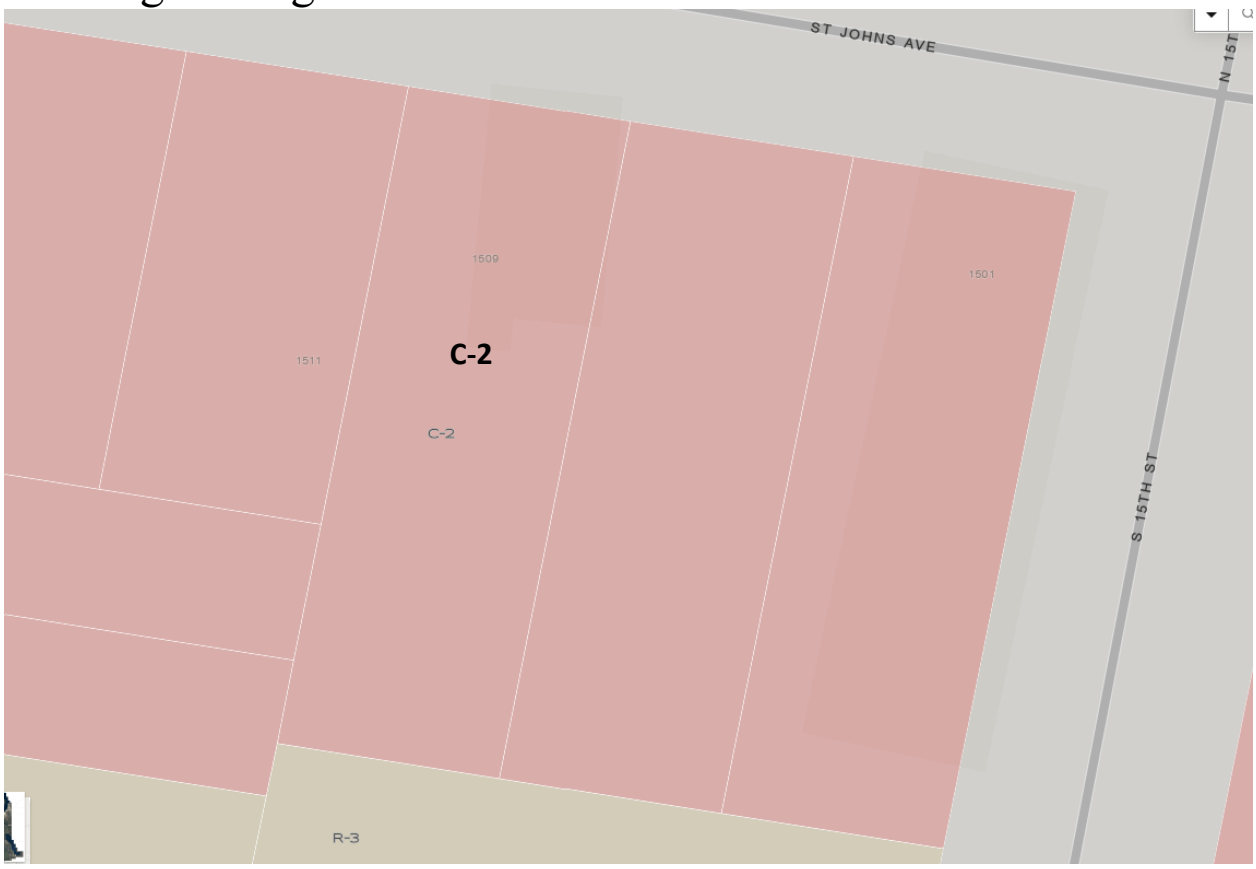
Policy A.1.3.2 Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring compatibility between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include noise and sight incompatibility screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 85percent.

The parcel is a legal non-conforming land use pursuant to the existing Future Land Use Map. Therefore, the elimination of non-conforming use should be encouraged.

Policy A.1.9.3(A)(1) states Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides a variety of land use densities and housing types.

The St. John's Avenue corridor is primarily dominated with commercial future land use. Allowing Residential Land use in this area would cause issues of incompatibility with both the existing commercial and new residential. This is not consistent with A.1.9.3(A)(1).

Existing Zoning



Proposed Zoning

ZONING ANALYSIS.

(1)When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.
The proposed change is not consistent with the comprehensive plan. Indicated in the future land use analysis.

b. The existing land use pattern.
The area has a predominance of existing commercial and residential uses is to the south.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
The amendments could create an isolated district along the commercial corridor.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
This rezoning will not have any negative or positive impact on public facilities.

e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
The existing district boundaries are not illogically drawn in relation to existing conditions.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
N/A

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
The proposed zoning change to residential will cause negative impact with the adjacent parcels.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
This will be addressed during site plan review.

i. Whether the proposed change will create a drainage problem.
This will be addressed during site plan review.

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
This will be addressed during site plan review.

k. Whether the proposed change will adversely affect property values in the adjacent area.
The proposed change could adversely impact property values in the area. By the creation of incompatible land uses.

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 the adjacent properties.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
The proposed change could be constituted as a special privilege to the individual property owner.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
No substantial reasons exist at this time, the existing Single-Family Home is vested as a legal nonconforming use.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
The allowance of more housing will make positive impacts to affordability overall throughout 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.
There are other adequate sites in the city for the proposed use.

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.
N/A.

Executive Summary

The proposed amendments to the Future Land Use Map and Zoning Map districts are not consistent with the comprehensive plan stated policy of the elimination of non-conforming uses and will have a negative impact on the existing commercial corridor along St Johns Avenue. The applicant has other options for residential uses on the subject parcel that are more conforming with regulations.

Staff Recommendation

Staff recommend DENIAL of the request to amend the Future Land Use Map from City of Palatka Commercial (COM) to City of Palatka Residential High Density (RH).

Staff recommend DENIAL of the request to amend the Official Zoning Map from City of Palatka Intense Commercial (C-2) to City of Palatka Multiple Family Residential (R-3).

Date: May 12, 2026

To: Lorenzo Aghemo

From: Sarah Maier, Dewberry Engineers Inc.

Subject: 1509 St. Johns Ave – Future Land Use Amendment and Rezoning

Project Narrative

Overview

The house on the property located at 1509 St. Johns Ave. was damaged beyond repair due to the devasting impacts of Hurricane Ian. The Rebuild Florida Program is working with the homeowner to construct a new house on the property. The existing Future Land Use category of the property is Commercial and the existing zoning of the property is Intensive Commercial (C-2).

Residential is not permitted in Commercial land use or the C-2 zoning. The homeowner and the Program cannot submit a building permit and request approval of a new single-family home until the land use and zoning are changed to allow for residential use.

A future land use amendment to Residential High (RH) and a rezoning to R-3 is requested to allow for the continued use of the property by the homeowner, as their homestead. These changes will permit residential use on the property and therefore allow for submittal of building permits.

Justification Statement

According to records listed on the Putnam County Property Appraiser, a single family dwelling was constructed on this property in the year 1925. The property has been used for residential purposes since that time and is currently the homestead for the existing owner. While it is unclear what zoning district may have been applied to this property when the zoning map first became codified with the City, it is also unclear when the property became zoning for commercial uses and was categorized with the Commercial land use. The current homeowner has owned the property since 2012 and wishes to continue living on their property.

This property is considered a nonconforming use because the existing residential use is not permitted in the C-2 zoning district. Nonconforming uses are allowed to continue, but once removed, they cannot be rebuilt. However, the land development regulations do not take into consideration the context or the circumstances surrounding the need to remove the existing structure. The need to remove the existing house to construct a replacement house is not at the fault of the owner. An act of nature, Hurricane Ian, damaged the house beyond reasonable repair. A structural assessment conducted on the dwelling determined that it is not suitable for rehabilitation. An amendment to land use map and a rezoning is the only path that will allow the homeowner to replace their current home.

The property sits in an area comprised of a mix of residential and non-residential uses. In the immediate vicinity of the property, there is a mix of vacant lots, residential uses, non-residential uses, and residential structures being used for non-residential purposes. North of the property, across St. Johns Ave, is a retention pond, and a parking lot associated with a vehicle service facility. As you extend further out from the property, there is a well established pattern of a mix of single family residential uses and small to medium scale commercial and personal service type uses.

Due to the existing development pattern and mix of uses in this area, amending the land use and zoning district to a residential use is compatible with the current uses in the neighborhood. The request for the Residential High (RH) land use is consistent with the land use on property adjacent and the south. The request to rezone to the R-3 zoning district is compatible with the zoning district on the property adjacent

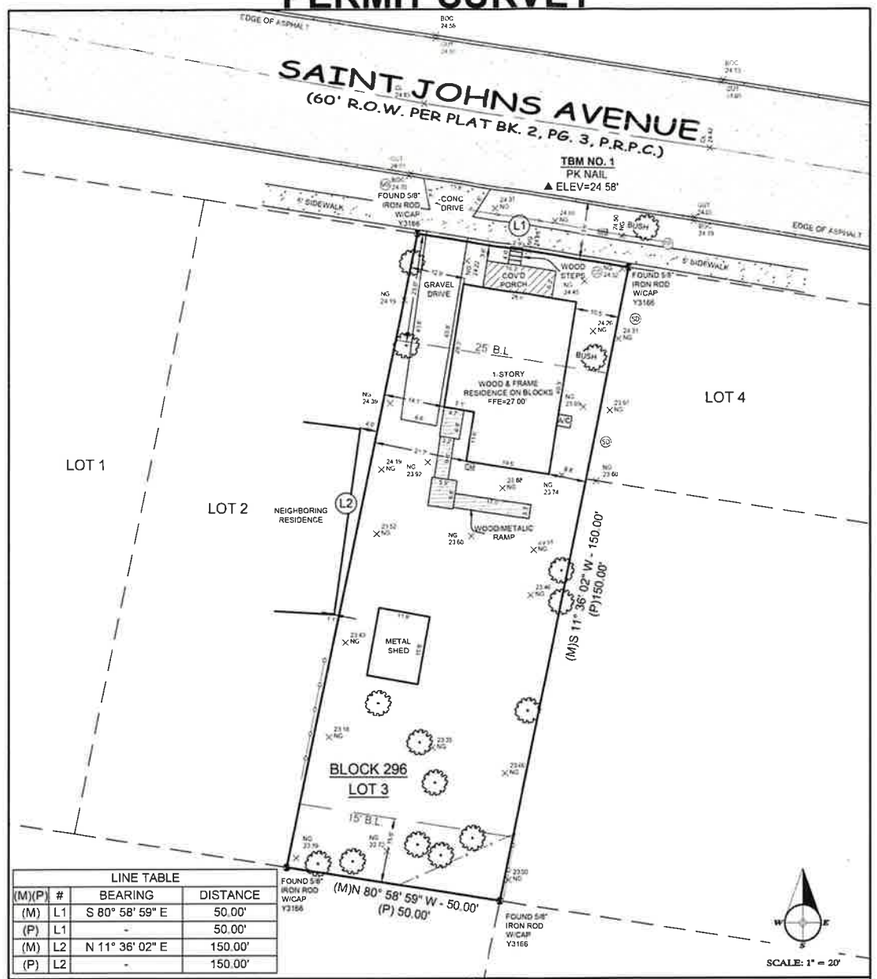
and to the south. The requested changes will not create a leapfrog pattern of development and does not qualify as spot zoning because the subject property is already adjacent to Residential High land use and R-3 zoning.

Additionally, the requested land use and zoning permit single family dwellings.

The requested land use change and rezoning will not create new impacts to water, sewer, roads or other public facilities since this is a replacement of an existing dwelling unit.

We greatly appreciate your consideration of these requests and kindly ask for approval of the future land use amendment, rezoning and variances.

PERMIT SURVEY



LINE TABLE			
(M)(P)	#	BEARING	DISTANCE
(M)	L1	S 80° 58' 59" E	50.00'
(P)	L1	-	50.00'
(M)	L2	N 11° 36' 02" E	150.00'
(P)	L2	-	150.00'

LEGAL DESCRIPTION:

JOB# 24-0123-918
DRAWN BY AMG

LOT 3, BLOCK 296, OF THE PALATKA MERWIN SUBDIVISION, IN PALATKA, PUTNAM COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN BOOK 2, PAGE 3, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA

PREPARED EXCLUSIVELY FOR: DEWBERRY
PROPERTY LOCATED AT: 1509 ST. JOHNS AVE.
PROGRAM PROJECT NUMBER: FL-HI22-140467

COBALT
ENGINEERING AND INSPECTIONS, LLC
FBPE REG # 35043 / FBPLS REG # LB8499
12005 DELANY ROAD · LA MARQUE, TEXAS 77568 · 409-354-5925

LEGEND

GENERAL NOTES:

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JAMES M. POWERS, PSM ON THE DATE ADJACENT TO THE STAMP UNDER THE RULES AND PROVISIONS SET FORTH UNDER CHAPTER 5J-17 AND 472 FLORIDA ADMINISTRATIVE CODE

James Powers Digitally signed by James M. Powers License Number LS7356 STATE OF FLORIDA Professional Surveyor and Mapper

JAMES M. POWERS
PSM LS 7356
STATE OF FLORIDA

3/14/26
DATE

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS CONDUCTED UNDER MY SUPERVISION OR EXPOSURE, PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027

Dewberry
Dewberry Engineers Inc
877 North County Hwy 393
Santa Rosa Beach FL 32459
850.267.0759 Phone
850.557.0076 Fax
www.dewberry.com

2 BEDROOM / 2 BATH NARROW SLAB
REBUILD FLORIDA -
HURRICANE IAN HOUSING
REPAIR AND REPLACEMENT

1509 SAINT JOHNS AVENUE, PALATKA
PUTNAM COUNTY, FLORIDA
FL-HI22-140467

Rebuild Florida

SEAL

SCALE
N.T.S.

DRAWN BY	AF
APPROVED BY	BB
CHECKED BY	TN
DATE	MARCH 19, 2026

TITLE
SURVEY

PROJECT NO. 50171913

C1.0

SHEET NO.

March 19, 2026 at 4:43 EST
SLIPPEL, TY

RECEIVED
MAY 12 2026

FUTURE LAND USE AMENDMENT REZONING APPLICATION

DATE RECEIVED: PB 26-11
APP NUMBER: PB -
HEARING DATE:

Application Requirements

This application must be completed and submitted with an application fee and all required attachments. **Advertising fees are to be paid by the applicant. Property Disclosure form required.**

☒ Small scale amendment, less than 50 acres with concurrent rezoning. **$2,000**

☐ Large scale amendment, 50 acres or greater with concurrent rezoning. **$2,500**

(Checks payable to the City of Palatka)

☒ Application Fee
☒ Copy of Recorded Deed
☒ Legal Description
☒ Letter of Authorization
☒ Survey
☒ Site Map
☒ Project Narrative
☐ Site Plan (for planned development)
☐ Supplementary Information

Property Information

1. Property Address: 1509 St. Johns Ave., Palatka, FL 32177
2. Parcel Number: 42-10-27-6850-2960-0030
3. Parcel Dimensions: 50' x 150'
4. Current Property Use: Residential Single Family Home
5. Current Future Land Use Map Designation: City: Commercial County:
6. Proposed Future Land Use Map Designation (if applicable): City: RH County:
7. Proposed Use: Replacement of existing single family house
8. Current Zoning Designation: C-2 Requested Zoning Designation: R-3
9. Square footage of any proposed structures 1,221 sf Number & types of structures on property 1-story wood and frame house on blocks (to be replaced), 1 metal shed

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): Mildred Sweet

Mailing Address: 1509 St. Johns Ave, Palatka, FL 32177

Phone Number(s): (386)530-1546 Email: sweetmildred57@gmail.com

Agent/Contractor *(Submit proof of authorization to act as agent with your application)*

Name(s): Sarah Maier, Dewberry

Mailing Address: 800 N. Magnolia Ave, Suite 1000, Orlando, FL 32803

Phone Number(s): 321.354.9653 Email: smaier@dewberry.com

To Be Notarized

Name (Print Name): Mildred Sweet

Signature: Mildred Sweet Date: 4/27/26

STATE OF Florida County of Putnam

Before me this day personally appeared Mildred Sweet who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 27th day of April A.D. 2026

(Notary Seal)

KATHY PEACOCK
Notary Public - State of Florida
Commission # HH 337723
My Comm. Expires Jan 31, 2027

Kathy Peacock
Notary Public

My commission expires: 1/31/27. State of Florida ~~at Large~~.

Type of Identification Produced: Florida Driver License

For Official Use Only

Date Submitted: _____ FLUM Designation: _____

Received By: _____ Preliminary Review by: _____

Confirmed Current Zoning: _____ Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____ Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ❑ Copy of Recorded Deed
- ❑ Legal Description
- ❑ Survey
- ❑ Letter of Authorization
- ❑ Application Fee

City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386)329-0100
CASH RECEIPT

Date: 05/12/2026 OPER ID: AROMERO RECEIPT NO:F001284

RECEIVED FROM: 1509 ST JOHNS AVE

AMOUNT RECEIVED: 2,006.00 TYPE: PP PP / 3046
AUTH CODE: 197443709

CHANGE DUE: 0.00

TOTAL RECEIVED: 2,006.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,000.00		1509 ST JOHNS AVE FLUM AND REZONE APP FEE
6.00		ZONING CONVENIENCE FEE

WARRANTY DEED
INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

Name: TWILA CONWAY MILLER
Address: P. O. BOX 1413
PALATKA, FL 32178-1413

This Instrument Prepared by:
Name: TWILA CONWAY MILLER
Address: PO BOX 1413
PALATKA, FL 32178-1413

Property Appraisers Parcel Identification: 42-10-27-6850-2960-0030

Folio Number(s):

Grantee(s) S.S. #(s)

Inst:201254747558 Date 3/26/2012 Time:3:15 PM
Doc Stamp-Deed: 105.00
DC,Tim Smith,Putnam County Page 1 of 1 B:1313 P:1964

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, *Made the* _____ *day of* MARCH, 2012, *by* TWILA CONWAY MILLER, A MARRIED WOMAN, *hereinafter called the Grantor, to* JOHN LUCIUS SWEET AND MILDRED COLAY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP *whose post office address is* 1504 ST. JOHNS AVE., PALATKA, FL 32177 *hereinafter called the Grantee.*

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the Grantor, for and in consideration of the sum of* $ TEN ($10.00) *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in* PUTNAM *County, State of* FLORIDA, *viz:*

LOT 3, BLOCK 296, PALATKA MERWIN AND GINN
MB 2, P 3.
PARCEL NUMBER 42-10-27-6850-2960-0030

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.* **To Have and to Hold,** *the same in fee simple forever.*

And *the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 2011.

In Witness Whereof, *the said Grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor): Diane M. Sabo
Printed Name: Diane M. Sabo
Witness Signature (as to first Grantor): Bonnie Cockerham
Printed Name: Bonnie Cockerham

Grantor Signature: Twila Conway Miller L.S.
Printed Name: Twila Conway Miller
Post Office Address: P.O. Box 1413, Palatka, FL 32178-1413

Witness Signature (as to Co-Grantor, if any)
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name

Co-Grantor Signature, (if any) L.S.
Printed Name
Post Office Address

STATE OF FL)
COUNTY OF Putnam)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Twila Conway Miller known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: FLDL.

NOTARY RUBBER STAMP SEAL

WENDY GLOVER
Commission # EE 044973
Expires February 5, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Witness my hand and official seal in the County and State last aforesaid this 26 day of March A.D. 2012

Notary Signature: Wendy Glover
Printed Name: Wendy Glover

©Form Design, Seminole Paper & Printing Co., Inc. 1994
07 23 99

1509 St. Johns Ave, Palatka, FL

Legal Description

LOT 3, BLOCK 296, OF THE PALATKA MERWIN SUBDIVSION, IN PALATKA, PUTNAM COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN BOOK 2, PAGE 3, OR THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate Dewberry, c/o Sarah Maier as agent in fact for the owner(s) of parcel(s) 42-10-27-6850-2960-0030

to present an application for FLU Amendment and Rezoning, for all or a portion of the referenced parcel(s) and to present all evidence in support thereof.

Print name of property owner(s)

Mildred Sweet

Signature(s) of property owner(s)

STATE OF Florida
COUNTY OF Putnam
Sworn to and subscribed before me by means of ☐physical presence or ☐online notarization,
this 27th day of April, 2027 by Mildred Sweet

KATHY PEACOCK
Notary Public - State of Florida
Commission # HH 337723
My Comm. Expires Jan 31, 2027

Kathy Peacock
Signature of Notary

Personally Known/ID Produced
Type of Id Produced

AGENT OATH AND SIGNATURE:

The undersigned Sarah Maier, Dewberry, being duly appointed as agent in fact for the above named owner(s) of the property whereby said owners are seeking an application for FLU Amendment and Rezoning and the undersigned does hereby accept said appointment and will faithfully and truly carry out the request of said owner(s).

Signature of Agent:

Address: 800 N. Magnolia Ave, Suite 1000, Orlando, FL 32803

Telephone Number: 321.354.9653 Fax Number:

STATE OF Florida
COUNTY OF Orange
Sworn to and subscribed before me by means of ☐physical presence or ☐online notarization,
this 7th day of May, 2026 by Sarah Maier

DAWN R. QUEEN
Notary Public
State of Florida
Comm# HH294293
Expires 9/25/2026

Dawn R. Queen
Signature of Notary

Personally Known/ID Produced
Type of Id Produced

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: CITY OF PALATKA PLANNING DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA CITY
OF PALATKA

BEFORE ME, the undersigned authority, this day personally appeared Mildred Sweet, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [] _____ *[position - e.g., president, partner, trustee]* of _____ *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment, Rezoning or Development Order approval with the City of Palatka.

2. Affiant's address is: 1509 St. Johns Ave, Palatka, FL 32177

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Mildred Sweet

Mildred Sweet ,Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA CITY OF PALATKA

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 18 day of May, 2026 by Mildred Sweet *(name of person acknowledging)*. He/she is personally known to me or has produced FL DL *(type of identification)* as identification and did/did not take an oath *(circle correct response)*.

Dana McNeill
(Name - type, stamp or print clearly)

Dana McNeill
(Signature)

My Commission Expires on: 2/3/2029

DANA MCNEILL
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 636063
MY COMMISSION EXPIRES FEB. 03, 2029

EXHIBIT "A"

PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
none	

Mildred Sweet
(Name in print)
Mildred Sweet
(Name of company, if applicable)

owner
(Title)
1509 St Johns Ave, Palatka
(Address, City, State, Zip) FL. 32177

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY OF PALATKA

The foregoing instrument was sworn to and subscribed before me by means of [X] physical presence or [ ] online notarization, this 19 day of May, 2026, by Milred Sweet *(name of person making statement)*. He/she is personally known to me or has produced FL DL *(type of identification)* as identification.

Dana McNeill
(Name in print)

Dana McNeill
(Signature)

My Commission Expires on 2/3/2029

NOTARY'S SEAL OR STAMP

DANA MCNEILL
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 636063
MY COMMISSION EXPIRES FEB. 03, 2029

Case PB 26-07/08 Annex, Amend Future Land Use Map and Rezone
Parcel No.: 01-10-26-3150-0080-0090, 01-10-26-3150-0080-0100, 01-10-26-3150-0080-0110, 01-10-26-3150-3150-0090-0040, 01-10-26-3150-0090-0050, 01-10-26-3150-0090-0060, 01-10-26-3150-0080-0080, 01-10-26-3150-0080-0070.
Address: 503 E Harris Street. approx. 1.52-Acre

STAFF REPORT

TO: Planning Board.

FROM: Michael Hill; Senior Planner,

DATE: June 2nd 2026.

APPLICATION REQUEST

Beck/Sloan Properties Inc, is requesting to annex eight parcels, approximately 1.52 acres of vacant land into the City of Palatka to connect to the City's water service system. Currently the parcels are vacant. Amend the Future Land Use Map from Putnam County Urban Service (US) to City of Palatka Residential Medium (RM), and rezone from Putnam County Residential, Mixed (R-2) to City of Palatka Residential, Two-Family (R-2).

The parcels are part of the Glisson Wells Subdivision. The Plat was recorded in 1911 and is one of the oldest recorded subdivisions in Putnam County. The intent of the applicant is to connect to the cities' water system. The Proposed annexation will allow the connection of water to the properties. Per City of Palatka Utilities Department sewer is not available to these parcels at this time.

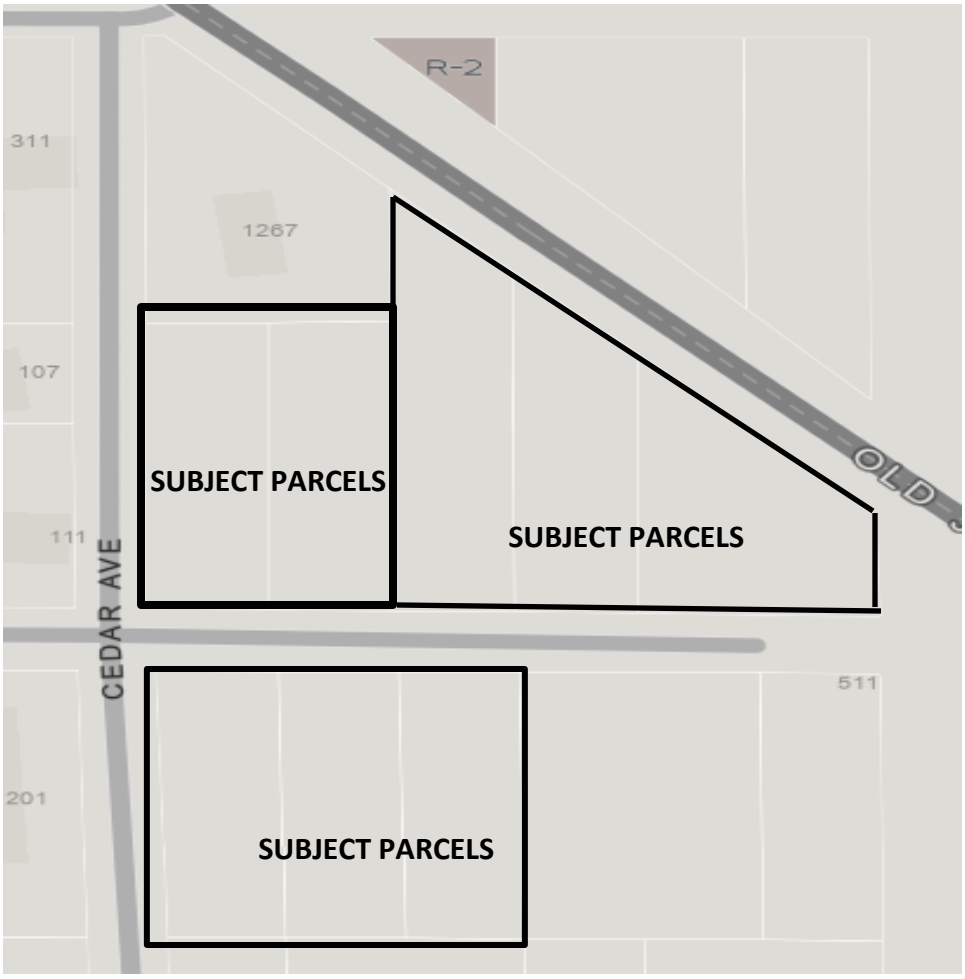


Table 1: Current and Proposed Future Land Use Map and Zoning Designations

	Actual Use	FLUM	ZONING
Property Existing	Vacant	Putnam County Urban Service (US)	Putnam County Residential, Mixed (R-2)
Property Proposed	Residential	City of Palatka Residential Low (RL)	City of Palatka Residential Two-family (R-2)
North	Right Of Way	N/A	N/A
South	Residential/Vacant	County Urban Service (US)	County Residential Mixed (R-2)
East	Residential/Vacant	County Urban Service (US)	County Mixed (R-2)
West	Residential	County Urban Service (US)	County Mixed (R-2)

Annexation Analysis

Florida Statute 171.044 governs voluntary annexations in Florida, and it requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be "reasonably compact".

Contiguous: Contiguous" means that a substantial part of a boundary of the territory sought to be annexed by a municipality is coterminous with a part of the boundary of the municipality. The separation of the territory sought to be annexed from the annexing municipality by a publicly owned county park; a right-of-way for a highway, road, railroad, canal, or utility; or a body of water, watercourse, or other minor geographical division of a similar nature, running parallel with and between the territory sought to be annexed and the annexing municipality, may not prevent annexation under this act, provided the presence of such a division does not, as a practical matter, prevent the territory sought to be annexed and the annexing municipality from becoming a unified whole with respect to municipal services or prevent their inhabitants from fully associating and trading with each other, socially and economically. However, nothing in this subsection may be construed to allow local rights-of-way, utility easements, railroad rights-of-way, or like entities to be annexed in a corridor fashion to gain contiguity; and when any provision of any special law prohibits the annexation of territory that is separated from the annexing municipality by a body of water or watercourse, then that law shall prevent annexation under this act.

The Parcel to the north across the street meets the States Definition of contiguous as outlined in the state statue.

Compactness: The statute provides a definition for compactness that requires an annexation to be for properties in a single area and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns. Annexing this property meets the standard of compactness and it does not create an enclave or pocket.

The parcels are located within an existing enclave. This annexation of the eight subject parcels will reduce the existing enclave and are consistent with the Florida Statues policy to eliminate enclaves in the state.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests:

- Low-intensity, low-density, or single-use development or uses.
- Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Radial, strip, isolated, or ribbon development patterns.
- Development that fails to adequately protect and conserve natural resources and agricultural activities
- Development that fails to maximize use of existing and future public facilities and services.
- Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
- Development that fails to provide a clear separation between rural and urban uses.
- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The annexation of this parcel would not contribute to urban sprawl and will not create an undue burden on the water system. The property is located within a completely developed residential area with urban services. The future use of this parcel will stay residential.

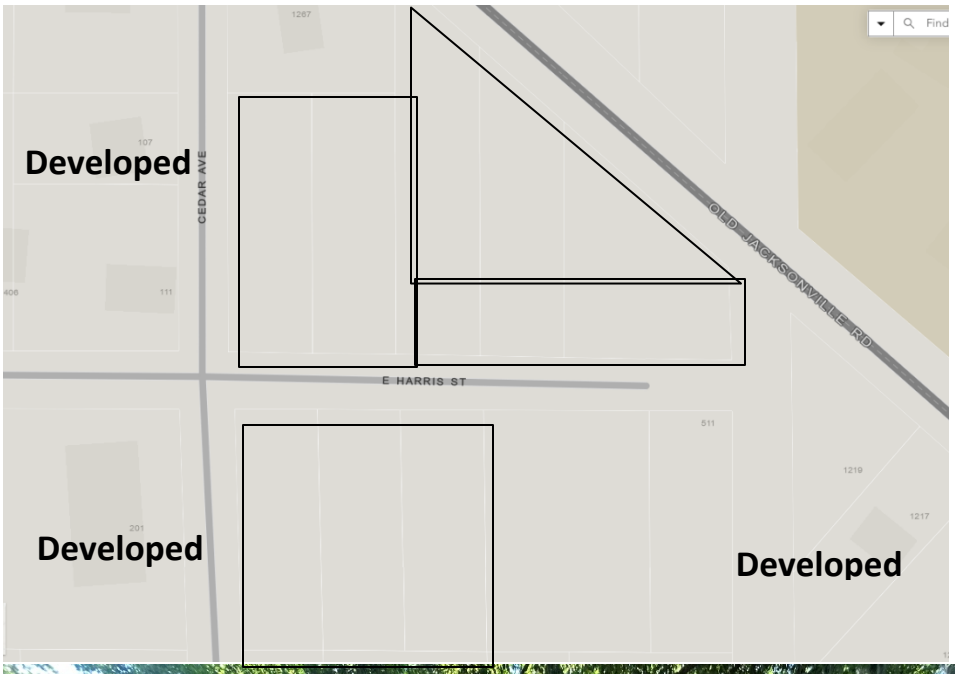
Consistency with the Comprehensive Plan

Comprehensive Plan Public Facilities Element Policy D.1.2.1.
The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

Connection to Water and Sewer: Water is available to the subject parcels however sewer is not at this time. The applicant desires to connect to the city water system. The system has sufficient capacity to service this parcel and is adequate to handle the annexation of the site

Existing Land Use Section 9: Vacant or Undeveloped Land.
Vacant or undeveloped land is the category of land use that includes all land and properties that are available for development, both cleared and wooded, that are not developed at the present time.

The current conditions of the surrounding area show a mix of developed and undeveloped parcels. Subject parcels are some of the last undeveloped lands in the area.



The City's Comprehensive Plan and Land Development Code do not provide a specific definition of compatibility. Therefore, staff references the definition provided in Florida Statutes Section 163.3164(9), which defines compatibility in which land uses can coexist in relative proximity without undue negative impacts directly or indirectly.

Policy A.1.3.2 Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring capability between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include noise and sight incompatibility screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 85percent.

The existing Putnam County Residential Mixed (R-2) allows mixed residential uses. The proposed rezoning to City of Palatka Two Family Residential (R-2) and Future Land Use designation of Residential Medium (RM) would not increase the intensity of development and align the subject properties with the surrounding existing uses. As a result, the proposed changes would not impact compatibility concerns related to traffic, noise, and visual impacts.

Policy A.1.9.3(A)(1) states that residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides a variety of land use densities and housing types.

The proposed amendment would allow for development of low-density residential uses. This change is consistent with the intent of protecting established residential areas from incompatible, higher intensity uses.

ZONING ANALYSIS.

(1)When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

a. Whether the proposed change is in conformity with the comprehensive plan.
The parcels do meet the criteria for consistency with the comprehensive plan.

b. The existing land use pattern.
The existing land use pattern is a mix of residential, commercial and institutional uses.

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

The Proposed Residential zoning and future land use is very much relative to the existing districts. No isolated district will be created.

d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
This rezoning will have no significant impact on public facilities.

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

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
No changing conditions are occurring in the area at this time.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.
The proposed zoning change will not negatively influence the living conditions of the nearby neighborhood.

h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
This will be evaluated at the time of development.

i. Whether the proposed change will create a drainage problem.
This will be evaluated at the time of development

j. Whether the proposed change will seriously reduce light and air to adjacent areas.
This will be evaluated at the time of development

k. Whether the proposed change will adversely affect property values in the adjacent area.
The proposed change will not adversely impact property values in the adjacent areas.

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 property in accord with existing conditions.

m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.

n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
No substantial reasons exist at this time.

o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
The existing county zoning is similar in scale and dimensions to the proposed City of Palatka R-2 and will not be 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.
These parcels are located in unincorporated Putnam County and are proposed to be annexed into the city.

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.
N/A.

Staff Recommendation

1. Staff recommends APPROVAL of the request to annex approximately 1.52-acre properties into the City and;

2. Staff recommends APPROVAL of the request to amend the Future Land Use Map from Putnam County Urban Service (US) to City of Palatka Residential Medium (RM) and;

3. Staff recommends APPROVAL of the request to rezone from Putnam County Residential Mixed (R-2) to City of Palatka Residential Two-Family (R-2).

RECEIVED
APR 09 2026

ANNEXATION APPLICATION

DATE RECEIVED: _____
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments. **Advertising fees to be paid by the applicant. Property Disclosure form required.**
(Checks payable to the City of Palatka)

Annexation: $700.00

- ❑ Application Fee
- ❑ Copy of Recorded Deed
- ❑ Legal Description
- ❑ Letter of Authorization
- ❑ Survey
- ❑ Site Map
- ❑ Project Narrative
- ❑ Site Plan (for planned development)
- ❑ Supplementary Information

Property Information

1. Property Address: NA
2. Parcel Number: 01-10-26-3150-0090-00: 60, 50, 40
3. Parcel Dimensions: NA
4. Current Property Use: Vacant
5. Current Future Land Use Map Designation: City: X County: VS
6. Proposed Future Land Use Map Designation (if applicable): City: _____ County: _____
7. Proposed Use: Residential
8. Current Zoning Designation: R-2 Requested Zoning Designation: R-1
9. Square footage of any proposed structures NA Number & types of structures on property 0

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): Beck / Sloan Properties Inc. (Preston Sloan)
Mailing Address: 2000 Reid St Palatka FL 32177
Phone Number(s): 904 315 4944 Email: sloanjr25@gmail.com

Agent/Contractor *(Submit proof of authorization to act as agent with your application)*

Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

To Be Notarized

Name (Print Name): Preston Sloan

Signature: [signature] Date: 4/9/26

STATE OF Florida County of St. Johns

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

WITNESS my hand and official seal, this 9 day of April A.D. 2026.

(Notary Seal)

Notary Public State of Florida
Michelle Renee Brown
My Commission HH 711316
Expires 8/18/2029

[signature]
Notary Public

My commission expires: 8-18-2029 State of FL at Large.

Type of Identification Produced: FL ID

For Official Use Only

Date Submitted: _____ FLUM Designation: _____

Received By: _____ Preliminary Review by: _____

Confirmed Current Zoning: _____ Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____ Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ❑ Copy of Recorded Deed
- ❑ Legal Description
- ❑ Survey
- ❑ Letter of Authorization
- ❑ Application Fee

City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386)329-0100
CASH RECEIPT

Date: 04/09/2026 OPER ID: AROMERO RECEIPT NO:F001243

RECEIVED FROM: ANNEX, FLUM, REZONE

AMOUNT RECEIVED: 1,406.00 TYPE: PP PP / 1008
AUTH CODE: 195417712

CHANGE DUE: 0.00

TOTAL RECEIVED: 1,406.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
700.00		ANNEX, FLUM, REZONE 01-10-26-3150-0080-0070 01-10-26-3150-0080-0080 01-10-26-3150-0080-0090 01-10-26-3150-0080-0100 01-10-26-3150-0080-0110
700.00		ANNEX, FLUM,REZONE 01-10-26-3150-0090-0060 01-10-26-3150-0090-0050 01-10-26-3150-0090-0040
6.00		ZONING CONVENIENCE FEE

2

Return to:

Inst: 202154021219 Date: 09/17/2021 Time: 3:32PM Doc Stamp-Deed: 84.00 By: CH, DC, Matt Reynolds, Putnam, County Page 1 of 2 B: 1636 P: 15

Name: BECK/SLOAN PROPERTIES, INC.

Address: 256 N Highway 17
Palatka, FL 32177

This Instrument Prepared by: Palatka Abstract & Title Ins. Inc

Address: 113 North 4th Street
Palatka, FL 32177
File No. 21-523

Property Appraiser's ID #:
01-10-26-3150-0090-0040

WARRANTY DEED

This Warranty Deed is executed this 16th day of September, 2021, by Brenda Ann Jordan, conveying non-homestead property ("Grantor") to BECK/SLOAN PROPERTIES, INC., a Florida corporation ("Grantee").

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of $12,000 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lots 4, 5, and 6, inclusive, in and of Block 9 of GLISSON & WELLS' SUBDIVISION, according to the Plat or Map thereof, recorded in Map Book 1 at page 138 in and of the public records of Putnam County, Florida.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

And, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered as to all Grantors in the presence of:

Signature of Witness 1

Walter Fortner
Print Name of Witness 1

Signature of Witness 2

Warren Wilhite
Print Name of Witness 2

Brenda Ann Jordan
Signature of Grantor 1

Brenda Ann Jordan

Mailing Address of Grantor 1

Notary Section:

STATE OF FLORIDA

COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 16th day of September, 2021, by Brenda Ann Jordan.

Personally Known ☐ OR Produced Identification ☑

Type of Identification Produced: Driver's License

(Signature of Notary Public) _____

(Print, Type, or Stamp Commissioned Name of Notary Public) Walter Fortner

My Commission expires:

Affix Notary SEAL

Notary Public State of Florida
Walter Fortner
My Commission GG 962554
Expires 02/26/2024

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: CITY OF PALATKA PLANNING DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA CITY
OF PALATKA

BEFORE ME, the undersigned authority, this day personally appeared Preston Sloan, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the [] individual or [] Vice President *[position - e.g., president, partner, trustee]* of Beck/Sloan Properties *[name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership]* that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment, Rezoning or Development Order approval with the City of Palatka.

2. Affiant's address is: 2000 Reid St.
Palatka FL 32177

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.

5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.

6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.

Preston Sloan ,Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION: **STATE OF FLORIDA CITY OF PALATKA**

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 9 day of April , 2024, by Preston Sloan *(name of person acknowledging)*. He/she is personally known to me or has produced Florida I.D. *(type of identification)* as identification and did/did not take an oath *(circle correct response)*.

M. Renee Brown
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: 8-18-2029

Notary Public State of Florida
Michelle Renee Brown
My Commission HH 711316
Expires 8/18/2029

EXHIBIT "A"

PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name	Address
Beck/Sloan Properties Inc.	

Preston Sloan
(Name in print)

Beck/Sloan Properties
(Name of company, if applicable)

Vice President
(Title)

2000 Reid St. Palatka FL
(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY OF PALATKA

The foregoing instrument was sworn to and subscribed before me ~~by means~~ of [ ] physical presence or [ ] online notarization, this 9 day of April 2026, by Preston Sloan *(name of person making statement)*. He/she is personally known to me or has produced FL ID *(type of identification)* as identification.

M. Renee Brown
(Name in print)

M. Renee Brown
(Signature)

My Commission Expires on: 8-18-2029

NOTARY'S SEAL OR STAMP

Notary Public State of Florida
Michelle Renee Brown
My Commission HH 711316
Expires 8/18/2029

RECEIVED
APR 09 2026

FLU AMENDMENT
REZONING
APPLICATION

DATE RECEIVED: _____
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments. **Advertising fees are to be paid by the applicant.**
(Checks payable to the City of Palatka)

- ❑ Application Fee
- ❑ Copy of Recorded Deed
- ❑ Legal Description
- ❑ Letter of Authorization
- ❑ Survey
- ❑ Site Map
- ❑ Project Narrative
- ❑ Site Plan (for planned development)
- ❑ Supplementary Information

Property Information

1. Property Address: NA
2. Parcel Number: 01-10-26-3150-0090-00: 60, 50, 40
3. Parcel Dimensions: NA
4. Current Property Use: VACANT
5. Current Future Land Use Map Designation: City: _____ County: US
6. Proposed Future Land Use Map Designation (if applicable): City: _____ County: _____
7. Proposed Use: Residential
8. Current Zoning Designation: R-2 Requested Zoning Designation: R-1
9. Square footage of any proposed structures NA Number & types of structures on property Ø

Applicant Information

(Submit proof of authorization to act as agent with your application)

Owner Name(s): Beede / Sloan Properties INC (Preston Sloan)
Mailing Address: 2000 Reid St. Palatka FL 32177
Phone Number(s): 904 315 4944 Email: Sloanjr25@gmail.com

Agent/Contractor *(Submit proof of authorization to act as agent with your application)*

Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

To Be Notarized

Name (Print Name): Preston Sloan

Signature: _____ Date: 4/9/26

STATE OF Florida County of St. Johns.

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

WITNESS my hand and official seal, this 9 day of April A.D. 2026

(Notary Seal)

Notary Public State of Florida
Michelle Renee Brown
My Commission HH 711316
Expires 8/18/2029

Notary Public

My commission expires: 8-18-2029 State of FL at Large.

Type of Identification Produced: Florida D.L.

For Official Use Only

Date Submitted: _____ FLUM Designation: _____

Received By: _____ Preliminary Review by: _____

Confirmed Current Zoning: _____ Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____ Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ❑ Copy of Recorded Deed
- ❑ Legal Description
- ❑ Survey
- ❑ Letter of Authorization
- ❑ Application Fee

1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0109
Fax (386) 385-5275

CITY of Palatka
PUBLIC WORKS
Utilities Department

To: **BECK/SLOAN PROPERTIES INC**

From: **Eli Higginbotham, Water & Sewer Superintendent**

Date: **April 10, 2026**

RE: **01-10-26-3150-0090-0040, 01-10-26-3150-0090-0050, and 01-10-26-3150-0090-0060 Water & Sewer Availability**

Water is only available from a 2-inch water main on Cedar Ave.

Sewer is not available at this location.

Thank you,
Eli Higginbotham, W & S Superintendent

JBPro

Gainesville (HQ)
St. Augustine
Tallahassee

(844) Go-JBPro
contact@jbpro.com
3530 NW 43rd Street
Gainesville, FL 32606

May 21, 2026

Via Email: laghemo@palatka-fl.gov

Mr. Lorenzo Aghemo
Planning Director
City of Palatka
201 N. 2nd Steet
Palatka, Floria 32177

RE: The City of Palatka Comprehensive Plan Update State Comments

Dear Mr. Aghemo,

In response to the State of Florida FLORIDACOMMERCE letter received February 6, 2026, JBPro has removed conflicts to Florida Statute Chapter 2025-190, Section 28. Please see this letter as a summary of those edits. The updated Data and Analysis and Goals, Objectives and Polices are attached.

Amendments that were found to be more restrictive or burdensome according to Florida Statute Chapter 2025-190, Section 28:

Housing Element:

- Response: Removed Policy HE - 1.2.6.

Public Facilities Element:

- Response: Removed Policy PFE - 1.3.1.

Recreation and Open Space Element:

- Response: Removed Policy ROSE - 1.3.3.

Amendments that were found to be potentially more restrictive or burdensome according to Florida Statute Chapter 2025-190, Section 28:

Conservation Element:

- Response: Edited Policy 1.5.11.

  From: The City shall investigate initiatives to implement in the LDRs and municipal building code that address climate change and ensure that new development meets building resiliency standards.

  To: The City shall investigate initiatives to implement in the LDRs and municipal building code to ensure that new development meets building resiliency standards.

Capital Improvements Element:

- Reponse: Edited Policy CIE – 1.3.3.

From: Require that developers/builder to provide funds to upgrade or expand existing City facilities or to construct new facilities for donation to the City in order in order to maintain the adopted LOS Level of Service Standards as necessary, primarily through the use of an Impact Fee System as provided in the Comprehensive Plan.

To: Continue to require that developers provide funds to upgrade or expand existing City facilities or to construct new facilities for donation to the City in order to maintain the adopted LOS standards as necessary, primarily through the use of an Impact Fee System.

Intergovernmental Coordination Element:

- Response: Edited Policy ICE - 1.7.3.

From: The City shall coordinate with ~~the~~ Putnam ~~c~~County and the SJRWMD to protect ~~ensure that~~ the St. Johns River, its tributaries, wetlands, and other environmentally sensitive areas, including ~~and~~ unique vegetative communities that are shared between the two jurisdictions, ~~are protected~~ from degradation or intrusion by inappropriate development. Such coordination shall include joint review of development proposals, enforcement of applicable environmental regulations, and implementation of conservation and restoration initiatives to preserve ecological integrity and water quality.

To: The City shall coordinate, as appropriate, with Putnam County and the SJRWMD regarding the St. Johns River, its tributaries, wetlands, and other environmentally sensitive areas, including unique vegetative communities shared between the jurisdictions. Such coordination is intended to support the protection of these resources from potential degradation or intrusion associated with development. Coordination activities may include joint review of development proposals, participation in the enforcement of applicable environmental regulations, and support for conservation and restoration initiatives that promote ecological integrity and water quality.

Future Land Use Element:

- Response: Edited Policy FLUE - 2.1.2

From: Continue to refine construction and development standards in the LDRs for flood-prone areas to minimize flood risk, protect natural floodplain functions, and ensure consistency with applicable state and federal requirements.

To: Continue to refine construction and development standards in the LDRs for flood-prone areas to minimize flood risk, protect natural floodplain functions, and ensure consistency with applicable state and federal requirements while ensuring standards are not more restrictive or burdensome to a developer.

Public Facilities Element:

- Response: Removed Policy PFE 1.3.7.2

- Response: Removed Policy PFE 1.6.2

- Response: Edited Policy PFE

  From: The City shall ensure that all solid waste collection, transfer, and disposal activities comply with applicable federal, state, and local environmental regulations.

  To: As it has in the past, the City shall ensure that all solid waste collection, transfer, and disposal activities comply with applicable federal, state, and local environmental regulations.

Recreation and Open Space Element:

- Response: Removed Policy ROSE - 1.2.3

- Response: Edited Policy ROSE – 1.1.3

  From: The City shall continue to explore the feasibility of maintaining and expanding waterfront recreational activities following guidance from the Michael Redd Riverfront Master Plan.

  To: The City shall continue to explore the feasibility of maintaining and expanding waterfront recreational activities. ~~following guidance from the Michael Redd Riverfront Master Plan~~.

- Response: Edited Policy ROSE – 1.2.5

  From: The City shall continue to implement the Parks and Recreation Facilities Impact Fee and shall monitor its effects and update it as necessary to meet the adopted levels of service for recreational facilities/reserve open space. consider re-instituting the Parks and Recreation Facilities impact fee as a means of raising revenue to purchase land and construct recreational facilities/reserve open space to meet adopted levels of service.

  To: The City shall continue to implement the Parks and Recreation Facilities Impact Fee and shall monitor its effects ~~and update it as necessary~~ to meet the adopted levels of service for recreational facilities/reserve open space. ~~Consider re-instituting the Parks and Recreation Facilities impact fee as a means of raising revenue to purchase land and construct recreational facilities/reserve open space to meet adopted levels of service.~~

Economic Development Element:

- Response: Removed Policy EDE - 1.5.4

Conservation Element:

- Response: Removed Policy CONE - 1.4.7

- Response: Edited Policy CONE - 1.3.2

  From: The City's designated Building Official or their designee shall not issue a building permit or other development order until the appropriate permitting agency ~~Department of Health~~ has provided a permit for the sizing and siting of an on-site sewage disposal system. Septic tanks

may be installed only in accordance with all applicable provisions of the Public (LDRs)~~Policy D.1.4.1~~.

To: The City's designated Building Official or their designee shall not issue a building permit or other development order until the appropriate permitting agency has provided a permit for the sizing and siting of an on-site sewage disposal system. Septic tanks may be installed only in accordance with all applicable provisions of the Public Facilities Element and the City's Land Development Regulations (LDRs) specifically Sec. 86-114. Use of public sewers required.

Housing Element:

- Response: Moved Policy HE - 1.5.2

Mobility Element:

- Response: Moved Objective ME - 1.1
- Response: Moved Policy ME - 1.3.2
- Response: Moved Policy ME - 2.1.3
- Response: Moved Policy ME - 2.3.1
- Response: Moved Policy ME - 2.3.4
- Response: Moved Policy ME - 2.3.7
- Response: Moved Policy ME - 2.4.1
- Response: Edited Policy ME - 1.2.3.

  From: The City shall minimize the need for roadway width expansion, except where necessary to improve mobility for bicycles, micromobility, or other alternative mobility options and sharing services, as well as for pedestrians, or to effect intersection improvements. The City will continue to focus its efforts on implementing Complete Streets.

  To: The City shall minimize the need for roadway width expansion, except where necessary to improve mobility for bicycles, micromobility, or other alternative mobility options and sharing services, as well as for pedestrians, or to effect intersection improvements.

- Response: Edited Policy ME - 1.2.4

  From: The City shall plan for future multimodal facilities designed to correct the projected failing LOS for Crill Avenue in 2035, and segments of Reid Street in 2035 and 2045.

  To: The City shall plan for future multimodal facilities designed to correct the projected failing LOS for Crill Avenue in 2035, and segments of Reid Street in 2035 and 2045 while also considering engineering to reverse the failing LOS.

- Response: Removed Policy ME - 1.3.4.

- Response Edited Policy ME - 2.3.5.

  From: The City of Palatka shall regularly review all transportation plans to emphasize the connection of residential areas to park and recreation areas, schools, and major shopping centers, with such connections including pedestrian ways and bikeways, and shall include transportation and circulation analysis as part of all development review processes. Connectivity between non-residential projects shall be required of all new development and redevelopment, except when not feasible due to environmental factors or objections of existing developed properties."

  To: The City of Palatka should ~~shall regularly~~ review all transportation plans to emphasize the connection of residential areas to park and recreation areas, schools, and major shopping centers, with such connections including pedestrian ways and bikeways, and ~~shall~~ should require a transportation and circulation analysis as part of all development review processes. Connectivity between non-residential projects ~~shall~~ should be required of all new development and redevelopment, except when not feasible due to environmental factors, cost burdens, or objections of existing developed properties.

- Response: Edited Policy ME - 2.3.7.

  From: The City shall adopt requirements for bicycle and pedestrian facilities as appropriate into its Land Development Regulations. Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.

  To: Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.

- Response: The FDOT indicated that the following identified policies "could be considered more restrictive and burdensome:" Policies ROSE 1.3.3., CIE 1.3.3, CONE 1.5.11, ME 2.3.7 and ME 2.3.8. All of these elements were deleted or revised except ME 2.3.8 as FLORIDACOMMERCE did not agree.

Sincerely,

Kathie Ebaugh, FAICP

Kathie Ebaugh, FAICP
Director of Planning

Staff Report for Review of Plan Amendments			
Title	**Name**	**Signature**	**Date**
Bureau Chief	James Stansbury		
Regional Planning Administrator	Christina Nazaire		
Planning Analyst	Avian Williams		January 22, 2026

Process	☒ **Proposed**	☐ **Adopted**	
☒ ESR	Received: 1/7/26	Complete: Challenge Date:	Ordinance No.:
☐ SCR	Received: Complete: External Comments Due:	Complete: Challenge Date: NOI Posting:	Adoption Date:

Statutory Mail Out Date	
February 6, 2026	
Tracking Categories	**General Information**

☐ ACSC ☐ Rescind Concurrency
☐ DRI-Related ☒ Water Supply Plan
☐ Military Base ☐ Wekiva Study Area
☐ Peril of Flood ☐ Not Tracked
☐ PRE ☒ More R&B

Local Government: Palatka
RPC Region: Northeast Florida RPC
Amendment No.: 26-01ESR

	Proposed	Adopted
No. of Text amendments:	9	
No. of FLUM amendments:		
Acres in FLUM Amendments:		

Significant changes between the proposed and adopted amendment: N/A

Staff Recommendation	
Proposed	**Adopted**
FloridaCommerce staff has identified at least one, or more conflicts with Chapter 2025-190, section 28, Laws of Florida. Given the restrictive or burdensome policies, FloridaCommerce staff recommends considering this amendment "null and void." Staff has also identified inconsistencies with Chapter 163, Florida Statutes requirements.	

An equal opportunity employer/program. Auxiliary aids and service are availabl upon request to individuals with disabilities. All voice telephone numbers on th document may be reached by persons using TTY/TTD equipment via the Florid Relay Service at 711.

SUMMARY:

This is a publicly initiated amendment and therefore subject to Chapter 2025-190, Laws of Florida (L.O.F.) The City of Palatka is located in Putnam County. The County was within the Florida Disaster Declaration of FEMA-4834-DR area as of November 4, 2024; FEMA-4806-DR area as of September 28, 2024; and FEMA-4828-DR area as of November 22, 2024 (Hurricanes Debby, Milton, and Helene, respectively).

Proposed amendment 26-01ESR updates all elements of the City's comprehensive plan to reflect the results of their 2024 Vision Plan, prepared by the Northeast Florida Regional Council. This amendment proposes extending the plan's planning horizon to 2045, supported with corresponding data and analysis. If the intent of the proposed change is to fulfill the requirements outlined in section 163.3177(1)(f), Florida Statutes, then the proposed planning horizons should extend to 2036 and 2046, respectively. This should be supported with the appropriate data and analysis as specified in sections 163.3177(1)(f) and 163.3177(5)(a), F.S. This amendment also adopts the City's 2025-2035 Water Supply Facilities Work Plan (WSFWP) as an appendix to the comprehensive plan. The proposed amendment does not propose any changes to public facility level of service (LOS) standards. The City also included their updated 2029/2030 Schedule of Capital Improvements Plan.

The proposed amendment aims to improve the clarity of the currently adopted comprehensive plan by simplifying the language into more accessible tables, policies, and objectives. Many of the proposed changes maintain the original intent of the current comprehensive plan and are primarily clerical and administrative in nature. These updates include eliminating redundant language, updating official name changes, removing outdated statutory references, and addressing completed projects. The summary below addresses the specific changes that do amend the intent of the original language.

Department staff has identified three potential technical assistance (TA) comments for proposed amendment 26-01ESR. The potential TA comments pertain to inconsistency with Florida Statute, meaningful and predictable references, and intergovernmental coordination.

Future Land Use Element:

- Updates Policy 2.1.4 to no longer identify where the City of Palatka Wetlands Protection Ordinance is currently located. "~~contained in Chapter 30 of the Land Development Regulations.~~"
    - *By removing the reference/location of the ordinance this policy is not meaningful and predictable.*

Mobility Element:

- Adds Policy Me – 2.3.8: "The City shall consider in its Land Development Regulations opportunities and incentives for the provision of appropriate facilities to support pedestrians, bicycles, micromobility, or other alternative mobility options and sharing services, such as lockers and bicycle parking, and transit, by new development or redevelopment."
    - Note: *Note: FDOT staff have noted that this policy could be considered more restrictive or burdensome. FloridaCommerce staff opines that opportunities and incentives are not more restrictive or burdensome and could allow for more benefits to a developer. Additionally, the consideration of such opportunities also does not equate to the implementation of those opportunities or incentives. As such, staff* ***have not*** *included this policy in the recommended response to the City.*

An equal opportunity employer/program. Auxiliary aids and service are availab upon request to individuals with disabilities. All voice telephone numbers on th document may be reached by persons using TTY/TTD equipment via the Florid Relay Service at 711.

Public Facilities Element:

- Adds Policy PFE - 1.3.7.2. As proposed this policy states that "the City's designated Building Official or their designee shall ensure that all new construction and substantial renovations comply with the plumbing fixture standards established in the Florida Building Code (FBC), including maximum allowable flow rates and water consumption levels."

  This policy ensures compliance with plumbing fixture standards established in the FBC but does not provide appropriate reference to the document. Therefore, this policy is not meaningful and predictable.
- Adds Policy PFE - 1.6.1: "All residential and nonresidential solid-waste generating uses within the City limits shall utilize the municipal solid waste collection program."
  - *Note: This policy is not currently in the comprehensive plan and would require all solid waste generating uses in the City to utilize the municipal solid waste collection program. Therefore, this policy is more restrictive or burdensome than the currently adopted comprehensive plan. FDEP staff noted that they are not aware of any requirement in Florida Statutes or Rules explicitly requiring utilization of a municipal solid waste collection program. "The LDRs do address solid waste disposal (Chapter 66) stating 'It shall be unlawful to dispose of any garbage in any manner, except as provided in this chapter' and going on to describe residential and nonresidential solid waste collection through the municipal program." Considering that the LDR restricts the disposal of solid waste to only what is allowed in the LDR, staff have removed this policy from the recommended response to the City.*

Conservation Element:

- Updates Policy CONE - 1.4.3. relates to coordination with the St. Johns River Water Management District (SJRWMD) in regard to the protection of groundwater supplies for public wellfields. This policy proposes to generalize the reference to the Florida Administrative Code that was previously specified in the policy.
  - *By removing the reference/location of the Florida Administrative Code this policy is not meaningful and predictable.*
- Updates Policy CONE – 1.4.7 currently states that the City will amend its Land Development Regulations by adopting a landscape irrigation and xeriscape ordinance. As proposed this policy requires the continued enforcement, maintenance, and update of the ordinance, as necessary.
  - *This policy refers to the landscape irrigation and xeriscape ordinance that is currently being enforced but does not provide appropriate reference to the ordinance. Therefore, this policy is not meaningful and predictable.*

Recreation and Open Space Element:

- Adds Policy ROSE - 1.1.3.: "the City shall continue to explore the feasibility of maintaining and expanding waterfront recreational activities following guidance from the Michael Redd Riverfront Master Plan."
  - *This policy refers to guidance from the Michael Redd Riverfront Master Plan, however it does not provide a reference to the plan. Therefore, this policy is not meaningful or predictable.*
- Removes Policy F.1.3.2: "Upon Plan adoption, the City adopts recreational Levels of Service Standards (LOSS) as identified in Table F-4 of the Recreation and Open Space Element and an open space Level of Service Standard (LOSS) of 25 acres per persons."
  - *The table outlines the recreation LOS standards but does not mention the open space level of service standard of 25 acres per person. By removing this policy, the City is subsequently removing the open space LOSS.*

An equal opportunity employer/program. Auxiliary aids and service are availab upon request to individuals with disabilities. All voice telephone numbers on th document may be reached by persons using TTY/TTD equipment via the Florid Relay Service at 711.

- Update Policy ROSE – 1.2.5: "The City shall continue to implement the Parks and Recreation Facilities Impact Fee, and shall monitor its effects and update it as necessary to meet the adopted levels of service for recreational facilities/reserve open space. ~~consider re-instituting the Parks and Recreation Facilities impact fee as a means of raising revenue to purchase land and construct recreational facilities/reserve open space to meet adopted levels of service.~~"
    - *Note: As it exists, the City is considering re-instituting the impact fees. As proposed, the City intends to continue to implement the impact fee. This policy, as it currently exists, implies that there is currently not a fee in place. By now re-instituting the fee within the comprehensive plan, this policy is more restrictive or burdensome than what is currently adopted in the comprehensive plan. FDEP staff noted that "the City originally adopted impact fees in its LDRs (including parks and recreation impact fees) in 2007. Ordinance No. 23-05, adopted in February 2023, updated these fees, reducing them for single family (-$130) and mobile home units (-$135), and slightly increasing for multifamily units (+$18)." Considering that the ordinance was implemented prior to August 2024, and this update reflects existing requirements, staff did not identify any concerns with the proposed policy.*

Economic Development Element:

- Adds Policy EDE - 1.5.4. The City shall continue to improve and maintain Riverfront Park as a clean, safe, and attractive multi-use destination for walking, sightseeing, boating, fishing, and shrimping. These efforts shall align with and advance the Michael Redd Riverfront Master Plan, including park renovations, mixed-use development, and the creation of an entertainment district to attract residents, visitors, and investment.
    - *This policy calls for efforts to improve and maintain Riverfront Park to be in alignment of the Michael Redd riverfront Master Plan. This policy does not provide a reference for the mentioned master plan.*

Capital Improvements Element:

- Updates Policy CIE - 2.2.6. regarding drainage LOS standards refers to the most recent FDOT drainage manual.
    - *The City does not properly provide a reference for the FDOT Drainage Manual. Therefore, this policy is not meaningful or predictable.*

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STAFF ANALYSIS:

Staff have identified objectives, policies and a goal within the proposed Comprehensive Plan as more or potentially more restrictive or burdensome pursuant Chapter 2025-190, Section 28, Laws of Florida (L.O.F.). An analysis of these proposed changes is included below.

MORE RESTRICTVE OR BURDENSOME:

Housing Element:

- Adds Policy HE - 1.2.6: "The City shall ensure that dedicated affordable housing units are dispersed throughout the City and within individual developments, and that these units are designed to match the appearance and quality of market-rate housing, while contributing positively to the neighborhood character."
    - *Note: As it exists in Policy C.1.4.4, which was used as the foundation of Policy HE - 1.2.6, the City is required to support scattered site affordable housing that meets basic design standards, thereby enhancing property values. As proposed, Policy HE - 1.2.6 now requires the City to ensure that affordable housing units are dispersed and designed to match the appearance and quality of market-rate housing. By now requiring affordable housing units to match the appearance and quality of market-rate housing rather than meeting the basic design standards, this policy is more restrictive or burdensome.*

Public Facilities Element:

- Adds Policy PFE - 1.3.1: "New development located within the City's potable water service area, and within 250 feet of an existing potable water main, shall connect to the central potable water system as a condition of development approval."
    - *Note: This policy requires that new development that is within the potable water service area and within 250 feet of an existing water main to connect to central potable water as a condition of development approval. By having this contingency of approval that did not previously exist in the comprehensive plan, this policy is more restrictive or burdensome. FDEP staff has noted that this policy "appears to be a new requirement" and that they are "not aware of any Florida Statute or Rule requiring connection within 250 ft." They could not locate any rule or statute that places restrictions on new wells a certain distance from existing potable water lines.*

Recreation and Open Space Element:

- Adds Policy ROSE - 1.3.3: "Upon plan adoption, the City will improve its recreation and open space LOS standards by updating its LDRs and Concurrency Management System (CMS) to provide:
  A. A formal open space management system that (1) establishes an inventory of open space lands, (2) enforces LOS standards for open space, and (3) implements development standards that require new residential development to dedicate land to the City's open space inventory, or;
  B. An informal open space system that does not utilize an open space inventory or strict LOS standards but does require specified new developments to set aside land to maintain adequate open space."
    - *Note: This language does not currently exist within the comprehensive plan. Option A(3) and option B both require land to be set aside or dedicated to open space. By doing so, this policy is more restrictive or burdensome than what currently exists. FDEP staff noted that "the policy directs the City to update its LDRs and CMS to establish new*

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requirements for new residential developments. The existing LDRs/CMS do not require dedication of land to the City, so this does appear to be a new requirement." FDOT also noted the proposed change is potentially more restrictive or burdensome.

POTENTIALLY MORE RESTRICTVE OR BURDENSOME

The Florida Department of Transportation (FDOT) has provided a preliminary restrictive and burdensome analysis regarding the proposed amendment. Staff are actively engaging with FDOT to address other policies within their jurisdiction that were not included in their initial review, indicated by a double asterisk. We are currently awaiting feedback on these outstanding policies.

Conservation Element:

- Adds CONE - Policy 1.5.11: "The City shall investigate initiatives to implement in the LDRs and municipal building code that address climate change and ensure that new development meets building resiliency standards."
    - *Note: FDOT staff have noted that this policy could be considered potentially more restrictive or burdensome. Therefore, staff have included this policy in the recommended response to the City.*

Capital Improvements Element:

- Policy CIE – 1.3.3: as it exists this policy requires developers to provide funds to provide funds to upgrade or expand existing City facilities or to construct new facilities for donation to the City in order to maintain the adopted LOS. As proposed this policy adds that the provision of funds or donation will be done "as necessary, primarily through the use of an impact Fee System."
    - *Note: FDOT staff have noted that this policy could be considered potentially more restrictive or burdensome. Therefore, staff have included this policy in the recommended response to the City.*

Intergovernmental Coordination Element:

- Amends Policy ICE - 1.7.3: "The City shall coordinate with ~~the~~ Putnam ~~c~~County and the SJRWMD to protect ~~ensure that~~ the St. Johns River, its tributaries, wetlands, and other environmentally sensitive areas, including ~~and~~ unique vegetative communities that are shared between the two jurisdictions, ~~are protected~~ from degradation or intrusion by inappropriate development. Such coordination shall include joint review of development proposals, enforcement of applicable environmental regulations, and implementation of conservation and restoration initiatives to preserve ecological integrity and water quality."
    - *Note: it is unclear whether the joint review of development proposals, enforcement of applicable environmental regulations, and implementation of conservation and restoration initiatives to preserve ecological integrity and water quality will impose more restrictive or burdensome standards. Therefore, the proposed change is **potentially** more restrictive or burdensome.*

Mobility Element:

- **Adds Policy ME - 1.2.3: "The City shall minimize the need for roadway width expansion, except where necessary to improve mobility for bicycles, micromobility, or other alternative mobility

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options and sharing services, as well as for pedestrians, or to effect intersection improvements. The City will continue to focus its efforts on implementing Complete Streets."

Note: This policy requires the City to minimize the need for roadway width expansion, except where necessary. Furthermore, there are implications from other policies that there are roads that are excessively overbuilt in the City (see ME - Policy 1.1.7). By minimizing the size of the roads this would constrict the number of vehicles that could operate on the road at a given time. As such, this policy is ***potentially*** *more restrictive or burdensome.*

- **Adds Policy ME - 1.2.4. "The City shall plan for future multimodal facilities designed to correct the projected failing LOS for Crill Avenue in 2035, and segments of Reid Street in 2035 and 2045."
    - *Note: By requiring the City to plan for future multimodal facilities designed to correct the failing LOS for various roads and or segments, this policy would limit the option of increasing the LOS capacity of those roads/segments in favor of providing multimodal facilities. Therefore, this policy is potentially more restrictive or burdensome.*

- **Adds Policy ME - 1.3.4. "The City's Land Development Regulations (LDRs) shall require sidewalks or clearly marked, separate pathways as part of construction and maintenance of traffic plans, except where not feasible."
    - *Note: Currently, sidewalks or marked, separate pathways are not required in the City's adopted comprehensive plan. By requiring the LDR to require sidewalks or marked, separate pathways as part of construction and maintenance of traffic plans, this policy is* ***potentially*** *more restrictive or burdensome.*

- **Amends Policy ME - 2.3.5: "The City of Palatka shall regularly review all transportation plans to emphasize the connection of residential areas to park and recreation areas, schools, and major shopping centers, with such connections including pedestrian ways and bikeways, and shall include transportation and circulation analysis as part of all development review processes. Connectivity between non-residential projects shall be required of all new development and redevelopment, except when not feasible due to environmental factors or objections of existing developed properties."
    - *Note: By requiring transportation and circulation analysis as part of all development review processes this policy is* ***potentially*** *more restrictive or burdensome than what is currently adopted in the comprehensive plan.*

- **Adds Policy ME - 2.3.7: "The City shall adopt requirements for bicycle and pedestrian facilities as appropriate into its Land Development Regulations. Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops."

    Note: By requiring development plans for new developments and redevelopment of residential and non-residential sites to show existing and proposed bicycle and pedestrian access to adjacent properties and transit stops, this policy is ***potentially*** *more restrictive or burdensome than what is currently adopted in the comprehensive plan. Additionally, FDOT staff have noted that this policy could potentially be considered more restrictive or burdensome.*

***

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The objective and policies listed below pertain to the development, adoption, or revision of various external documents for the City of Palatka that are referenced in the comprehensive plan. These documents include the Land Development Regulations (LDRs), Transportation Master Plan, Airport Master Plan, and others. These proposed changes will involve the incorporation and implementation of regulations and concepts, as well as the development of new standards. At this stage, the specific details that will be added to the plans, regulations, and standards remain uncertain, and therefore have the potential to be more restrictive or burdensome.

Future Land Use Element:

- Adds Policy FLUE - 2.1.2; continues to refine construction and development standards in the LDRs for flood-prone areas.

Public Facilities Element:

- Adds Policy PFE - 1.6.2; states that the City shall ensure that all solid waste collection, transfer, and disposal activities comply with applicable federal, state, and local environmental regulations.

Recreation and Open Space Element:

- Adds Policy ROSE - 1.2.3; continues to maintain and update the City's LDRs to ensure that development may not occur if it is determined that it would cause the park and recreation system to fall under the adopted LOS standards.

Economic Development Element:

- Amends Policy EDE - 1.5.8; implements and periodically updates tree protection, landscaping, screening, and buffering codes in the LDRs to maintain a high-quality downtown environment without imposing an unreasonable cost burden to development and redevelopment."

Conservation Element:

- Amends Policy CONE - 1.3.2; currently, septic tanks may only be installed in accordance with Policy D.1.4.1 in the City's comprehensive plan. The proposed change now allows septic tanks to be installed only in accordance with all applicable provisions of the public facilities element and the LDRs.

  Note it is unclear whether the LDR has more stringent requirements than what currently exists within the comprehensive plan, therefore this policy is potentially more restrictive or burdensome.

Housing Element:

- Adds Policy HE - 1.5.2; enforces the provisions of the Historic Preservation Ordinance to protect historically significant housing through appropriate design review, permitting, and enforcement measures.

Mobility Element:

- **Adds Objective ME - 1.1; develops a comprehensive long-range transportation master plan to enhance the functionality and accessibility of the overall transportation network.
- **Adds Policy ME - 1.1.1; states that the City shall adopt and maintain a Long-Range Comprehensive Transportation Master Plan.

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- **Adds Policy ME - 1.3.2; continues to implement design concepts in areas of high pedestrian traffic, which include, but are not limited to, street trees, canopies/arcades, patterned colored pavement, and street signage, as well as area-specific recommendations, such as those in the vicinity of local schools.
- **Adds Policy ME - 2.1.3; continues to evaluate and implement pedestrian and transit design standards as they relate to incorporating transit, carpool, pedestrians, and bicycle amenities in different commercial, industrial, and office buildings on Main Street and any future activity generators.
- **Adds Policy ME - 2.3.1; states that the City shall create and implement standards for right-of-way widths through the application of context-sensitive measures within its Land Development Regulations as part of a Complete Streets Program.
- **Amends Policy ME - 2.3.4; establishes access management standards, coordinating planning, regulation, and design of access between roadways and land development in the land development regulations to ensure safety and appropriate, efficient access to the City's transportation network.
- **Adds Policy ME - 2.3.7; states that the City shall adopt requirements for bicycle and pedestrian facilities as appropriate into its Land Development Regulations. Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.
- **Adds Policy ME - 2.4.1; "A Master Plan for the Palatka Lt. Kay Larkin Airport, assessing aviation facility and infrastructure needs to optimize existing facilities, resources, and airport operations, will be maintained and updated at least every 5 years"

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STAFF RECOMMENDATION:

FloridaCommerce staff has identified at least one, or more conflicts with Chapter 2025-190, section 28, Laws of Florida. Given the more restrictive or burdensome policies, FloridaCommerce staff recommends considering this amendment "null and void." Staff has also identified inconsistencies with Chapter 163, Florida Statutes requirements.

EXTERNAL AGENCY COMMENTS:

St. Johns River Water Management District (SJRWMD) – 12/23/25: St. Johns River Water Management District (District) staff have reviewed City of Palatka proposed comprehensive plan amendment 25-01ER in accordance with the provisions of Chapter 163, Florida Statutes. The amendment, in part, includes the City's water supply facilities work plan (WSFWP). Based upon review of the submitted materials, District staff have no comments on the proposed amendment.

Florida Department of Transportation (FDOT) – 1/9/26: FDOT District 2 has as reviewed this comprehensive plan amendment with a primary focus on the Mobility Element. Page 4 of the Mobility Element provides Table 1. Roadway System and Capacity analysis for roadway characteristics and capacity data. The source of the data in this table is referenced as the Florida Department of Transportation. When comparing the data in this table to the FDOT D2 LOS Report provided at FDOT D2 LOS Report we found a few notable discrepancies. Please refer to the attached Table 1. Roadway System and Capacity – City of Palatka- Comprehensive Plan FDOT Review Comments and make the recommended changes and corrections to be consistent with FDOT data. Please add a column to this table to clearly identify the existing Strategic Intermodal System (SIS) facilities within the city boundary. www.dot.state.fl.us 2 We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the adopted amendment, along with the supporting data and analysis be transmitted within ten working days after the second public hearing for FDOT review.

FDOT has also indicated that the following identified policies "could be considered more restrictive and burdensome:" Policies ROSE 1.3.3., CIE 1.3.3, CONE 1.5.11, ME 2.3.7 and ME 2.3.8.

Northeast Florida Regional Council – 1/8/26: No impact on Resources of Regional Significance could be identified since this amendment is a text amendment to the City's Comprehensive Plan. No intergovernmental coordination is recommended for this proposed amendment.

No other external agency comments have been received at the time of this report.

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February 6, 2026

The Honorable Robbi Correa
Mayor, City of Palatka
201 North 2nd Street
Palatka, Florida 32177

Dear Mayor Correa,

FloridaCommerce has completed its review of the comprehensive plan amendment proposed by the City of Palatka (Amendment No. 26-01ESR), which was received January 7, 2026. We have reviewed the amendment in accordance with the expedited state review process set forth in section 163.3184(2) and (3), Florida Statutes.

FloridaCommerce has identified conflicts with the application of Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), and the adopted comprehensive plan amendment. These conflicts render the proposed and adopted comprehensive plan amendment null and void ab initio.

Chapter 2025-190 provides:

> Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, an any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

For the reasons outlined herein, the City of Palatka's adopted amendment is more restrictive or burdensome, making it null and void ab initio, pursuant to Section 28 of Chapter 2025-190, L.O.F.

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If you have any questions concerning this review, please contact James Stansbury by telephone at (850)-717-8512 or by email at James.Stansbury@Commerce.fl.gov.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/aw

cc: Lorenzo Aghemo, MRP, Planning Director, City of Palatka
Elizabeth Payne, AICP, Chief Executive Officer, Northeast Florida Regional Council

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Chapter 2025-190, Section 28, Laws of Florida (L.O.F.), to provide:

> Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

The City of Palatka's Proposed Amendment 26-01ESR includes policies that are more restrictive or burdensome than City's currently adopted Comprehensive Plan. The following identified policies are more restrictive or burdensome: Mobility Element Policies 1.2.3, 1.2.4, 1.3.2, 1.3.4, 2.3.5, and 2.3.7; Public Facilities Element Policy 1.3.1; Recreation and Open Space Element Policy 1.3.3; and Housing Element Policy 1.2.6. The following identified objectives and policies are potentially more restrictive or burdensome: Future Land Use Element Policy 2.1.2.; Mobility Element Objective 1.1 as well as Policies 1.1.1, 2.1.3, 2.3.1, and 2.3.4; Public Facilities Element Policy 1.6.2; Recreation and Open Space Element Policy 1.2.3; Economic Development Policy 1.5.8; Conservation Element Policies 1.3.2 and 1.5.11; Capital Improvements Element Policy 1.3.3; Housing Element Policy 1.5.2; and Intergovernmental Coordination Element Policy 1.7.3.

2045 CITY of Palatka

Future Land Use Element

Data & Analysis

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01. Introduction to the Future Land Use Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the land use needs of Palatka's current and projected population through the 2045 planning horizon. These mechanisms are intended to be consistent with the comprehensive planning requirements established within Florida Statutes and advance the shared community vision identified within the *2045 Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) portion of the Future Land Use Element is threefold: (1) analyze the current land use conditions within Palatka, (2) determine the land use needs of the City's projected population, and (3) identify potential strategies for addressing these needs through the 2045 planning horizon.

02. Existing Conditions Analysis

This section provides a foundational analysis of the existing conditions that shape land use in Palatka. It begins by examining how land is currently utilized across the City, identifying patterns of residential, commercial, industrial, institutional, and vacant land. It then evaluates key factors that influence the future use of land, such as infrastructure availability, local programs and policies, and the presence of natural resources.

A Regional Perspective

Palatka, Florida, serves as the county seat of Putnam County and is strategically located along the St. Johns River, approximately 50 miles south of Jacksonville. This central position in northeastern Florida has historically established Palatka as a vital connector among major urban centers such as Gainesville, St. Augustine, and Daytona Beach. The City's accessibility to both large cities like Jacksonville and smaller communities, including Palm Coast and Jacksonville Beach, places it within one of the state's fastest-growing regions. Surrounded by natural landscapes and positioned along regional transportation corridors, Palatka benefits from a balance of economic opportunity and environmental character that continues to shape its role in broader regional growth. The City's strategic location has influenced its land use patterns, with a mix of residential, commercial, and industrial areas developed to support its role as a regional hub.

02.A. Existing Land Use Conditions

To assess current land utilization within Palatka, the City analyzed data from the Putnam County Property Appraiser, who assigns Department of Revenue (DOR) use codes to each parcel for taxation purposes. These codes were consolidated into broader categories to discern general land use patterns across the City. The findings of this exercise are detailed in **Table FLUE – 1** and visually represented on **Map FLUE – 1**.

***Table FLUE* – 1.** Existing Land Use Inventory

Existing Land Use	Description	Acreage[1]	Percent of Total
Governmental	Areas used for government operations, including city halls, courthouses, public safety buildings, and other municipal facilities	1,433.4	24.9%
Single-Family Residential	Zones which primarily consist of detached homes designed to accommodate one family per dwelling	699.6	12.1%
Agricultural	Lands utilized for farming activities, such as crop cultivation, livestock raising, and related agricultural operations.	659.0	11.4%
Commercial	Areas used for business activities, including retail stores, offices, restaurants, and other enterprises that provide goods or services	617.9	10.7%
Right-of-Way and Utilities	Land primarily used for infrastructure such as roads, highways, railways, power lines, and pipelines, facilitating transportation and utility services	382.2	6.6%
Parks and Recreation	Spaces used for public leisure and recreational activities, including parks, playgrounds, sports fields, and community centers	222.2	3.9%
Institutional	Lands utilized by facilities like schools, hospitals, churches, and other establishments serving educational, health, or religious functions	219.5	3.8%
Multi-Family Residential	Areas featuring housing units designed to accommodate multiple families, such as apartment complexes and condominiums	147.9	2.6%
Industrial	Lands used for manufacturing, warehousing, distribution centers, and other industrial operations	105.8	1.8%
Mobile Homes	Zones specifically allocated for mobile or manufactured homes, often organized within mobile home parks or communities	9.1	0.2%
Residential Common Area	Shared spaces within residential developments, such as communal gardens, clubhouses, or other amenities accessible to residents	4.1	0.1%
Vacant	Parcels of land that are currently undeveloped or not in active use	1,264.6	21.9%
Total Area		**5,765.3**	**100.0%**

[1] Acreage calculations are estimates based on analysis completed in ArcGIS Pro and may not be survey-accurate

Source: Putnam County Property Appraiser, 2024.

As of 2024, Palatka contains approximately 5,765 acres of land within its municipal boundaries. Governmental uses represent the largest single land use category, accounting for 1,433 acres (24.9%), followed closely by vacant land at 1,265 acres (21.9%). Single-family residential land makes up 12.1% of the total area, while commercial (10.7%), agricultural (11.4%), and right-of-way/utilities (6.6%) also represent notable shares of the City's land area. Broader descriptions of how the City's residential, nonresidential, and vacant lands are distributed are provided as follows.

02.A.1. Description of Existing Residential Uses

Residential development in Palatka is predominantly concentrated east of State Road 19, a pattern shaped by the City's historic growth as a riverfront port and commercial hub along the St. Johns River. This eastern side encompasses the historic core, central business district, and established neighborhoods like Palatka Heights and The Hammock—areas characterized by a traditional street grid and a predominance of single-family homes, which occupy nearly 700 acres across the city. While multi-family housing makes up a smaller share of the land area (2.6%), it exists in defined clusters, particularly in apartment communities northwest of downtown. Mobile homes are present in limited, scattered pockets and account for just 0.2% of land use. Some residential areas, especially in and around downtown, are located within mixed-use zones where residential, commercial, and civic uses coexist under flexible zoning overlays.

In contrast to the east, the area west of State Road 19 is more sparsely developed residentially, with a less cohesive pattern of settlement. Here, larger lots and a blend of single- and multi-family housing are loosely arranged along corridors like St. Johns Avenue, functioning as lower-density, exurban extensions of the City's primary residential fabric.

02.A.2. Description of Existing Non-residential Uses

Non-residential land in Palatka is significantly shaped by governmental and institutional uses, which together account for a substantial portion of the City's land area. Governmental land is the largest single land use category, anchored by major facilities west of State Road 19 such as the Kay Larkin Municipal Airport, Putnam County Detention Center, and other key county and city operations. Smaller municipal uses, including City Hall, fire stations, and public works facilities, are more evenly distributed, with a noticeable concentration in the downtown area. Institutional uses—comprising schools, churches, and healthcare facilities—make up 3.8% of the land area and are typically embedded within or adjacent to residential neighborhoods.

Palatka's commercial and industrial land uses are concentrated along its primary transportation corridors and key access points. Commercial development follows State Road 17 (Reid Street) and State Road 19, forming the City's commercial spine and primary employment zone. These corridors support a variety of retail, service, office, and light industrial uses, serving both local residents and regional visitors. Industrial land, though limited in scale at 1.8% of total land area, is primarily found in small clusters west of downtown, typically positioned near rail lines or major highways to accommodate logistical needs. These areas represent opportunities for future employment-generating uses, especially in relation to nearby vacant and underutilized lands.

02.A.3. Description of Existing Vacant & Agricultural Lands

Vacant land is a prominent feature of Palatka's existing land use, totaling over 1,260 acres and concentrated primarily in the western and northern portions of the City. These areas are often heavily wooded, largely undeveloped, and frequently disconnected from existing infrastructure. Some parcels east of State Road 17, particularly along the St. Johns River, are likely

undevelopable due to the presence of wetlands. In addition to vacant land, agricultural uses occupy 11.4% of the city's area and are primarily located along its northwestern and southern edges. While some of this agricultural land remains in active use, it shares characteristics with vacant parcels in terms of development potential. Together, Palatka's vacant, agricultural, and underutilized lands—especially those west of State Road 19—highlight a significant opportunity for accommodating future growth and expanding the city's land use diversity beyond its historically developed eastern core.

02.B. Conditions Impacting Land Use

A range of physical, regulatory, and environmental factors influence how land is developed and used in Palatka. This section examines key conditions that shape the city's land use patterns, including the availability and capacity of public infrastructure, the implementation of planning programs and policies, and the presence of sensitive natural features. Understanding these elements is essential for evaluating where and how future growth can occur, ensuring that development is both feasible and aligned with the City's long-term vision for sustainability, resilience, and quality of life.

[Continued on next page]

02.B.1. Public Facilities & Infrastructure

Public facilities and infrastructure shape land use by determining where and how intensely development can occur. Public facilities and infrastructure serving Palatka are analyzed in detail in the **Public Facilities**, **Mobility**, **Recreation & Open Space**, **Intergovernmental Coordination**, and **Capital Improvements Elements** of this Plan, but are briefly summarized below.

Water & Sewer Systems

As detailed in the Public Facilities Element, The City of Palatka provides centralized water and sewer services to both residential and nonresidential customers, primarily within city limits, with some services extending to facilities just outside the city boundaries. The Public Works Department oversees the maintenance and operation of these utilities, ensuring their proper functioning.

Solid Waste Collection & Disposal

Palatka offers residential and commercial garbage collection within city limits and is transported to the Putnam County Central Landfill for disposal.

Drainage & Stormwater Management

The City of Palatka maintains a complex and largely interconnected stormwater management system which includes drainage pipes, basins, and ditches.

Parks & Recreation Facilities

21 spaces are dedicated to parks and recreation in the City of Palatka, of which 15 are City-owned. These parks offer a wide range of passive and active recreational uses.

Roadway Network

The roadway network is anchored by several major routes, including U.S. Route 17, State Road 19, State Road 20, and State Road 100, which facilitate regional connectivity to cities like Jacksonville, Gainesville, and St. Augustine. These highways intersect with a grid of local streets, supporting both residential and commercial areas, and are maintained by the Public Works Department.

Airport

The Kay-Larkin Airport is the sole municipal airport in Palatka. While primarily serving general aviation purposes, it is also uncommonly used for commercial or shipping purposes.

Railways

Palatka is served by Amtrak's passenger rail service, with the Palatka Amtrak Station providing connections to major cities along the East Coast. Additionally, freight services operate in the area, supporting local industries.

Public Schools

In total, Palatka hosts approximately seven public schools, including traditional and charter institutions, catering to the educational needs of its community.

Prisons & Detention Centers

The City of Palatka is home to the Putnam County Jail, which is overseen by the Putnam County Sheriff's Office.

Military Installations

Palatka does not host any military installations within its city limits. The nearest significant military facility is Naval Air Station Jacksonville, located approximately 60 miles to the north.

02.B.2. Programs & Policies

In addition to public facilities and infrastructure, local programs and policies play a key role in shaping how land use evolves within the community. These include the City's *future land use* framework, the *Community Redevelopment Plan*, its *Historic Preservation Ordinance, airport restriction zones*, and existing *inventory of historic resources*. These topics are discussed in the sections which follow.

02.B.2.a. Future Land Use

The most powerful land use regulation tool established within the City Comprehensive Plan is the future land use map (FLUM), which identifies the future land use category (FLUC) assigned to each property within the City. Adopted as part of the Goals, Objectives, and Policies of the Future Land Use Element, the FLUCs establish the *general uses* and maximum *density* (generally measured in dwelling units per acre, du/ac) and *intensity* (typically defined by floor area ratio) allowed for that property. The FLUCs adopted as part of the City of Palatka Comprehensive Plan are detailed in **Table FLUE – 2**, while their distribution on the FLUM is shown in **Map FLUE – 2**.

Table FLUE – 2. Future Land Use Categories

FLUC	Use Types Allowed	Maximum Permitted Density (DU/AC)	Maximum Permitted Intensity (FAR)
Residential, Low-Density (LDR)	Primarily single-family detached homes, with the possibility of duplexes or accessory dwelling units	5	0.7
Residential, Medium-Density (MDR)	A mix of housing options, including single-family homes, townhouses, duplexes, and low-rise multifamily buildings	10	0.7
Residential, High Density (HDR)	Multifamily housing such as apartments and condominiums.	18	1
Mixed-Use (MU)	Areas intended to accommodate a concentrated mix of residential, commercial, civic, and recreational uses within a walkable, interconnected setting. Residential development may include a range of housing types and densities, with an emphasis on multi-family formats that support a compact urban form. Nonresidential uses may consist of a diverse mix of retail, office, civic, and service activities that primarily support the surrounding neighborhoods and residential component of the mixed use area.	20	4.0
Commercial (COM)	Offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar activities, public/institutional uses, and recreational uses	0	1.5
Industrial (IND)	Manufacturing, assembly, processing, or storage of products. Suitable for heavy industry, light industry, and industrial park operations	0	1

FLUC	Use Types Allowed	Maximum Permitted Density (DU/AC)	Maximum Permitted Intensity (FAR)
Recreation (REC)	A variety of leisure time activities, inclusive of both resource-based and activity-based sites and facilities	0	0.1
Conservation (CON)	Naturally preserved resources	0	0.1
Public Buildings & Grounds (PB)	A variety of public and quasi-public activities such as schools, churches, government buildings, hospitals, colleges, and its associated ancillary uses	0	1
Other Public Facilities (OPF)	Public facilities and infrastructure	0	0.5

02.B.2.b. Community Redevelopment Plan

As shown in **Map FLUE – 3**, the City is home to three community redevelopment areas: the Central Business District, North Historic District, and South Historic District. The Palatka Community Redevelopment Agency (CRA) utilizes tax increment financing generated within these districts to implement projects and programs outlined in the Community Redevelopment Plan, which was last updated in October 2021. These initiatives aim to address localized conditions of slum and blight, fostering reinvestment and economic development.

02.B.2.c. Historic Preservation Ordinance and Resources

As detailed in the **Historic Preservation Element**, the City remains steadfast in its commitment to protecting its cultural heritage. This commitment was formalized in 2012 with the adoption of Palatka's first *Historic Preservation Ordinance*, which established the framework for identifying, preserving, and enhancing local historic resources. The ordinance outlines the responsibilities and composition of the Historic Preservation Board and provides procedures for designating local historic districts, sites, and structures. It also created a formal review process for Certificates of Appropriateness and introduced flexible building code standards to support the continued use and preservation of historic structures. These tools not only safeguard the City's architectural and cultural legacy but also guide future land use and development decisions to ensure that new growth respects and complements the historic character of the community.

Palatka's preservation efforts are further supported by a growing inventory of properties listed, or eligible for listing, on the *National Register of Historic Places* (NRHP). Currently, there are three historic districts and eight structures within Palatka officially listed on the NRHP, with eleven additional structures identified as eligible for potential listing. These designations help inform land use decisions by highlighting historically significant areas and structures that may require tailored approaches to redevelopment. **Map FLUE – 4** shows all of Palatka's historic resources that have been surveyed, listed on the NRHP or determined to be eligible for future listing.

02.B.2.d. Airport Restriction Zones

As required by Florida Statues Chapters 163.3177 and 333.03, municipalities must plan around and adopt standards for development within land impacted by proximity to an airport. In response, the City of Palatka adopted an *Education Restriction Zone* and a *Residential Restriction Zones* for lands surrounding the airport.

- The *Education Restriction Zone*, as shown in **Map FLUE – 5,** denotes an area where school facilities are either disallowed or limited in activity due to the flight path of planes taking off from and approaching the Palatka Municipal Airport.

- The *Residential Restriction Zone*, as shown in **Map FLUE – 6**, denotes a buffer within which residential development is either severely limited or completely disallowed due to the potential noise level and danger associated with close proximity to the airport.

02.B.3. Natural Resources

The City of Palatka contains–and is surrounded by–a dense, diverse inventory of natural resources. It is of utmost priority to protect these natural resources, not just as a means of preserving the unique, threatened species and vegetation found within them but also to ensure that future generations of Palatka residents can continue to appreciate the area's natural beauty. While the natural resources found within the City are analyzed in detail within the **Conservation Element**, a brief discussion on how these resources may impact land use decisions is provided in the following sections.

02.B.3.a. Waterbodies, Wetlands, and Floodplains

Palatka's landscape is defined by its proximity to the St. Johns River and the presence of wetlands and floodplains, which contribute to the City's environmental resilience and ecological diversity. These features provide natural flood protection, support wildlife habitats, and offer recreational and economic value. Wetlands account for approximately 1,086.2 acres, and floodplains cover about 1,060.4 acres within the City (excluding open water bodies). **Maps FLUE – 7** and **FLUE – 8** illustrate the extent of these areas. Future development must account for these sensitive features to minimize impacts on water quality, manage flood risk, and avoid habitat loss. Land use decisions in and around these areas require careful planning, guided by local, state, and federal coordination to ensure their long-term sustainability.

02.B.3.b. Soil Diversity

The City's soils—primarily from the Zolfo, Pomona, Placid, Surrency, and Tavares series—are generally sandy and vary in drainage, stability, and load-bearing capacity (see **Map FLUE – 9**). These characteristics directly affect the suitability of land for development. A large share of Palatka's soils is not ideal for large-scale construction without substantial site preparation, such as moisture management or soil stabilization. As development pressures increase,

understanding soil limitations will be critical for guiding growth to appropriate locations and avoiding costly modifications or infrastructure challenges.

02.B.3.c. Aquifer Recharge

Palatka relies on the Floridan aquifer as its primary groundwater source, supporting both public and private well systems. However, the City lies within a low aquifer recharge zone, meaning groundwater replenishes slowly compared to surrounding areas (see **Map FLUE – 10**). This makes long-term water supply sustainability a key concern. While recharge occurs more efficiently in nearby areas—particularly in northwest Putnam County and between the Welaka and Pomona Park communities—Palatka's land use decisions must be made with water conservation in mind. Protecting regional recharge areas, minimizing impervious surfaces, and promoting low-impact development practices are essential to preserving the City's future water availability.

02.B.3.d. Vegetation

According to the Statewide Land Use/Land Cover Inventory maintained by the Florida Department of Environmental Protection, using data from the St. Johns River Water Management District (SJRWMD), natural lands make up 30.8% of the City's ten largest land cover categories. The most prominent natural land types include *wetland hardwood forests*, *upland mixed forests*, *wetland forested mixed*, and *upland coniferous forests*. Of these, wetlands represent the majority of natural lands within Palatka. These ecosystems often support fragile (and in some cases, rare) plant communities that must be carefully considered and preserved when development occurs nearby.

02.B.3.e. Wildlife

With its extensive wetlands, diverse plant life, and proximity to the St. Johns River, the City of Palatka supports a rich ecosystem that includes numerous species classified as threatened or endangered at both the state and federal levels. According to data from the Florida Fish and Wildlife Conservation Commission, 21 documented species of concern are present within the city, five of which are federally listed as endangered or threatened. While the preservation of these species is closely tied to the protection of their habitats, any efforts to accommodate future growth through 2045 must ensure that development does not adversely affect their range, habitat quality, or overall survival.

03. Projected Needs Analysis

As outlined in the **Population Projections** section of this plan update, the City of Palatka is projected to reach a permanent population of 12,801 and a seasonal population of 139 by 2045. Under the assumption that: (1) each permanent and seasonal household within Palatka will occupy at least one housing unit, and (2) the average household size will remain at 2.43 persons per household, **Table HE – 14** indicates that by 2045, the City will require 5,268 units for its permanent population and 57 units for its seasonal population (or 5,325 units total).

Table FLUE **– 3.** Projected Housing Need

Projected Population / Units Needed	2025	2030	2035	2040	2045
Permanent					
Projected Population	11,077	11,615	12,043	12,429	12,801
Units Needed [1]	4,558	4,780	4,956	5,115	5,268
Seasonal					
Projected Population	121	126	131	135	139
Units Needed [1]	50	52	54	56	57
Total					
Projected Population	11,198	11,742	12,174	12,564	12,941
Units Needed [1]	4,608	4,832	5,010	5,170	5,325
[1]Assuming an average persons per household figure of 2.43					

Source: BEBR, 2024; City of Palatka, 2025.

As identified in the 2018-2022 ACS housing data, there are currently 4,667 housing units within the City. As such, a minimum of 658 additional units will be needed to support Palatka's projected permanent and seasonal population by the end of the 2045 planning horizon. But do the City's regulatory and environmental conditions allow for this to occur?

03.A. Carrying Capacity Methodology

To answer this question, the City performed a *carrying capacity analysis*, which involved extracting the total acreage of vacant lands within the City (as identified in **Table FLUE – 1** and **Map FLUE – 1**), subtracting the wetland acreages, and multiplying the remaining vacant acreage by the maximum density and intensity afforded to them by their FLUM designation. The result of this effort is shown in **Table FLUE – 4** on the following page.

Table FLUE – 4. Carrying Capacity Analysis

Future Land Use Categories	All Lands		Vacant Lands		Vacant Lands with Wetlands	Remaining (Developable) Vacant Land [1]	Max. Permitted Density	Max. Dwelling Units Possible on Remaining Vacant Land [2]	Max. Permitted Intensity	Max. Non-Res. Possible on Remaining Vacant Land [3]
	Acres	Percentage	Acres	Percentage	Acres	Acres	Units Per Acre	Units	FAR	Square Feet
Residential, Low-Density (RL)	887.5	15.4%	347.9	27.5%	269.2	78.7	5	394	0.0	0
Residential, Medium-Density (RM)	362.7	6.3%	169.1	13.4%	53.2	115.9	10	1,159	0.0	0
Residential, High-Density (RH)	415.1	7.2%	73.6	5.8%	3.3	70.3	18	1,265	0.0	0
Mixed Use (MU)	59.2	1.0%	5.4	0.4%	0.0	5.4	20	108	4.0	940,896
Commercial (COM) (w/ all other zoning)	909.0	15.8%	264.0	20.9%	46.2	217.8	0	0	1.5	14,231,052
Industrial (IN)	1,213.8	21.1%	191.2	15.1%	42.8	148.4	0	0	1.0	6,464,304
Recreation (REC)	482.3	8.4%	188.9	14.9%	146.5	42.4	0	0	0.1	184,694
Conservation (CON)	50.9	0.9%	0.0	0.0%	0.0	0.0	0	0	0.1	0
Public Buildings and Grounds (PB)	1,016.7	17.6%	0.0	0.0%	0.0	0.0	0	0	1.0	0
Other Public Facilities (OPF)	339.9	5.9%	6.0	0.5%	0.0	6.0	0	0	0.5	130,680
County Land Use (COUNTY)	26.2	0.4%	18.4	1.4%	16.2	2.2	Varies	N/A	Varies	N/A
Total	**5,763.3**	**100.0%**	**1,264.5**	**100.0%**	**577.4**	**687.1**	**N/A**	**2,926**	**N/A**	**21,951,626**

1. Calculated by subtracting "Vacant Lands with Wetlands" from "Vacant Lands"
2. Calculated by multiplying "Remaining (Developable) Vacant Land" and "Max. Permitted Density"
3. Calculated by multiplying "Remaining (Developable) Vacant Land" and "Max. Permitted Intensity," then converting the results into square feet
4. As determined in the Population Projections Technical Memorandum

Total Residential Carrying Capacity	
2,926	*Units*
7,110	*Persons (2.43 PPH)* [4]

Total Non-Residential Carrying Capacity	
21,951,626	*Square Feet*

03.B. Carrying Capacity Results

The results of this regulatory and environmental analysis show the City of Palatka could accommodate an additional 2,926 housing units (a potential capacity of 7,110 new residents) and 21,951,626 square feet of nonresidential within the City. Considering that the City's projected population is anticipated to need just 658 new dwellings (assuming an average of 2.43 persons per household), it can be concluded that Palatka has sufficient capacity to accommodate the housing demand of its future population by 2045. Additionally, the City appears to have more than sufficient vacant nonresidential lands (504.2 acres) available to the support the City's incoming population for goods, services, entertainment, and employment.

04. Strategies for Addressing Projected Needs

The preceding section concludes that Palatka has sufficient land use capacity to accommodate its projected residential growth and that existing nonresidential entitlements provide adequate opportunity for future expansion of goods, services, entertainment, and employment. Despite this capacity, pursuing a long-term annexation strategy remains an important tool for promoting strategic and coordinated growth beyond the current planning horizon. A proactive annexation framework enables the City to guide development in adjacent unincorporated areas, maintain consistent infrastructure and service delivery, preserve influence over future land use patterns, and strengthen the municipal tax base in a fiscally responsible manner. It also positions Palatka to respond more effectively to evolving market conditions, regional growth pressures, and forthcoming infrastructure investments. Additional considerations related to annexation are addressed in the ***Intergovernmental Coordination Element.***

CITY of Palatka

EXISTING LAND USE

Legend

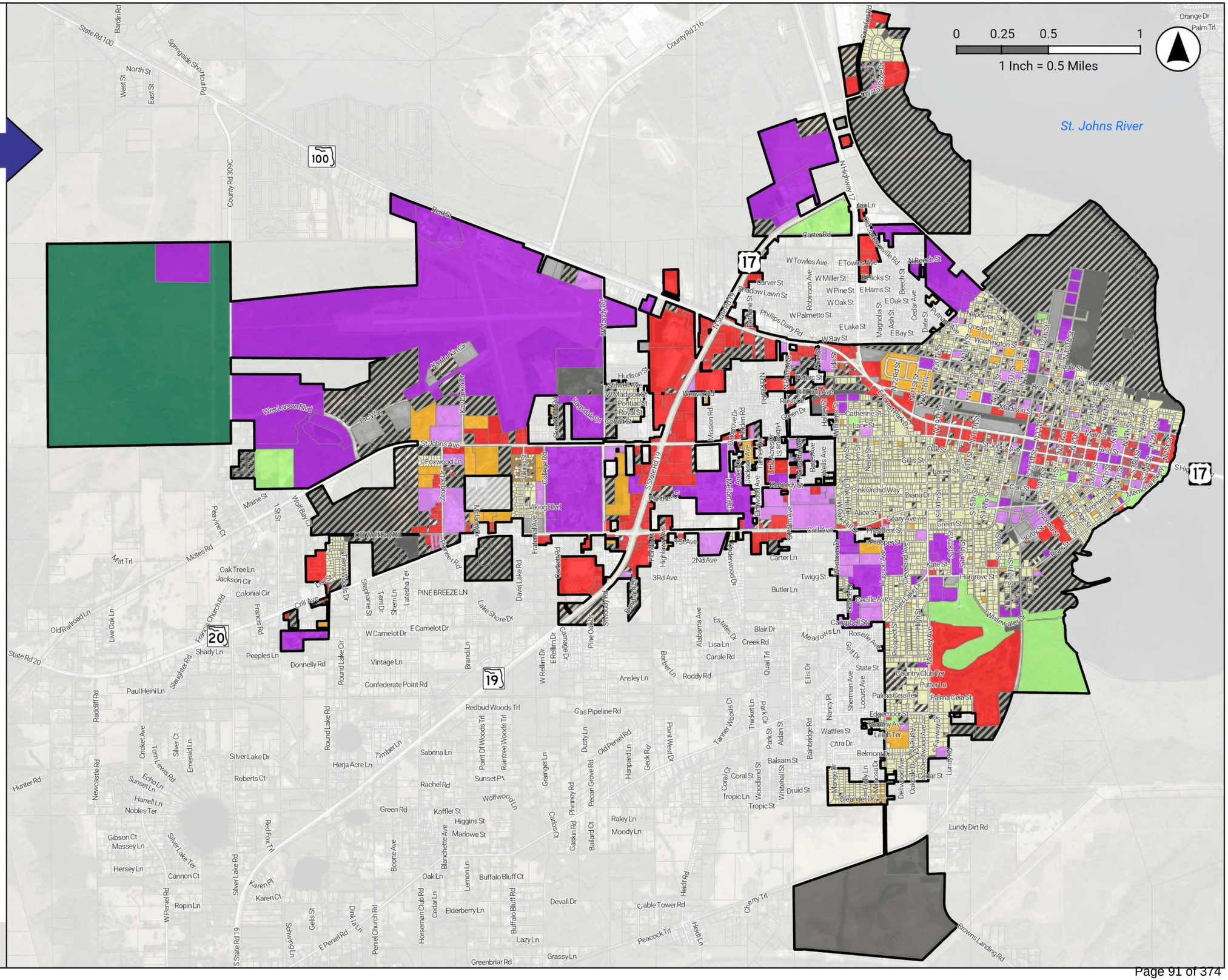
- City Limit
- Parcel Boundary

Land Use

- Single-Family Residential
- Multi-Family Residential
- Mobile Homes
- Residential Common Area
- Commercial
- Industrial
- Parks and Recreation
- Agricultural
- Governmental
- Institutional
- Right-of-Way and Utilities
- Vacant

Sources: City of Palatka, 2025.

MAP FLUE – 1



CITY of Palatka

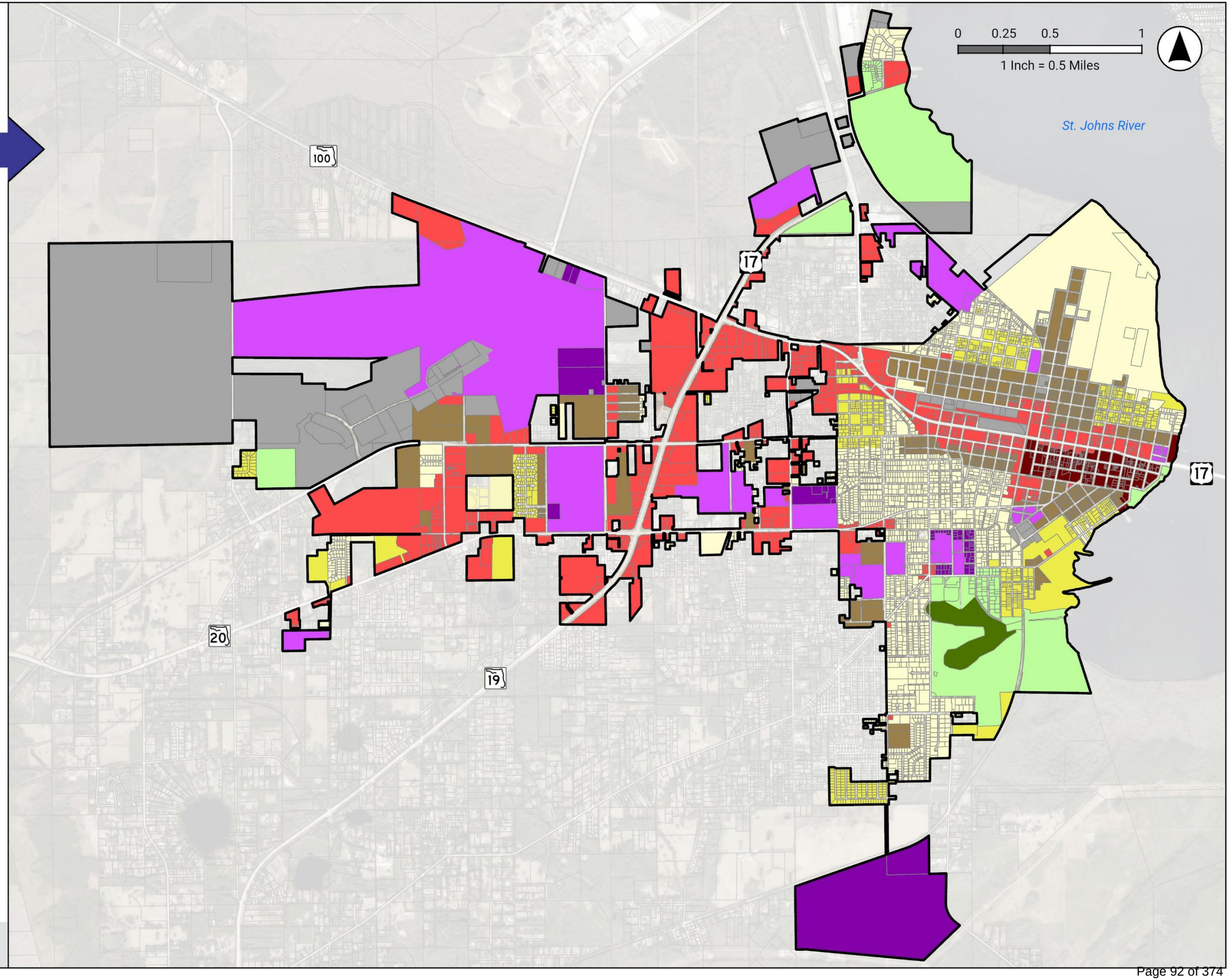
FUTURE LAND USE MAP

Legend

- Parcel Boundary
- City Limit

Future Land Use

- Residential, Low-Density (LDR)
- Residential, Medium-Density (MDR)
- Residential, High Density (HDR)
- Mixed-Use (MU)
- Commercial (COM)
- Industrial (IND)
- Recreation (REC)
- Conservation (CON)
- Public Buildings & Grounds (PB)
- Other Public Facilities (OPF)
- County FLU



Sources: City of Palatka, 2025.

MAP FLUE – 2

CITY of Palatka

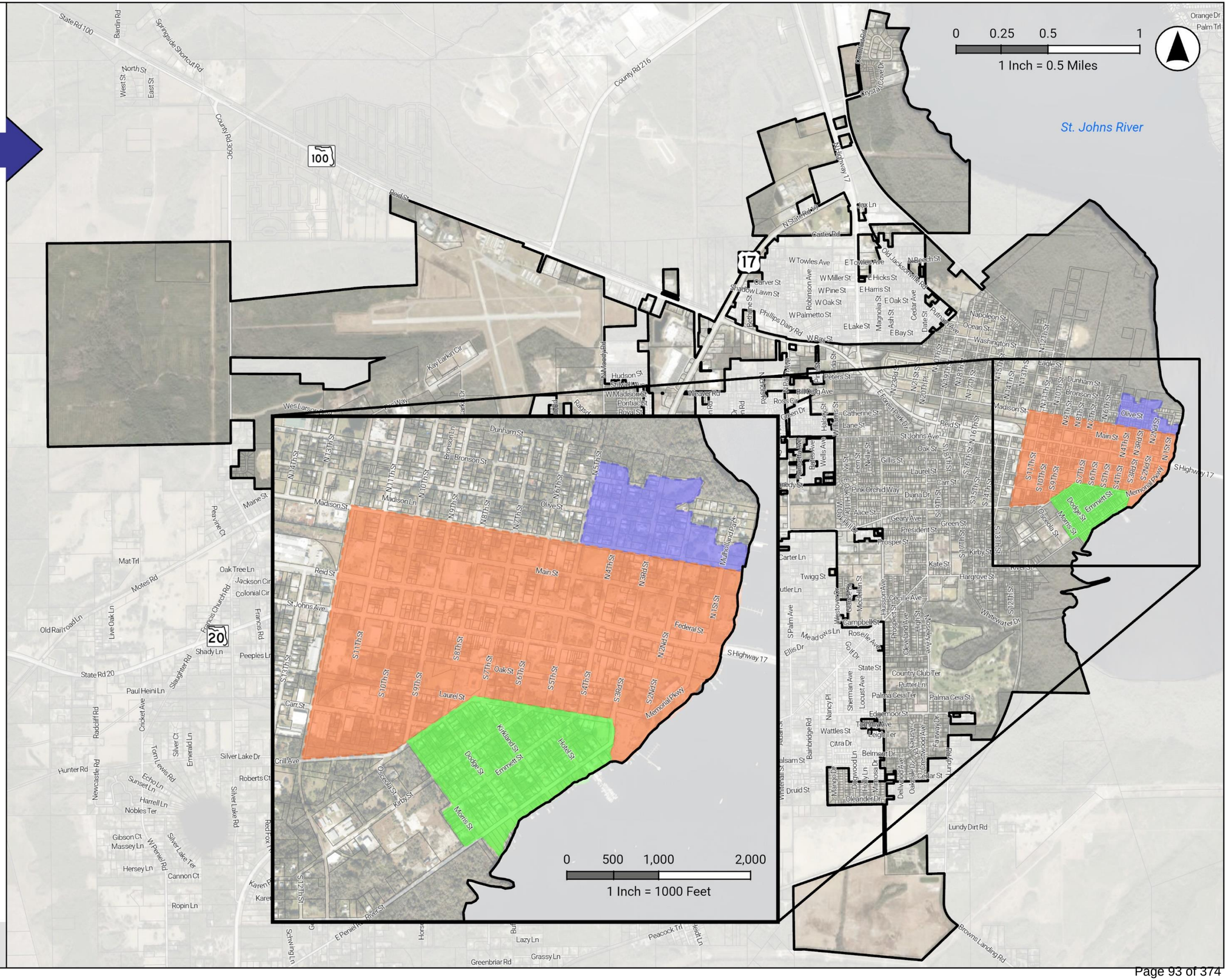
CRA BOUNDARIES

Legend

- City Limit
- Parcel Boundary

Tax District

- North Historic District
- Central Business District
- South Historic District



Source: City of Palatka, 2025.

CITY of Palatka

HISTORIC RESOURCES

Legend

- City Limit
- Parcel Boundary

Historic Resources

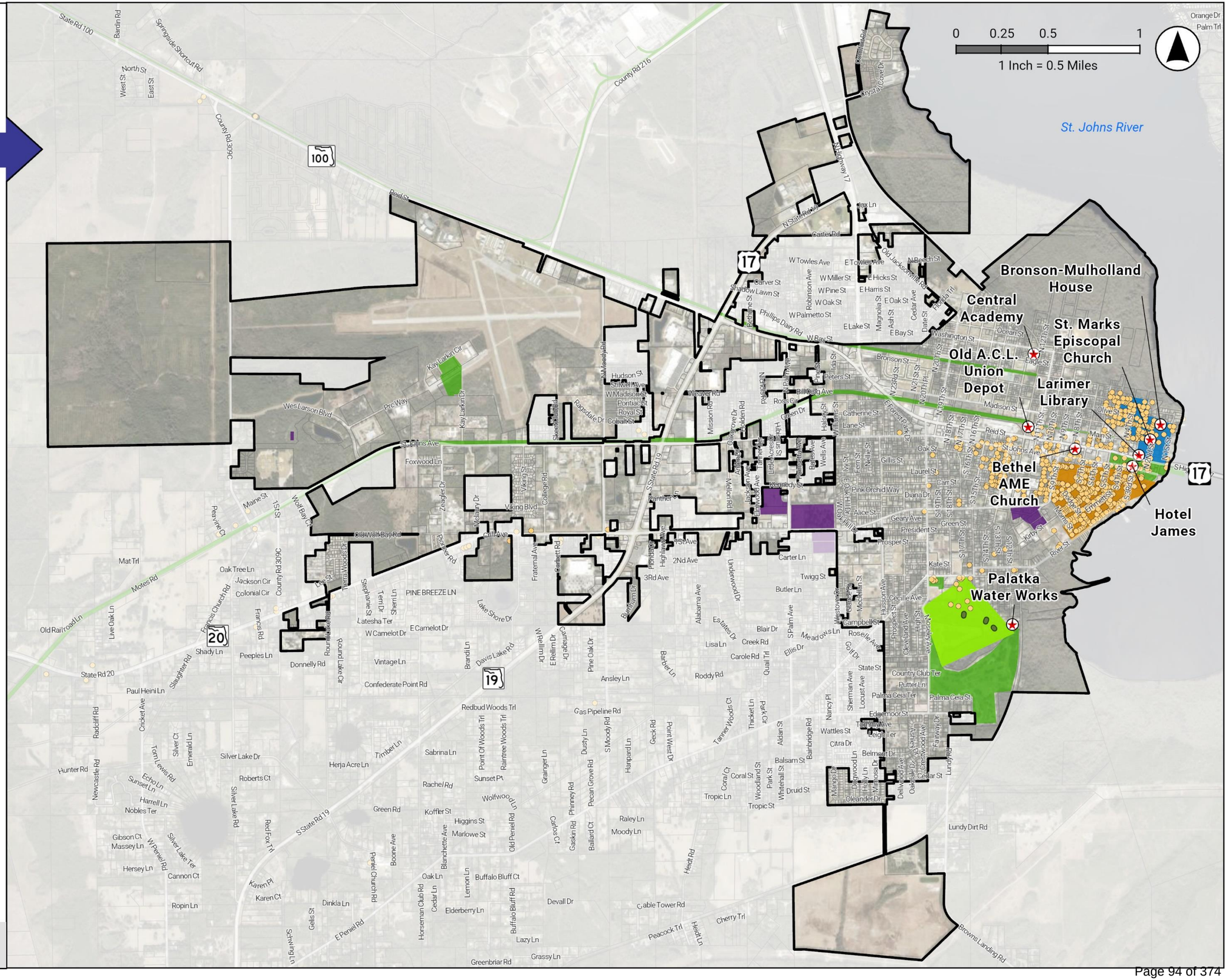
- Surveyed Resource Group
- Surveyed Cemetery
- Surveyed Bridge
- NRHP-Recognized Structure
- Surveyed Structure

NRHP-Recognized Historic District

- Palatka North HD
- Palatka Ravine Gardens HD
- Palatka South HD

Sources: City of Palatka, 2025; FGDL, 2025; FDHR, 2025.

MAP FLUE – 4


0 0.25 0.5 1
1 Inch = 0.5 Miles
St. Johns River
Bronson-Mulholland House
Central Academy
St. Marks Episcopal Church
Old A.C.L. Union Depot
Larimer Library
Bethel AME Church
Hotel James
Palatka Water Works
State Rd 100
County Rd 309C
County Rd 216
Reid St
N State Rd 17
W Towles Ave
E Towles Ave
W Bay St
E Bay St
Washington St
Madison St
Main St
St Johns Ave
Oak St
Laurel St
Kate St
Twigg St
Carter Ln
Butler Ln
Blair Dr
Creek Rd
Carole Rd
Ansley Ln
Roddy Rd
Country Club Ter
Putter Ln
Palma Ceia Ter
Palma Ceia St
Edgewater St
Wattles St
Citra Dr
Belmont Dr
Balsam St
Tropic Ln
Tropic St
Lundy Dirt Rd
Browns Landing Rd
Phillips Dairy Rd
Carver St
Shadow Lawn St
Robinson Ave
W Miller St
W Pine St
W Oak St
W Palmetto St
E Hicks St
E Harris St
E Oak St
E Lake St
Magnolia St
Ash St
Cedar Ave
Date St
Old Jacksonville Rd
N Beach St
Ocean St
Eagle St
Bronson St
Hudson St
W Madison St
Pontiac St
Royal St
Cobalt St
Weaver Rd
Mission Rd
Ross Cir
Bill Dodd Ave
Catherine St
Lane St
Peters St
Gilbert Dr
Reid St
Oak St
Gillis St
Pink Orchid Way
Diana Dr
Geary Ave
President St
Prosper St
Green St
Carr St
Alice St
Kennedy St
Viking Blvd
Viking Dr
College Rd
Fraternal Ave
Goebert Rd
Old Volk Bay Rd
Volk Bay Ct
Maine St
1st St
Peavine Ct
Zeagler Dr
Wellbaum Dr
Gill Ave
Rodgers Rd
Foxwood Ln
Kay Larkin Cir
Kay Larkin Dr
Wes Larson Blvd
Prc Way
St Johns Ave
Mat Trl
Oak Tree Ln
Jackson Cir
Colonial Cir
Motes Rd
Old Railroad Ln
Live Oak Ln
Francis Church Rd
Francis Rd
Shady Ln
Peeples Ln
Donnelly Rd
Vintage Ln
Confederate Point Rd
Paul Heini Ln
Slaughter Rd
State Rd 20
Lake Shore Dr
W Camelot Dr
E Camelot Dr
Latesha Ter
PINE BREEZE LN
Stephanie St
Terri Dr
Sherri Ln
Terra Woods Dr
Les St
Roundtree Rd
Round Lake Cir
Davis Lake Rd
Brandi Ln
E Rellim Dr
W Rellim Dr
Pine Oak Dr
Barber Ln
Redbud Woods Trl
Point Of Woods Trl
Raintree Woods Trl
Gas Pipeline Rd
S Moody Rd
Timber Ln
Sabrina Ln
Herja Acre Ln
Silver Lake Dr
Roberts Ct
Rachel Rd
Sunset Pt
Wolfwood Ln
Green Rd
Koffler St
Higgins St
Marlowe St
Raley Ln
Moody Ln
Grainger Ln
Dusty Ln
Hampard Ln
Geck Rd
Point Meek Dr
Tanner Woods Ct
Thicket Ln
Park Ct
Aldan St
Bainbridge Rd
Nancy Pl
Sherman Ave
Locust Ave
Edgewood Ave
Fairway Dr
Lundy Rd
Cedar St
Woodland St
Park St
Whitehall St
Druid St
Coral St
Coral Ct
Tanner Woods Ct
Phinney Rd
Pecan Grove Rd
Gaskin Rd
Ballard Ct
Carlos Ct
Old Peniel Rd
Peniel Church Rd
Boone Ave
Blanchette Ave
Oak Ln
Buffalo Bluff Ct
Buffalo Bluff Rd
Elderberry Ln
Lemon Ln
Cedar Ln
Horseman Club Rd
Devall Dr
Cable Tower Rd
Heidt Rd
Peacock Trl
Cherry Trl
Lazy Ln
Grassy Ln
Greenbriar Rd
Dinkla Ln
Karen Pl
Karen Ct
Red Fox Trl
Silver Lake Rd
Silver Lake Ter
W Peniel Rd
E Peniel Rd
Gibson Ct
Massey Ln
Hersey Ln
Cannon Ct
Ropin Ln
Harrell Ln
Nobles Ter
Echo Ln
Sunset Ln
Tom Lewis Rd
Silver Ct
Emerald Ln
Hunter Rd
Newcastle Rd
Radcliff Rd
Cricket Ave
Mission Rd
Golden Rd
Golden Grove Dr
Viking Dr
Panther Dr
Panther Ln
Kennedy St
Pink Orchid Way
Diana Dr
Geary Ave
Carter Rd
Old Jacksonville Rd
Orange Dr
Palm Trl
Crystal Cove Dr
Crystal Cove Rd
Jax Ln
N Beach St
Ocean St
Eagle St
Washington St
Bronson St
Madison St
Reid

CITY of Palatka

ED. RESTRICTION ZONE

Legend

- City Limit
- Parcel Boundary
- Educational Restriction Zone
- Palatka Municipal Airport

0 0.25 0.5 1

1 Inch = 0.5 Miles

St. Johns River

Source: City of Palatka, 2025.

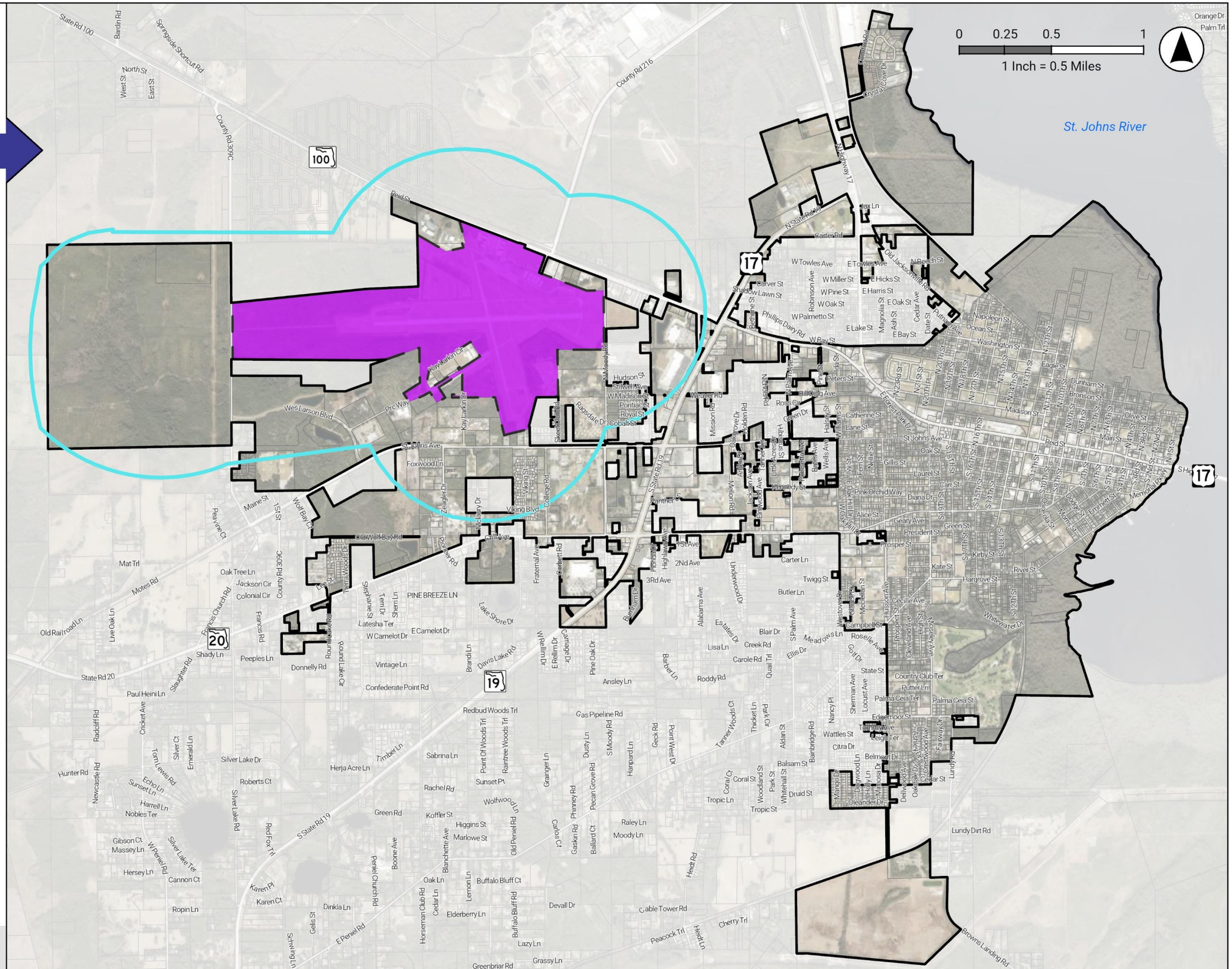
MAP FLUE – 5

CITY of Palatka

RES. RESTRICTION ZONE

Legend

- City Limit
- Parcel Boundary
- Residential Restriction Zone
- Palatka Municipal Airport



Source: City of Palatka, 2025.

MAP FLUE – 6

CITY of Palatka

WETLAND INVENTORY

Legend

- City Limit
- Parcel Boundary

Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

0 0.25 0.5 1

1 Inch = 0.5 Miles

St. Johns River

Sources: City of Palatka, 2025; NWI, 2023.

MAP FLUE – 7

CITY of Palatka

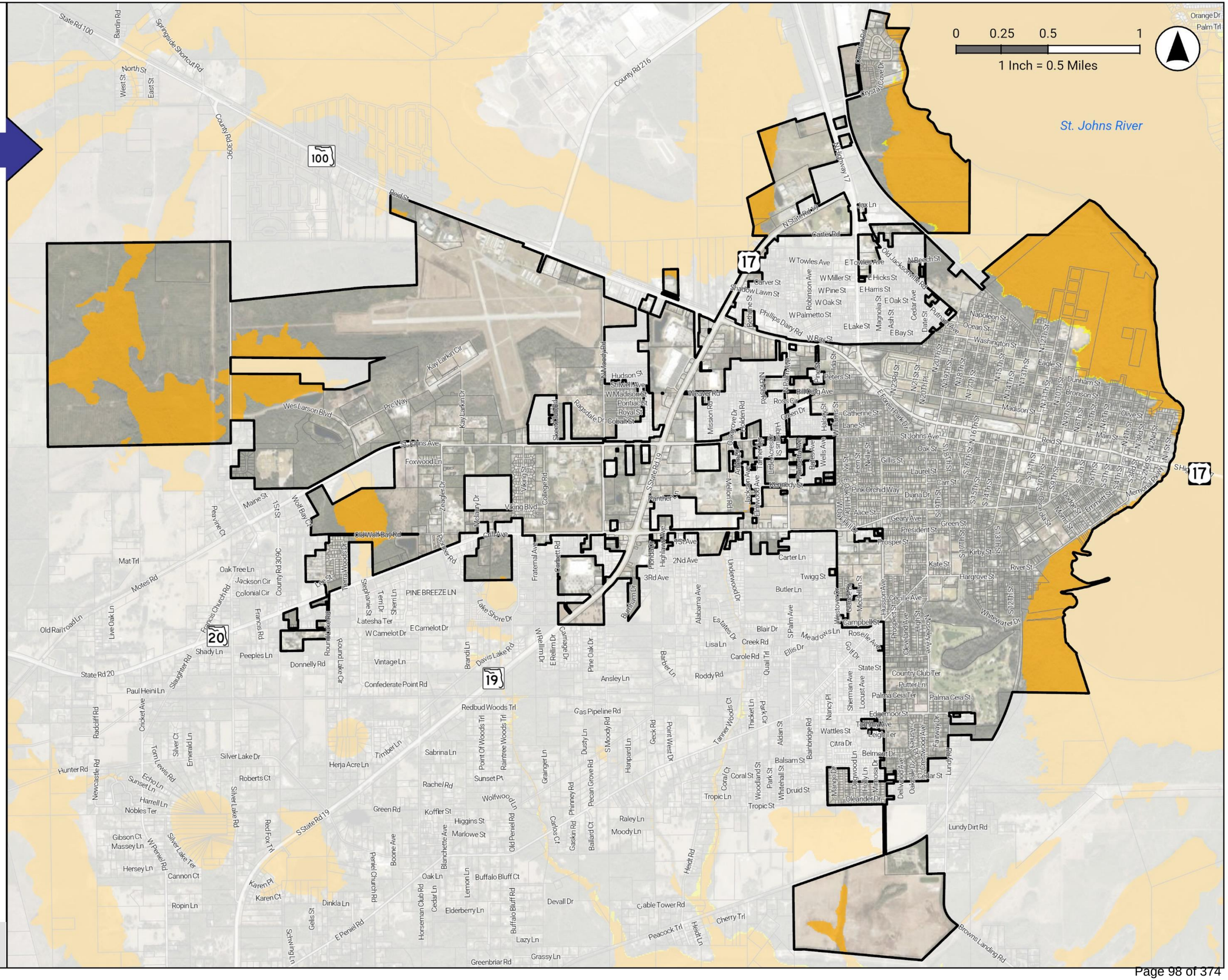
FLOODPLAIN INVENTORY

Legend

- City Limit
- Parcel Boundary

Floodplain

- 100-Year Floodplain
- 500-Year Floodplain



Sources: City of Palatka, 2025; FEMA, 2022.

MAP FLUE – 8

CITY of Palatka

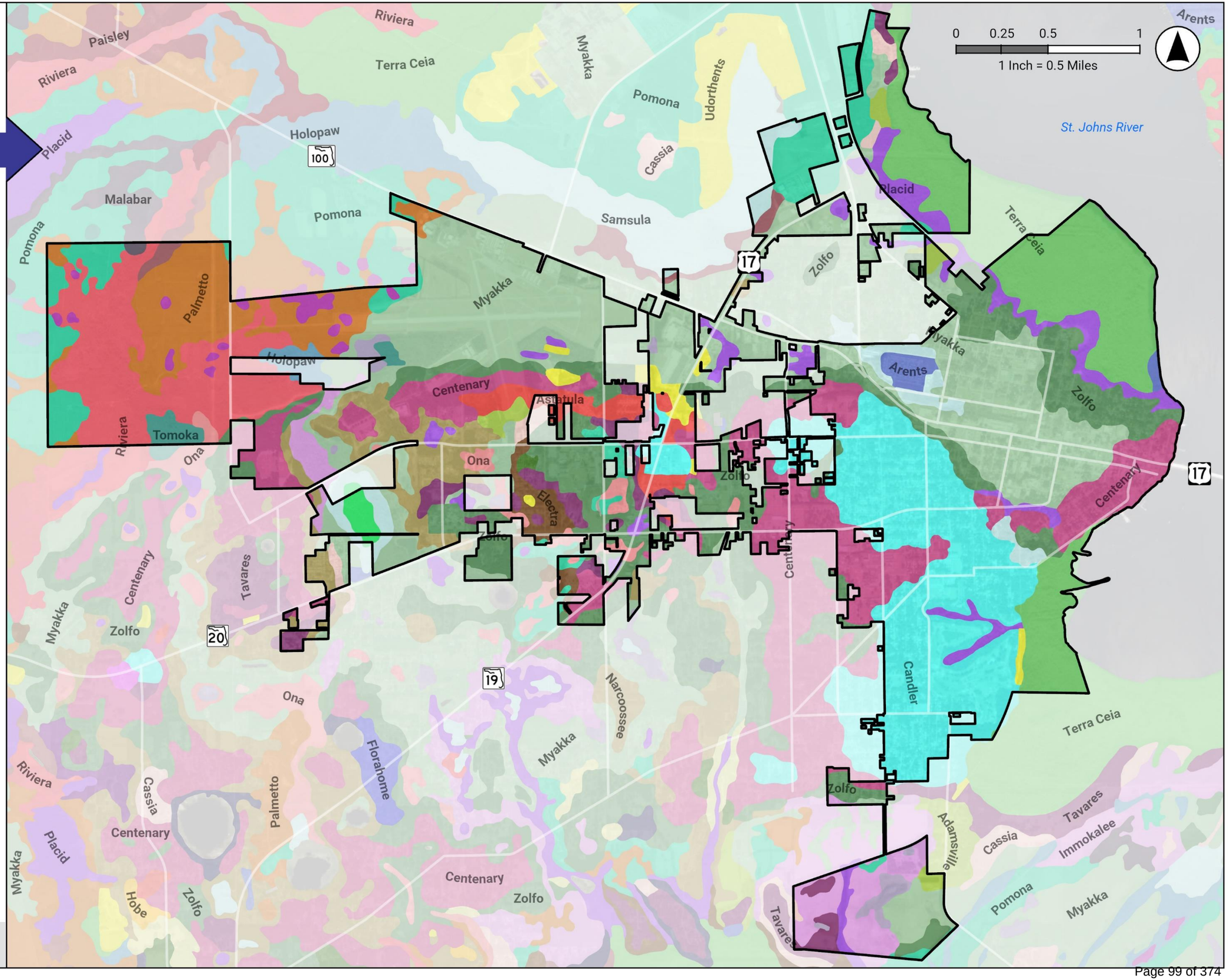
SOILS INVENTORY

Legend

- City Limit
- *Soil Name*
- Adamsville
- Arents
- Astatula
- Candler
- Cassia
- Centenary
- Deland
- Electra
- Florahome
- Hobe
- Holopaw
- Hontoon
- Immokalee
- Lochloosa
- Malabar
- Millhopper
- Myakka
- Narcoossee
- Newnan
- Ona
- Paisley
- Palmetto
- Placid
- Pomona
- Pompano
- Riviera
- Samsula
- Sparr
- St. Johns
- Surrency
- Tavares
- Terra Ceia
- Tomoka
- Udorthents
- Zolfo

Sources: City of Palatka, 2025; NRCS, 2023.

MAP FLUE – 9



CITY of Palatka

COMPREHENSIVE PLAN UPDATE

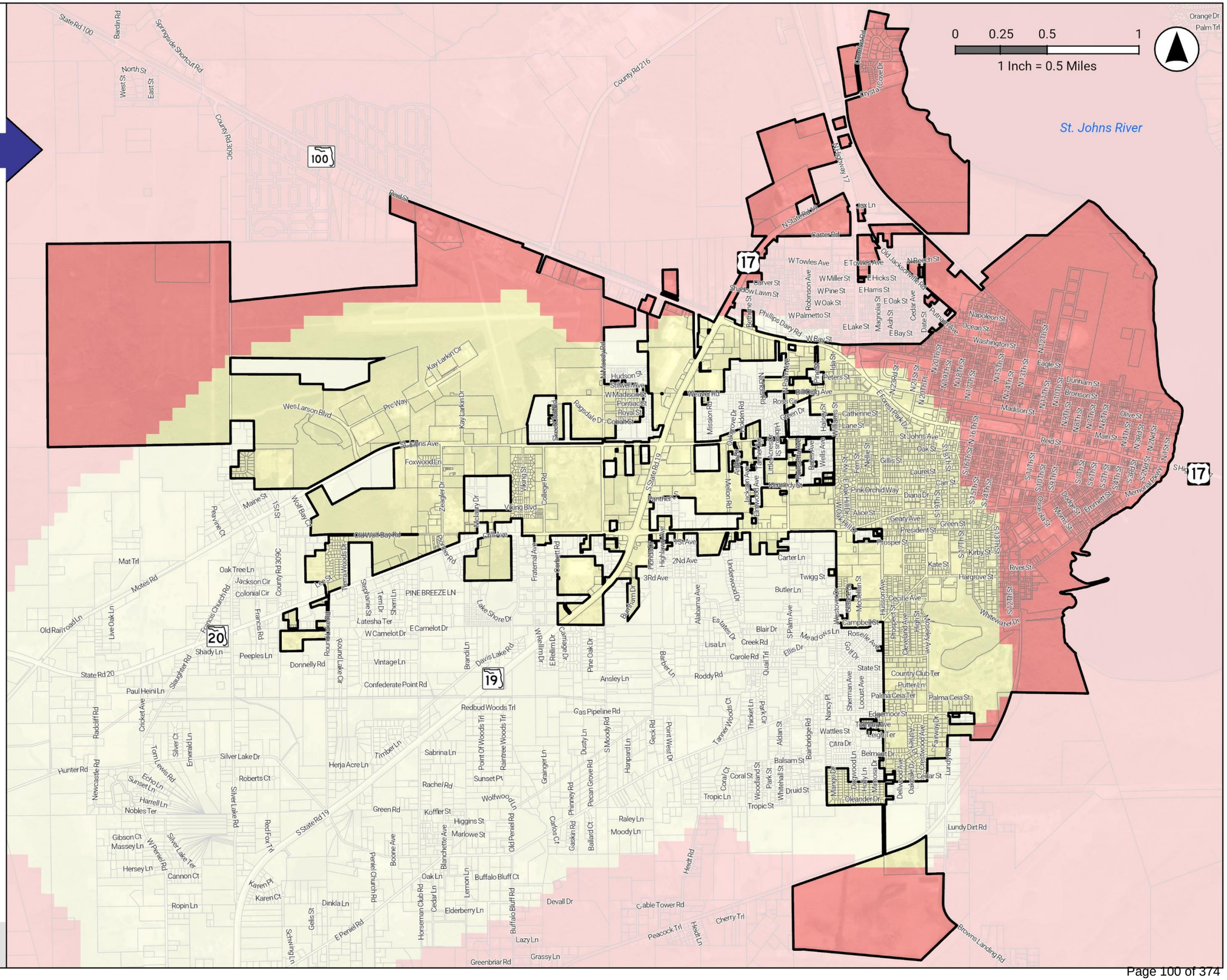
AQUIFER RECHARGE

Legend

- City Limit
- Parcel Boundary

Recharge Range

- Discharge
- High
- Medium
- Low


0 0.25 0.5 1
1 Inch = 0.5 Miles
St. Johns River
State Rd 100
Bardin Rd
Springside Shortcut Rd
North St
West St
East St
County Rd 309C
County Rd 216
100
17
20
19
Reid St
Kay Larkin Cir
Wes Larson Blvd
Prc Way
Kay Larkin Dr
St Johns Ave
Foxwood Ln
Maine St
1St St
Wolf Bay Ct
Peguine Ct
Old Wolf Bay Rd
Viking Blvd
College Rd
Zeagler Dr
Mat Trl
Oak Tree Ln
Jackson Cir
Colonial Cir
Motes Rd
Old Rail Road Ln
Live Oak Ln
Francis Church Rd
Francis Rd
Shady Ln
Peeples Ln
Donnelly Rd
Round Lake Cir
Stephanie St
Teri Dr
Sheri Ln
Latesha Ter
PINE BREEZE LN
E Camelot Dr
W Camelot Dr
Lake Shore Dr
Brand Ln
Davis Lake Rd
Confederate Point Rd
Vintage Ln
State Rd 20
Paul Heini Ln
Slaughter Rd
Radcliff Rd
Cricket Ave
Tom Lewis Rd
Silver Ct
Emerald Ln
Silver Lake Dr
Hunter Rd
Newcastle Rd
Echo Ln
Sunset Ln
Harrell Ln
Nobles Ter
Roberts Ct
Herja Acre Ln
Timber Ln
Sabrina Ln
Rachel Rd
Sunset Pt
Redbud Woods Trl
Point Of Woods Trl
Raintree Woods Trl
Gas Pipeline Rd
Wolfwood Ln
Green Rd
Koffler St
Higgins St
Marlowe St
Silver Lake Rd
Red Fox Trl
S State Rd 19
Gibson Ct
Massey Ln
W Peniel Rd
Silver Lake Ter
Hersey Ln
Cannon Ct
Karen Pl
Karen Ct
Ropin Ln
Peniel Church Rd
Boone Ave
Oak Ln
Buffalo Bluff Ct
Elderberry Ln
Dinkla Ln
E Peniel Rd
Gellis St
Schmitt Ln
Horseman Club Rd
Cedar Ln
Lemon Ln
Buffalo Bluff Rd
Blanchette Ave
Old Peniel Rd
Fraternal Ave
Corbett Rd
Lazy Ln
Grassy Ln
Greenbriar Rd
Devall Dr
Cable Tower Rd
Peacock Trl
Heidt Rd
Heidt Ln
Cherry Trl
Lundy Dirt Rd
Browns Landing Rd
Carter Rd
N State Rd 17
Jax Ln
Crystal Cove Dr
Orange Dr
Palm Trl
W Towles Ave
E Towles Ave
N Beech St
Old Jacksonville Rd
Carver St
Shadow Lawn St
Robinson Ave
W Miller St
E Hicks St
W Pine St
E Harris St
W Oak St
E Oak St
W Palmetto St
E Lake St
E Bay St
W Bay St
Phillips Dairy Rd
Magnolia St
Ash St
Cedar Ave
Date St
Pumpkin Ave
Napoleon St
Ocean St
Washington St
Eagle St
Dunham St
Bronson St
Madison St
Olive St
Main St
Reid St
Hudson St
W Madison St
Pontiac St
Royal St
Cobalt St
Ragsdale Dr
Weaver Rd
Mission Rd
Golden Rd
Ross Cir
Bill Dodd Ave
Peters St
Ida St
Cathenne St
Lane St
Gilbert Dr
Effie Ln
Wells Ave
Nellie St
Fern St
Gillis St
Laurel St
Oak St
St Johns Ave
Effie Ln
Effie Ln
Effie Ln

Housing Element

Data & Analysis

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01. Introduction to the Housing Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the housing needs of Palatka's current and projected population through the 2045 planning horizon. These mechanisms are intended to be consistent with the comprehensive planning requirements established within Florida Statutes and advance the shared community vision identified within the *2045 Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) portion of the Housing Element is threefold: (1) analyze the existing conditions of Palatka's housing market, (2) identify the housing needs of the City's existing and projected population, and (3) identify strategies for addressing these needs through the 2045 planning horizon.

A Note on Available Housing Data.

The housing information presented in this Element is based on the best available data from the United States Census Bureau and the University of Florida's Shimberg Center for Housing Studies. While these data sets provide valuable insights, it is important to keep the following limitations in mind:

- **Data Variability.** Information from these sources may differ in terms of age, origin, and estimation methodologies. For instance, population estimates, or housing affordability metrics may reflect varying timeframes or different assumptions.
- **Greater Margins of Error for Rural Data.** Housing data for small, rural communities like Palatka typically have larger margins of error compared to data for more populous areas. This is due to smaller sample sizes and less comprehensive data collection efforts.

02. Existing Conditions Analysis

This Existing Conditions Analysis is an inventory of the City's housing stock, examined through the lens of housing type, vintage, condition, occupancy status, and cost.

02.A. Housing Types

Housing type refers to the classification of residential structures based on their design and occupancy, including single-family homes (attached and detached), multi-family buildings (such as duplexes and apartments), mobile homes, and other non-conventional formats. Maintaining a strong diversity of housing types is important because it ensures that residents of different income levels, household sizes, and lifestyles have options which suit their specific needs. The types of housing available within the City are quantified in **Table HE – 1**.

Table HE – 1. Housing Units by Type

Housing Type	Number of Units	Percent of Total
Single-Family (1-Unit Attached or Detached)	2,725	58.4%
Multi-Family (2 or More Units)	1,785	38.2%
Mobile Home	149	3.2%
Other	8	0.2%
Total	4,667	**100.0%**

Source: American Community Survey 5-Year Estimates, 2018-2022.

Like many small communities in Florida, the majority of Palatka's housing stock consists of single-family homes, with mobile homes and multifamily units making up most of the remaining supply. This reliance on single-family housing mirrors trends seen across the county and state, though it is notably lower than in Palatka's most comparable neighboring city, Green Cove Springs (see **Table HE – 2**).

Table HE – 2. Percentage of Single-Family Housing Comparison

Jurisdiction	Percentage of Single-Family Housing
City of Palatka	58.4%
City of Green Cove Springs	89.1%
Putnam County	49.9%
State of Florida	61.1%

Source: American Community Survey 5-Year Estimates, 2018-2022.

02.B. Age of Housing Stock

This section aims to identify the historical periods during which Palatka's residential structures were built. Documenting, maintaining, and preserving the City's housing stock, especially its oldest homes, is important for safeguarding architectural heritage, offering a range of styles to suit diverse tastes, and providing varied housing options to meet different needs. A detailed breakdown of the age distribution of Palatka's housing stock can be found in **Table HE – 3**.

Table HE – 3. Age of Housing Inventory

Construction Period	Units Developed	Percentage of Total
2010 or after	193	4.1%
2000-2009	424	9.1%
1990-1999	233	5.0%
1980-1989	638	13.7%
1970-1979	757	16.2%
1960-1969	802	17.2%
1950-1959	572	12.3%
1940-1949	171	3.7%
1939 or earlier	877	18.8%
Total	**4,667**	**100.00%**

Source: American Community Survey 5-Year Estimates, 2018-2022.

As shown in the preceding table, more than 85% of Palatka's housing units were built before 2000, and fewer than 5% have been constructed since 2010. This aging housing stock presents both opportunities and challenges for a small community like Palatka. On one hand, older homes contribute to the City's historic charm and can offer more affordable housing options. On the other, they often require ongoing maintenance, energy efficiency upgrades, and proactive efforts to meet modern building code standards.

02.C. Occupancy Status

Occupancy status refers to whether a residential property is *occupied* or *vacant*. *Occupied* units can be further classified into *owner-occupied*, where the resident owns the dwelling in which they reside, or *renter-occupied*, where the tenant leases the unit from the property owner(s). The occupancy status for all housing units within the City are documented in **Table HE – 4**.

Table HE – 4. Households by Occupancy Status

Occupancy Status	Number of Units	Percent of Total
Total Occupied	4,317	92.5%
Owner-Occupied	2,102	45.0%
Renter-Occupied	2,215	47.5%
Total Unoccupied (Vacant)	350	7.5%
Total	4,667	**100.0%**

Source: American Community Survey 5-Year Estimates, 2018-2022.

02.C.1. Occupied Units

According to the occupancy data presented above, Palatka possesses a higher proportion of renter-occupied units (47.5%) compared to owner-occupied units (45.0%). As shown in **Table HE – 5**, Palatka's status as a predominately rental community starkly contrasts with the neighboring City of Green Cove Springs, Putnam County as a whole, and the statewide average.

Table HE – 5. Occupancy Status Comparison

Jurisdiction	Percentage Owner-Occupied	Percentage Renter-Occupied
City of Palatka	45.0%	47.5%
City of Green Cove Springs	77.0%	23.0%
Putnam County	72.5%	27.5%
State of Florida	67.3%	32.7%

Source: American Community Survey 5-Year Estimates, 2018-2022.

02.C.2. Unoccupied (Vacant) Units

As indicated in **Table HE – 4**, approximately 7.5% of Palatka's existing housing units are considered vacant. To contextualize this figure, **Table HE – 6** compares Palatka's vacancy rate with those of the City of Green Cove Springs, Putnam County, and the State of Florida.

Table HE – 6. Vacancy Comparison

Jurisdiction	Percentage of Vacant Housing Units
City of Palatka	7.5%
City of Green Cove Springs	8.4%
Putnam County	17.5%
State of Florida	16.7%

Source: American Community Survey 5-Year Estimates, 2018-2022.

As shown above, Palatka's housing vacancy rate is relatively low when compared to both similar and broader geographic areas. Homes may be vacant for a variety of reasons, including property deterioration, an oversupply of housing, mismatched housing needs, affordability challenges, or other external factors. Temporary vacancies can also occur due to seasonal use or participation in short-term rental programs such as Airbnb or Vrbo. **Table HE-7** provides a detailed breakdown of Palatka's vacant units by type and number.

Table HE – 7. Vacant Housing Units

Vacancy Status	Number of Units	Percentage
For rent	113	32.3%
Rented, not occupied	0	0.0%
For sale only	0	0.0%
Sold, not occupied	0	0.0%
For seasonal, recreational, or occasional use	47	13.4%
For migrant workers	0	0.0%
Other vacant	190	54.3%
Total	**350**	**100.0%**

Source: American Community Survey 5-Year Estimates, 2018-2022.

This breakdown reveals that a significant portion of Palatka's vacant units (54.3%) falls under the "Other vacant" category, which includes properties in disrepair, undergoing renovation, or facing legal or ownership issues, and thus should not be considered ready for potential occupancy. The "For rent" category accounts for 32.3% of vacant units, indicating a proportionately large window of availability in the rental market, but still nominally small considering this only represents 113 units. Notably, there are no units listed as "For sale only" or "Sold, not occupied," indicating an extremely tight homebuying market within the City.

02.D. Housing Conditions

By all accounts, the City of Palatka's housing stock remains in relatively good condition. To help maintain this standard, the City relies on its Code Enforcement Unit to ensure that residential units, structures, and neighborhoods comply with the health, safety, and welfare requirements outlined in the City's Code of Ordinances. However, the presence of some substandard units is both expected and inevitable within any community. Two of the most common indicators of substandard housing conditions include units that *lack essential utilities* or are considered *overcrowded*, as explored below.

02.D.1. Units Lacking Essential Utilities

One of the primary identifiers of substandard housing conditions is the lack of essential utilities. In this context, essential utilities refer to *complete kitchen facilities* (i.e., containing a sink with a faucet, a stove or range, and a refrigerator) and *complete plumbing facilities* (such as hot and cold running water, a flush toilet, or a bathtub or shower). According to the 2018-2022 ACS 5-Year Estimates, only 8 out of the 4,317 occupied dwelling units within the City (less than 1%) have documented incomplete kitchen or plumbing facilities.

02.D.2. Overcrowded Units

Another common indicator of substandard housing is overcrowding. Overcrowded units are generally defined as housing units with more than one person per room, excluding bathrooms, kitchens, and half-rooms. Per the 2018-2022 ACS 5-Year Estimates, only 151 of Palatka's occupied dwelling units (approximately 3.5%) are considered overcrowded by this standard.

02.E. Housing Costs

This section analyzes housing costs for both homeowners and renters in the City of Palatka. Recognizing that the financial challenges faced by these two groups can differ significantly, the analysis is divided into two subsections. The first subsection provides an overview of typical costs for homeowners in Palatka—including purchasing and maintenance expenses—followed by an examination of cost-burdened homeowner households. The second subsection outlines common costs for renters, such as gross rent and maintenance, and concludes with an analysis of their cost burdens as renting households.

02.E.1. Homeownership Costs

02.E.1.a. Home Purchasing

Table HE – 8 below presents the annual median nominal (i.e., unadjusted for inflation) home sale prices from 2002 to 2022 for Palatka, Green Cove Springs, Putnam County, and the State of Florida. This comparative analysis offers insights into regional housing market trends, highlighting local market dynamics and broader state-level patterns.

Table HE – 8. Median Nominal Sale Prices for Homes (2002-2022)

Year	Palatka	Green Cove Springs	Putnam County	Florida
2002	$59,075	$87,550	$75,000	$142,000
2003	$68,000	$94,700	$80,000	$156,100
2004	$72,100	$112,900	$95,000	$180,000
2005	$87,450	$184,000	$120,000	$225,900
2006	$117,450	$242,400	$138,000	$250,000
2007	$119,900	$160,450	$135,000	$240,000
2008	$100,000	$165,300	$128,750	$194,300
2009	$86,400	$181,000	$110,000	$165,000
2010	$70,000	$169,200	$105,000	$159,000
2011	$66,250	$175,000	$90,000	$154,000
2012	$68,500	$199,750	$109,200	$163,000
2013	$55,650	$193,000	$105,000	$185,000
2014	$76,000	$218,050	$104,500	$202,000
2015	$62,000	$173,750	$100,250	$215,000
2016	$67,500	$210,000	$108,250	$225,000
2017	$82,750	$201,500	$122,500	$236,900
2018	$95,000	$210,800	$130,000	$250,000
2019	$113,500	$211,250	$149,000	$260,600
2020	$129,400	$215,000	$165,000	$285,000
2021	$134,900	$260,500	$174,950	$331,605
2022	$159,200	$294,000	$219,450	$390,000

Source: FHDC, 2024.

Between 2002 and 2022, Palatka's median home sale price rose from $59,075 to $159,200—an increase of approximately 169%. While this growth is significant, it trails the increases observed in Green Cove Springs (236%), Putnam County (193%), and the State of Florida (175%). This slower rate of price appreciation is among many reasons why Palatka continues to be a more affordable housing market than many areas of Florida.

02.E.1.b. Recurring Costs

Homeownership comes with a variety of recurring costs. For households with a mortgage, the monthly mortgage payment is typically the largest expense, followed by costs such as maintenance and repairs, utilities, property taxes, insurance, and homeowners' association (HOA) fees. Homeowners without a mortgage generally face lower overall housing expenses but are still responsible for many of the same ongoing costs. **Table HE – 9** provides a summary of monthly ownership costs for households in Palatka.

Table HE – 9. Monthly Ownership Costs for Owner-Occupied Households

Monthly Costs	Number of Units	Percent of Total
Households with Mortgage Payments		
Less than $200	0	0.0%
$200 to $399	0	0.0%
$400 to $599	11	0.5%
$600 to $799	89	4.2%
$800 to $999	178	8.5%
$1,000 to $1,499	361	17.2%
$1,500 to $1,999	191	9.1%
$2,000 to $2,499	91	4.3%
$2,500 to $2,999	0	0.0%
$3,000 or more	0	0.0%
Subtotal	**921**	**43.8%**
Households without Mortgage Payments		
Less than $200	27	1.3%
$200 to $399	637	30.3%
$400 to $599	312	14.8%
$600 to $999	132	6.3%
$1,000 to $1,299	21	1.0%
$1,300 to $1,499	50	2.4%
$1,500 or more	2	0.1%
Subtotal	**1,181**	**56.2%**
Total	**2,102**	**100%**

Source: American Community Survey 5-Year Estimates, 2018-2022

According to the 2018-2022 ACS 5-Year Estimates, homeowners within the City experienced notably lower median monthly housing costs compared to statewide figures during this period. For homeowners in Palatka with a mortgage, the median monthly cost was $1,203, while homeowners without a mortgage faced a median cost of $344. In comparison, Florida's statewide median was $1,752 for homeowners with a mortgage and $590 for those without.

This trend of relative affordability extends to nearby areas as well. In Green Cove Springs, median monthly housing costs were $1,560 for mortgaged homes and $484 for those without a mortgage. Putnam County closely mirrored Palatka's affordability, with median costs of $1,196 for homeowners with a mortgage and $325 for those without. These figures further highlight Palatka's position as a cost-effective option for homeowners, offering consistently lower housing expenses than many other areas across Florida.

02.E.1.c. Cost Burden

To accurately assess if the cost of owning a home in Palatka is affordable to households living within the City requires an understanding of two key concepts: **area median income (AMI)** and **housing cost burden**.

- **AMI** represents the midpoint of a region's income distribution (meaning half of the households in the region earn more and half earn less). The U.S. Department of Housing and Urban Development (HUD) calculates AMI based on geographic definitions, which for Palatka, is based upon Putnam County as a whole.

- **Housing cost burden** refers to the financial strain experienced by households that spend a significant portion of their income on housing expenses, including rent or mortgage payments and utilities. A household is considered ***cost-burdened*** if it allocates more than 30% of its income to these housing costs, and ***severely cost-burdened*** if this figure exceeds 50%.

A detailed breakdown of housing cost burdens among homeowners in Palatka, categorized by AMI level, is presented in **Table HE – 10**.

Table HE – 10. Owner Occupied Households, Cost Burden by Income

Household Income	Number of Households	Housing Cost Burden		
		Not Cost Burdened (< 30% of Household Income Spent on Housing)	**Cost Burdened** (30% - 50% of Household Income Spent on Housing)	**Severely Cost Burdened** (> 50% of Household Income Spent on Housing)
30% AMI or less	300	31	49	220
30.01-50% AMI	368	296	54	18
50.01-80% AMI	351	135	108	108
80.01-100% AMI	220	211	9	0
Greater than 100% AMI	740	718	22	0
Total Households	**1,979**	**1,391**	**242**	**346**
Percentage of Total	**100%**	**70.3%**	**12.2%**	**17.5%**

Source: FHDC, 2022.

These findings highlight a significant correlation between income levels and housing cost burdens in Palatka. Lower-income households, particularly those earning 30% or less of the Area Median Income (AMI), are disproportionately affected, with 89% experiencing cost burdens. In contrast, higher-income households face fewer affordability challenges, as evidenced by only 3% of those earning above 100% of the AMI being cost-burdened. Addressing this disparity is crucial for ensuring equitable housing affordability across all income levels in Palatka.

02.E.2. Rental Costs

02.E.2.a. Gross Rent

In Palatka, renters incur various recurring costs, with gross rent being the most significant. Gross rent includes not only the base rental payment but also additional expenses such as utilities and insurance, offering a more complete picture of a tenant's monthly housing costs. **Table HE – 11** below illustrates the distribution of gross rent costs among renter-occupied units in Palatka.

Table HE – 11. Renter Households by Gross Rent

Monthly Gross Rent Costs	Number of Renter-Occupied Units	Percent of Total
Less than $500	589	27.5%
$500 to $999	963	45.0%
$1,000 to $1,499	546	25.5%
$1,500 to $1,999	34	1.6%
$2,000 to $2,499	7	0.3%
$2,500 or more	0	0.0%
No rent paid	*76*	*3.6%*
Total	**2,139**	**100.0%**

Source: American Community Survey 5-Year Estimates, 2018-2022.

According to the 2018-2022 American Community Survey (ACS) 5-Year Estimates, the median gross rent in Palatka was $914—identical to the median gross rent countywide, $150 less than neighboring Green Cove Springs, and $650 less than the State as a whole. This comparison underscores Palatka's nominal affordability for renters compared to many other parts of Florida.

02.E.2.b. Cost Burden

A breakdown of the housing cost burden of renters within the City of Palatka by AMI is found in Table **HE – 12** as follows:

Table HE – 12. Renter Occupied Households, Cost Burden by Income

Household Income	Number of Households	Housing Cost Burden		
		Not Cost Burdened (< 30% of Household Income Spent on Housing)	**Cost Burdened** (30% - 50% of Household Income Spent on Housing)	**Severely Cost Burdened** (> 50% of Household Income Spent on Housing)
30% AMI or less	508	146	105	257
30.01-50% AMI	302	15	201	86
50.01-80% AMI	890	251	478	161
80.01-100% AMI	287	227	60	0
Greater than 100% AMI	252	252	0	0
Total Households	**2,239**	**891**	**844**	**504**
Percentage of Total	**100.0%**	**39.8%**	**37.7%**	**22.5%**

Source: FHDC, 2022.

In Palatka, the prevalence of housing cost burden differs notably between homeowners and renters. Approximately 30% of homeowners experience some level of cost burden, whereas over 60% of renters are cost burdened. This is likely correlated to the stark difference in income distribution for renter and homeowning households in Palatka during this period. For example,

approximately 37% of homeowning households in Palatka earn greater than 100% of the AMI, while just 11% of the City's renting households meet this threshold. Such disparities between these two groups indicate that greater interventions may be needed to support the financial stability of local renting populations.

02.F. Assisted Housing

As identified in the prior section, a significant portion of Palatka households earn below the AMI. Specifically, 64.5% (2,719 households) earn less than 80% of the AMI, and 19.2% (808 households) earn less than 30%. Under federal guidelines, households earning below 80% of the AMI are considered *low-income*, while those earning below 30% of the AMI are classified as *extremely low-income*.

These income designations determine eligibility for a range of publicly supported housing programs, including affordable, subsidized, and supportive housing. For example, *low-income* households may qualify for income-restricted rental housing, while *extremely low-income* households often rely on more deeply subsidized options, such as public housing or units with significant rental assistance.

As shown in **Table HE-13**, Palatka includes a variety of housing developments that receive public funding, tax credits, or rental assistance to help meet the needs of *low-income* and *extremely low-income* residents. These properties are operated by a mix of public, nonprofit, and for-profit entities, and often serve different populations based on program requirements.

Table HE – 13. Assisted Housing Inventory

Name	Program(s) Provided	Target Population	Year Built	Ownership Type	Subsidy End	Assisted Units	HUD/RD Rental Assistance Units	Total Units
Annie M Spell Senior Community	Public Housing	Elderly	2012	Public Housing Authority	-	38	-	38
Arc Of Putnam County Group Home	Rental Assistance/HUD; Section 202 Direct Loan[1]	Persons with Disabilities	1987	Non-Profit	2038	12	12	12
Barry Manor	Rental Assistance/HUD; Section 223(f) Refi/Purchase[2]	Elderly	1959	Non-Profit	2040	75	75	76
Carriage Gate Of Palatka Apartments	Rental Assistance/RD; Section 515[3]	Family	1989	Limited Dividend	2039	48	35	48
Cherry Tree Apartments	Rental Assistance/RD; Section 515	Elderly	1988	Limited Dividend	2036	34	34	34
Cherry Tree II	Rental Assistance/RD; Section 515	Elderly; Family	2001	For-Profit	2043	36	31	36
College Arms Apartments I	Extremely Low Income Housing Credits 4; [4] Rental Assistance/HUD; SAIL; [5] State Bonds	Family; Link	1973	Limited Dividend	2074	108	76	108
College Arms Apartments II	Rental Assistance/HUD; Section 515	Family	1982	For-Profit	2032	14	13	14

Name	Program(s) Provided	Target Population	Year Built	Ownership Type	Subsidy End	Assisted Units	HUD/RD Rental Assistance Units	Total Units
Forest Glen I	Rental Assistance/RD; Section 515	Family	1980	For-Profit	2029	33	8	33
Forest Glen II	Rental Assistance/RD; Section 515	Family	not avail.	Limited Dividend	2029	24	9	24
Forest Glen III	Rental Assistance/RD; Section 515	Family	1980	Limited Dividend	2033	30	10	30
Grand Pines	Housing Credits 9%; SAIL	Elderly; Family	2003	For-Profit	2054	78	-	78
Holly Ridge Senior	Housing Credits 9%	Elderly; Family	2001	Non-Profit	2052	120	-	120
James A. Long	Public Housing	Elderly; Family	1974	Public Housing Authority	-	100	-	100
Kay Larkin	Housing Credits 9%; SAIL	Family	2000	Non-Profit	2050	60	-	60
Northside	Public Housing	Elderly; Family	1973	Public Housing Authority	-	115	-	116
Palatka Apartments	Housing Credits 9%	Family; Link	not avail.	not avail.	2075	40	-	40
Progressive Housing	Rental Assistance/HUD; Section 202 Direct Loan	Persons with Disabilities	not avail.	Non-Profit	2034	24	24	25
Rosa Ragsdale	Public Housing	Family	1982	Public Housing Authority	-	84	-	84
St Johns River Apartments	Rental Assistance/RD; Section 515	Elderly	1981	Limited Dividend	2048	48	46	48
W. Madison Heights	Public Housing	Elderly; Family	1968	Public Housing Authority	-	84	-	84
Woodland Point	Housing Credits 9%	Family	2004	For-Profit	2054	120	-	120
					TOTAL	**1,325**	**373**	**1,327**

1. Section 202 is a capital assistance program for the construction of very low-income elderly housing
2. Section 223 provides a route for mortgage lending or refinancing of multifamily units, for up to 90% of a unit's value
3. Section 515 provides mortgage loans for low-income persons, elderly persons, and persons with disabilities in rural housing
4. The 4% Low-Income Housing Tax Credit (LIHTC) program is generally used to subsidize the acquisition or rehabilitation of existing housing structures to make them affordable for low-income persons
5. The 9% LIHTC program is used to subsidize the construction of new affordable housing facilities for low-income persons

Source: FHDC, 2022.

As indicated in the table above, the City of Palatka currently has 1,325 known publicly supported housing units. However, without the renewal of existing subsidies or the development and preservation of additional income-restricted units, 346 of these units—approximately 26.1%—are at risk of losing their affordability restrictions by 2045. Given the city's high share of low- and extremely low-income households, along with the significant housing cost burdens many renters face, preserving and expanding publicly supported housing will be essential to ensuring long-term housing stability and affordability for Palatka residents.

03. Projected Needs Analysis

As outlined in the **Population Projections** section of this plan update, the City of Palatka is projected to reach a permanent population of 12,801 and a seasonal population of 139 by 2045. Under the assumption that: (1) each permanent and seasonal household within Palatka will occupy at least one housing unit, and (2) the average household size will remain at 2.43 persons per household, **Table HE – 14** indicates that by 2045, the City will require 5,268 units to house its projected permanent population and 57 units for its projected seasonal population (or 5,325 units total).

Table HE – 14. Projected Housing Needs (2025-2045)

Projected Population / Units Needed	2025	2030	2035	2040	2045
Permanent					
Projected Population	11,077	11,615	12,043	12,429	12,801
Units Needed [1]	4,558	4,780	4,956	5,115	5,268
Seasonal					
Projected Population	121	126	131	135	139
Units Needed [1]	50	52	54	56	57
Total					
Projected Population	11,198	11,742	12,174	12,564	12,941
Units Needed [1]	4,608	4,832	5,010	5,170	5,325
[1]Assuming an average persons per household figure of 2.43					

Source: BEBR, 2024; City of Palatka, 2025.

As identified in the 2018-2022 ACS housing data utilized throughout this analysis, there are currently 4,667 housing units within the City. As such, a minimum of 658 additional units will be needed to support Palatka's projected permanent and seasonal population by the end of the 2045 planning horizon. What does this future population look like and how does that impact what their housing needs will be?

As outlined in the two sections that follow, *household income* and *age composition* are critical variables shaping housing demand—affecting unit type, tenure patterns, occupancy trends, and spatial distribution. Using data from the University of Florida's Shimberg Center for Housing Studies and City-prepared population projections, the following tables present estimated *income distributions* and *age cohorts* through 2045.

To develop consistent projections, the following methodology was used:

- In **Table HE – 15**, existing cost-burden data from the Shimberg Center and household size data from the U.S. Census Bureau were used to estimate proportions of cost-burdened households by housing type. These proportions were then applied to population projections. Additionally, income distribution categories were derived from HUD's Comprehensive Housing Affordability Strategy (CHAS) dataset.

- In **Table HE – 16**, age cohort percentages were derived from Shimberg's population projections, which are based on 2010 and 2020 Census data. These percentages, varying by year, were applied to Palatka's own projections to ensure consistency with other data sources used throughout the analysis.

Together, these demographic projections offer a critical foundation for evaluating Palatka's current and future housing needs within the broader context of long-range planning.

03.A. Income Ranges of Projected Populations

Table HE – 15 summarizes the projected population by income of the City of Palatka through 2045.

Table HE – 15. Projected Population by Income & Cost Burden (2025-2045)

Household Income	Housing Cost Burden Percentage		
	30% or less (Affordable)	30.1-49.9% (cost-burdened)	50% or more (severely cost-burdened)
2025			
Renter-Occupied Households			
Earning Less than 80%	778	737	440
Earning between 80.01-100% AMI	67	64	38
Earning More than 100% AMI	130	123	74
Owner-Occupied Households			
Earning Less than 80%	786	137	195
Earning between 80.01-100% AMI	143	25	35
Earning More than 100% AMI	590	103	147
Total	**2,495**	**1,189**	**930**
2030			
Renter-Occupied Households			
Earning Less than 80%	816	773	462
Earning between 80.01-100% AMI	70	67	40
Earning More than 100% AMI	136	129	77
Owner-Occupied Households			
Earning Less than 80%	824	143	205
Earning between 80.01-100% AMI	150	26	37
Earning More than 100% AMI	619	108	154

Household Income	Housing Cost Burden Percentage		
	30% or less (Affordable)	30.1-49.9% (cost-burdened)	50% or more (severely cost-burdened)
Total	**2,617**	**1,246**	**975**
2035			
Renter-Occupied Households			
Earning Less than 80%	846	801	479
Earning between 80.01-100% AMI	73	69	41
Earning More than 100% AMI	141	134	80
Owner-Occupied Households			
Earning Less than 80%	855	149	213
Earning between 80.01-100% AMI	155	27	39
Earning More than 100% AMI	642	112	160
Total	**2,712**	**1,292**	**1,011**
2040			
Renter-Occupied Households			
Earning Less than 80%	873	827	494
Earning between 80.01-100% AMI	75	71	43
Earning More than 100% AMI	146	138	83
Owner-Occupied Households			
Earning Less than 80%	882	153	219
Earning between 80.01-100% AMI	160	28	40
Earning More than 100% AMI	663	115	165
Total	**2,800**	**1,333**	**1,043**
2045			
Renter-Occupied Households			
Earning Less than 80%	899	852	509
Earning between 80.01-100% AMI	78	74	44
Earning More than 100% AMI	150	142	85
Owner-Occupied Households			
Earning Less than 80%	909	158	226
Earning between 80.01-100% AMI	165	29	41

Household Income	Housing Cost Burden Percentage		
	30% or less (Affordable)	30.1-49.9% (cost-burdened)	50% or more (severely cost-burdened)
Earning More than 100% AMI	682	119	170
Total	**2,884**	**1,373**	**1,075**

Source: SCHS, 2023; U.S. Department of Housing Development (Comprehensive Housing Affordability Strategy), 2021; BEBR, 2024.

Based upon the previously discussed assumptions, the findings of this analysis reveal that the City can expect a steady increase in the number of cost-burdened households in Palatka through 2045. Despite relatively low housing costs compared to the broader region, this trend is largely attributed to the City's lower median household income. To address this issue, it is essential to continue existing affordable housing initiatives alongside implementing economic development strategies aimed at enhancing employment opportunities and fostering more competitive wages.

03.B. Age Ranges of Projected Populations

Table HE–16 below presents population projections for the City, organized by age ranges as established in the dataset provided by the Shimberg Center for Housing Studies. Instead of utilizing the raw figures from the Shimberg dataset, the percentage growth rates from that data were applied to the City's own population projections.

Table HE – 16. Projected Population by Age Group (2025-2045)

Age Range	Projected Population					20-Year Growth Rate
	2025	2030	2035	2040	2045	
0-4	861	866	872	867	894	3.8%
5-9	838	897	898	905	911	8.8%
10-14	747	757	789	788	802	7.4%
15-19	759	740	778	827	839	10.6%
20-24	662	740	682	687	729	10.2%
25-29	664	683	748	720	756	13.9%
30-34	683	604	619	684	659	-3.6%
35-39	607	690	643	656	718	18.4%
40-44	651	657	700	614	622	-4.5%
45-49	567	650	657	741	685	20.7%
50-54	594	651	724	726	817	37.6%
55-59	533	562	598	684	689	29.1%
60-64	725	639	679	740	831	14.6%
65-69	675	669	593	624	648	-4.0%

Age Range	Projected Population					20-Year Growth Rate
	2025	2030	2035	2040	2045	
70-74	539	670	707	624	633	17.5%
75+	1,093	1,265	1,486	1,677	1,708	56.3%
Total	**11,198**	**11,742**	**12,174**	**12,564**	**12,941**	

Source: SCHS, 2023; United States Census Bureau, 2010, 2020.

Projections indicate that, through the 2045 planning horizon, the fastest-growing age group in Palatka will be residents aged 75 and older. Conversely, declines are anticipated in the 30–34, 45–49, and 65–69 age cohorts over the next two decades. Excluding the 65–69 group, these trends suggest a potential decrease in the city's working-age population. Although the youth demographic is expected to grow, its growth rate is projected to be lower than that of older age groups. While Palatka currently offers assisted and senior living facilities, careful planning is essential to address the specific housing needs of an expanding elderly population. This includes considerations for accessibility, healthcare access, and social support services.

04. Strategies for Addressing Project Needs

As Palatka plans for growth through 2045, addressing current and future housing needs is essential to maintaining affordability, stability, and quality of life. Drawing on local data and population projections, this assessment outlines seven key housing challenges—from affordability and aging infrastructure to shifting demographics and limited housing diversity. Each need is paired with targeted strategies and best practices to guide policy decisions and support a balanced, resilient housing system for all residents.

1. *Increase the Supply of Affordable Housing.* A large proportion of Palatka households—especially renters—are cost-burdened, with over 60% spending more than 30% of their income on housing. Additionally, nearly two-thirds of households earn below 80% of the AMI, with almost one in five earning less than 30%, indicating a critical need for deeply affordable housing options. To address this, the City can help developers pursue and utilize federal and state funding tools such as Low-Income Housing Tax Credits (LIHTC), State Apartment Incentive Loans (SAIL), and HUD's HOME program.

2. *Preserve and Expand Publicly Supported Housing*. Nearly 350 of the City's publicly supported housing units are at risk of losing their affordability protections by 2045. Given the high demand for income-restricted housing, losing these units would significantly impact the City's most vulnerable residents. As such, the City should prioritize preserving these units by working with property owners to extend expiring affordability covenants, leveraging HUD's Rental Assistance Demonstration (RAD) program, and offering local incentives to encourage reinvestment in existing affordable housing. Creating a local preservation database and monitoring system (in lieu of relying on Shimberg for this data) can also help anticipate and prevent future losses.

3. *Build New Units to Meet Population Growth.* Projections show that Palatka will require at least 658 new housing units by 2045 to accommodate expected growth. Without proactive planning, this could result in housing shortages, increased competition, and worsening affordability. To meet this need, the City can streamline development review processes, identify publicly owned land for housing, and update zoning codes to allow a wider variety of housing types. Targeting new housing in areas with access to infrastructure, transit, and services will help ensure sustainable growth and reduce displacement pressure on existing neighborhoods.

4. *Expand Housing Options for Older Adults.* The 75+ age group is projected to grow by over 56% through 2045, making it Palatka's fastest-growing demographic. This shift signals increasing demand for housing that meets the unique needs of aging residents, including accessibility, proximity to healthcare, and social supports. To accommodate this shift, the City can incentivize the development of senior housing communities, adopt Universal Design standards, and support accessory dwelling units (ADUs) as flexible options for aging in place. Strengthening partnerships with local health and social service providers can also ensure housing solutions are paired with wraparound support.

5. *Diversify Housing Types.* Palatka's housing stock is dominated by single-family homes (58.4%), with relatively limited multifamily and alternative housing types, despite nearly half of residents renting their homes. This mismatch constrains options for renters, small households, and those seeking more flexible or affordable living arrangements. Revising the City's future land use categories and zoning districts to permit duplexes, triplexes, townhomes, and small-scale multifamily ("missing middle" housing) in more areas can create a more inclusive housing mix. Additionally, easing restrictions for infill development and adaptive reuse projects can also expand the range of housing types.

6. *Improve Conditions in Aging and Vacant Housing.* More than 85% of Palatka's housing units were built before 2000, and over 18% were constructed before 1940. While older homes contribute character and affordability, they often require significant investment to meet modern standards. Additionally, many vacant units—particularly those in the "other vacant" category—may be uninhabitable due to physical or legal barriers. The City can support their maintenance and rehabilitation through local or state-funded repair grants, energy efficiency retrofit programs, and targeted code enforcement paired with technical assistance. Establishing a housing rehabilitation fund and connecting homeowners to weatherization and home repair programs can also help maintain the existing housing stock.

7. *Align Housing Strategies with Economic Development*. Palatka's housing affordability challenges are driven more by low household incomes than high housing costs. The median household income in the City is significantly below the state average, making even modest housing expenses unaffordable for many. Long-term housing stability

depends on coupling housing strategies with robust economic development. This includes workforce development, business attraction and retention, and investments in job training programs. The City can also prioritize mixed-use development and employment-centered zoning that supports job creation near housing, reducing transportation costs and expanding access to opportunity.

2045 CITY of Palatka
COMPREHENSIVE PLAN UPDATE

Mobility Element

Data & Analysis

Summary

The purpose of the Mobility Element is to plan for future multimodal transportation needs, with an emphasis on pedestrian, bicycle, and traffic calming measures.

This data components of this section describes the City's existing circulation, identifying arterial and collector roads, their function and current projected Level of Service for the 10 and 20 year marks (2035 and 2045). The analysis aspects of this section identify the need for new or improved facilities or expansions to provide safe and efficient operating conditions on the City's roadway network. The Goals, Objectives and Policies, separate from this Data and Analysis, state long term ends towards how transportation needs are met through multimodal traffic circulation programs and activities should be ultimately directed in the City.

Purpose

The purpose of the Mobility Element is to plan for future transportation needs, with an emphasis on pedestrian, bicycle, and traffic calming measures. Palatka's road network is dominated by the Florida Department of Transportation (FDOT), which controls and maintains all arterial roadways including SR 19, SR 20, SR 100, and US 17. Putnam County is responsible for the following roads within the City limits: Edgemoor Ave., College Rd., St. Johns west from 19th St., Husson Ave. south of Crill Ave., Silver Lake Dr. from SR 19 to Moseley Ave., and North 19th St. to Madison St. The City is responsible for the following collector roadways within the City limits: St. Johns Ave. from riverfront to 19th St., N. 19th St. north of Madison St., Husson Ave., Main St., Moody Rd., Moseley Ave., Palm Ave. No local funding source is available for the design and construction of new roads, and limited grant funding is available from FDOT. New road construction should only generally occur in conjunction with large-scale annexation.

Table 1 lists Palatka's arterial and collector roadways and their recent traffic counts from the Florida Department of Transportation. Arterial roadways are major state roads that are move traffic through the region and state and include SR 19 and 17 and also Crill Ave. (SR 20) and Reid St. (SR 100). Other roadways are classified as collector roads, which FDOT defines as roads that link through traffic movement and direct property access functions. FDOT's functional classification system "grades" roadway traffic by comparing traffic counts to roadway capacity, which is the upper limit of vehicles that a roadway can handle. These grades are referred to as "Level of Service" (LOS) and range from A, which is free-flowing traffic, to F, which is basically gridlock. This Mobility Element has defined the City's LOS as D, except that roads classified as part of the State's Strategic Intermodal System (SIS) have a higher LOS of C (SIS facilities in Palatka are US 17, Crill Ave/SR 20, and Reid St./SR 100). This roadway capacity is shown in Table 1.

Table 1 shows that generally, there is ample available capacity on most roadways within the City. This is not to say that at some times of the day, particularly peak hour morning and afternoon commuting hours, that there will not be congestion. However, this congestion is part of any normal town or city. Traffic experts have departed from the old model of reactive road improvements in the face of congestion and have recognized the motoring public's ability to

choose alternative routes or adjust travel habits to react to such congestion. The Florida Legislature has followed this trend by essentially removing traffic concurrency as a requirement for jurisdictions, which forced cities and counties to put into place a system that required developer and public exactions for road improvements when roads "failed" – (i.e. achieved a grade of F). State law now emphasizes a "multi-modal" approach to traffic that considers multiple forms of transportation, including transit, bicycling, and walking. Sound planning also encourages vehicle trip reduction through mixed-use development and the location of shopping and workplace uses close to residential areas.

Two roadways are currently failing and operating below their established level of service.

1. US 17 at the St. Johns River Bridge. As this road is a major arterial roadway that combines several highways (US 17, SR 20, SR 100) into one, and is the only river crossing in an 70-mile stretch of the river between Green Cove Springs and Astor, traffic levels on this roadways is far beyond the jurisdiction of the City.
2. Segments of Crill Avenue. This roadway is under FDOT jurisdiction, and evaluation of the roadway segments as a whole provides the city with multiple options to address, including roadway widening from 2 to 4 lanes for the affected segments, or a concentrated approach to ameliorate the condition through multimodal investment.

This Mobility Element seeks to provide a context-sensitive approach to future roadway planning, including considerations of multimodal opportunities. To that end, the City is analyzing its roadways utilizing the 2023 Multimodal Quality/Level of Service Handbook. There are several opportunities for "road diets" – reducing unneeded lanes. The six-lane segment of SR 19 could be reduced to four lanes, providing future opportunities for additional commercial properties, sidewalk/multi-use path expansion, and roadway beautification. Similarly, Palm Ave. and St. Johns Ave. between Palm Ave. and SR 19 could be reduced to two lanes while retaining turning lanes. Both these roadways now carry around ½ of the maximum traffic capacity of a two-lane road. They could operate as efficiently as they do now using medians and possibly even a roundabout at their intersection. Any such changes would require public expenditures, but the benefits in terms of attractive and more functional roadways may attract development and enhance property values.

It should also be noted that several roadway segments, as will be further discussed, will not meet adopted level of service standards in 2035 and/or 2045. These segments are state roadways, and the City should coordinate with the Florida Department of Transportation to seek the most appropriate solution for the city in addressing the failing level of service.

Table 1. Roadway System and Capacity

#	Roadway Segment Name	Limits of Corridor Segment		Existing Context Classification (2023) *	2023 AADT **	2023 LOS ***	Expected Future CCTXTCLS 2035 & 2045 ****	2035 Forecasted AADT	2035 Forecasted LOS ***	2045 Forecasted AADT	2045 Forecasted LOS***
		From	To								
1	St. Johns Avenue	Western City Limits	Zeagler Drive	C2	4000	B	C3R	4955	C	5923	C
2	St. Johns Avenue	Zeagler Drive	College Road	C3R	3400	C	C3R	4212	C	5034	C
3	St. Johns Avenue	College Road	SR 19	C3C	6400	C	C3C	7928	C	9476	C
3	St. Johns Avenue	SR 19	Palm Avenue	C3C	6400	C	C3C	7928	C	9476	C
4	St. Johns Avenue	Palm Avenue	NE 1st Street	C4	6400	D	C4	7928	D	9476	D
5	SR 19	US 17 / SR 15	Reid Street	C3C	8800	C	C3C	10901	C	13030	C
6	SR 19	Reid Street	Carriage Dr (City Limits)	C3C	8500	C	C3C	10529	C	12585	C
7	Moseley Ave	Reid Street	Silver Lake Drive	C4	4900	D	C4	6070	D	7255	D
8	3rd Street	Reid Street	Laurel Street	C4	2100	D	C4	2601	D	3109	D
8	River Street / 15th St /Twigg St	Laurel Street	Moseley Ave / Silver Lake Drive	C3R	2100	C	C3R	2601	C	3109	C
9	Silver Lake Drive	Moseley Ave	Husson Ave (City Boundaries)	C3R	2700	C	C4	3345	C	3998	C
10	Palm Ave	Crill Ave	Reid Street (City Boudaries)	C3C	6200	C	C3C	7680	C	9180	C
11	Moody Rd	Reid Street	S of SR 19 / 3rd Ave (city Boundaries)	C3C	3700	C	C3C	4583	C	5478	C
12	Husson Ave	Crill Ave	Silver Lake Drive	C3C	2200	C	C3C	2725	C	3257	C
13	Old Jacksonville Rd	Jax Lane	N 19th Street	C3C	2600	C	C3C	3221	C	3850	C
13	N 19th Street	Old Jacksonville Rd	Reid Street	C3R	2600	C	C4	3221	D	3850	D
14	Crill Ave	Approx. Gale Ln (City Boundaries)	Horseman Club Road	C3R	21500	C	C3R	26632	C	31834	C
14	Crill Ave	Horseman Club Road	SR 19	C3C	21500	C	C3C	26632	C	31834	C
15	Crill Ave	SR 19	Palm Avenue	C3C	18700	C	C3C	23164	C	27688	C
15	Crill Ave	Palm Avenue	Westover	C3C	18700	D	C3C	23164	F	27688	F
15	Crill Ave	Westover	Husson / Geary Ave	C4	18700	E	C4	23164	F	27688	F
16	Crill Ave	Husson /Geary Ave	S 19th Street	C4	13500	D	C4	16723	E	19989	F
17	Crill Ave /S 9th Street	S 19th Street	North of St Johns Ave	C4	13000	D	C4	16103	D	19248	E
18	S 9th Street	North of St Johns Ave	Reid Street	C4	7900	D	C4	9786	D	11697	D
19	Reid Street	Eastern City Limits	East of 6th Street	C4	37000	E	C4	45833	F	54784	F
20	Reid Street	East of 6th Street	East of 9th Street	C4	32500	D	C4	40258	F	48121	F
21	Reid Street / US 17	East of 9th Street	East of Moseley Ave	C4	26500	D	C4	32826	D	39237	E
22	Reid Street / US 17	East of Moseley Ave	Peter Street	C4	28000	D	C4	34684	D	41458	F
23	Reid Street / US 17	Peter Street	SR 19	C3C	18800	C	C3C	23288	C	27836	C
24	Reid Street / US 17	SR 19	County Rd 216	C3C	11100	C	C3C	13750	C	16435	C
25	Reid Street / US 17	County Rd 216	Western City Limits	C3C	10500	C	C3C	13007	C	15547	C

* For State Roadways CCTXTCLS was obtained from FDOT Open Hub
** From FDOT Online Web Application
*** In accordance with 2023 FDOT Multimodal Q LOS Handbook Guidelines & Procedures
**** Based on Future Land Use Plan

Source: FDOT Traffic Counts. Roadway capacity from Florida Dept. of Transportation, Generalized Annual Average Daily Volumes for Florida's Urbanized Areas.

Figure 1. Roadway Level of Service (2023)

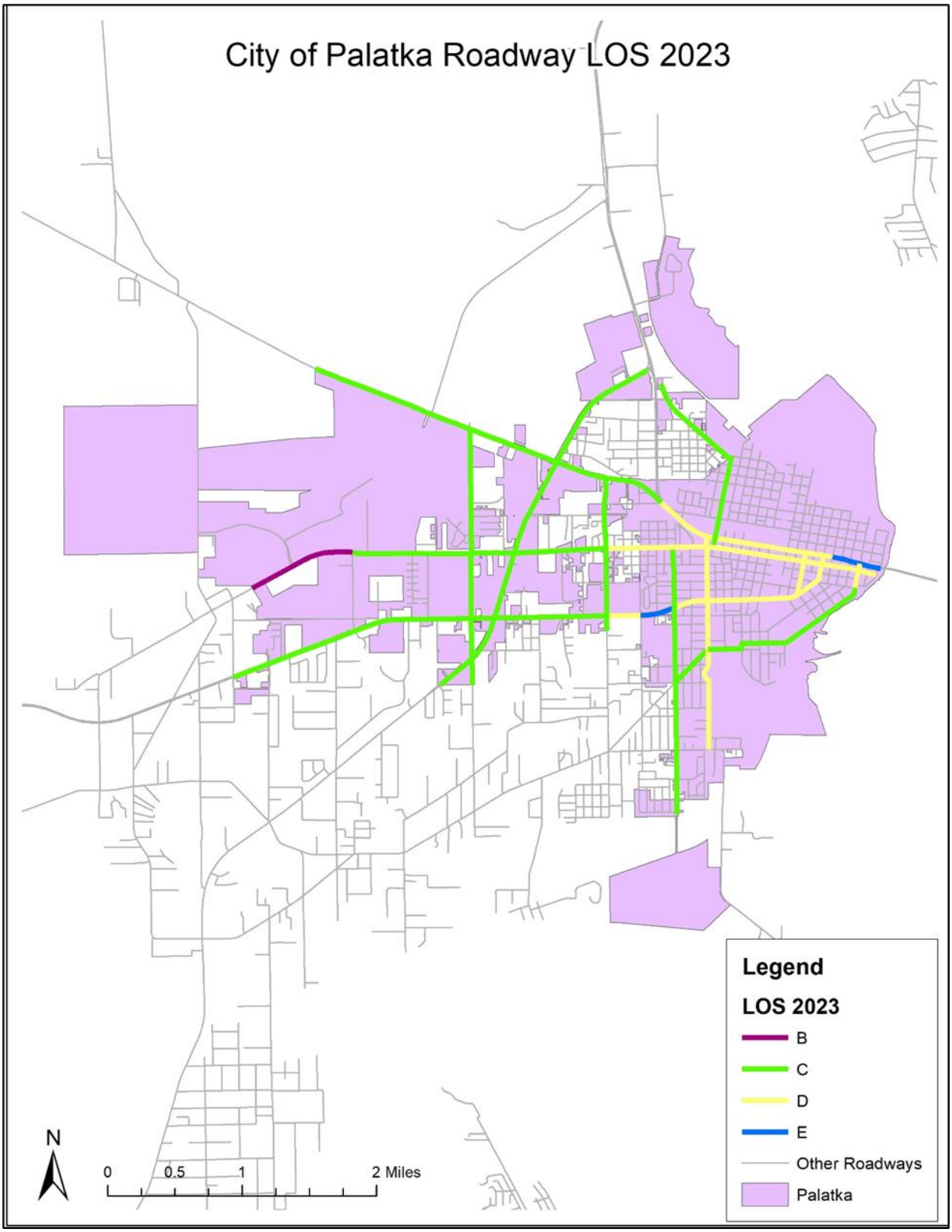


Figure 2. Roadway Level of Service (2035)

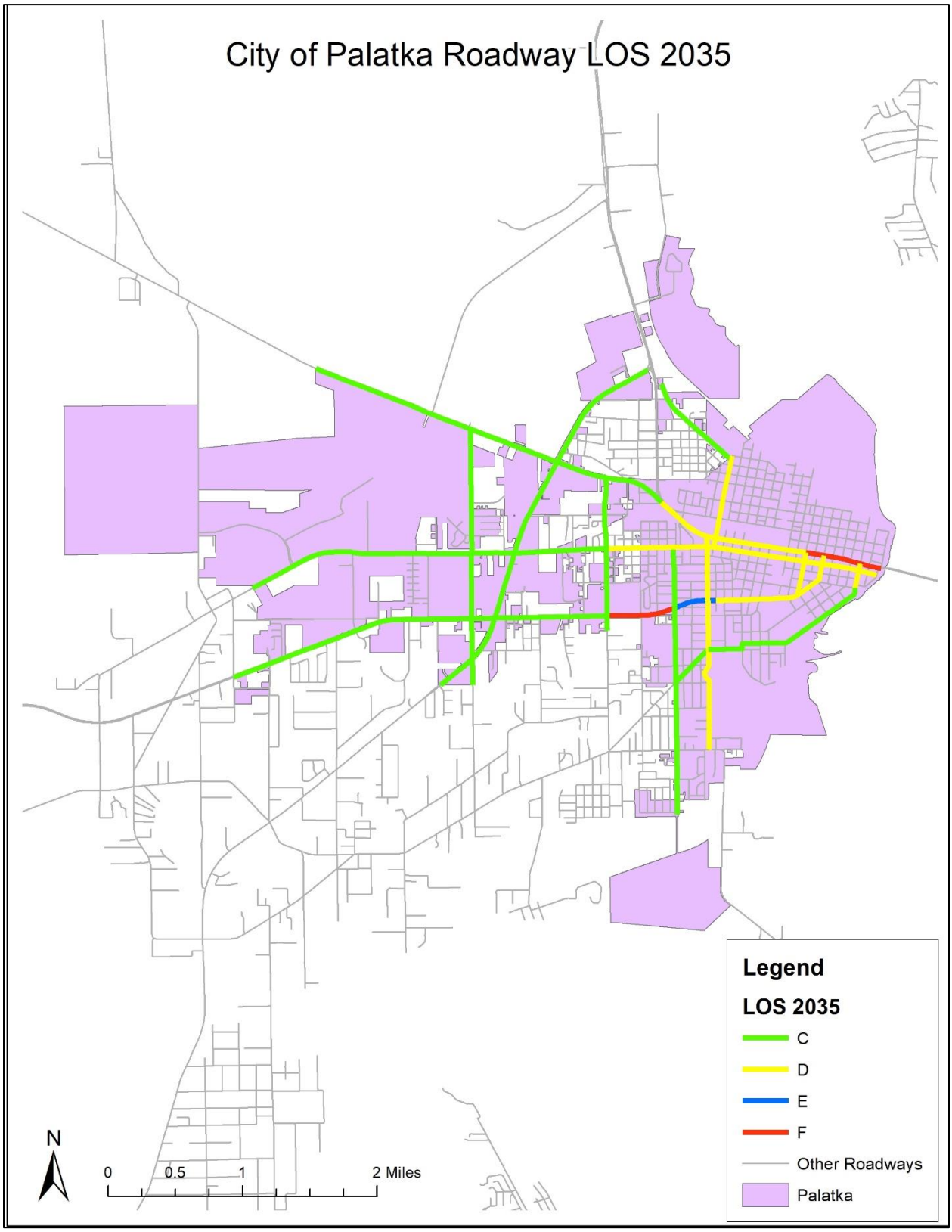


Figure 3. Roadway Level of Service (2045)

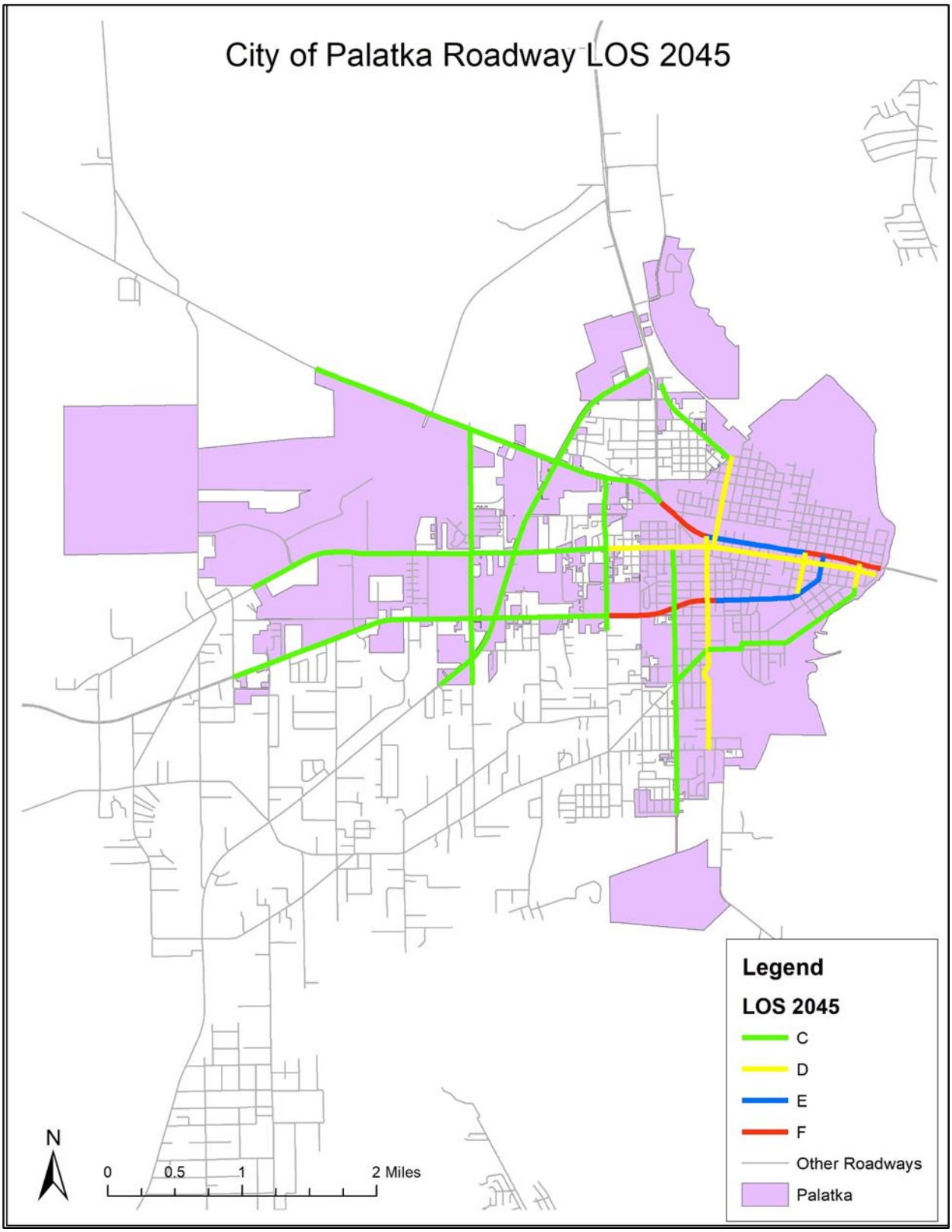
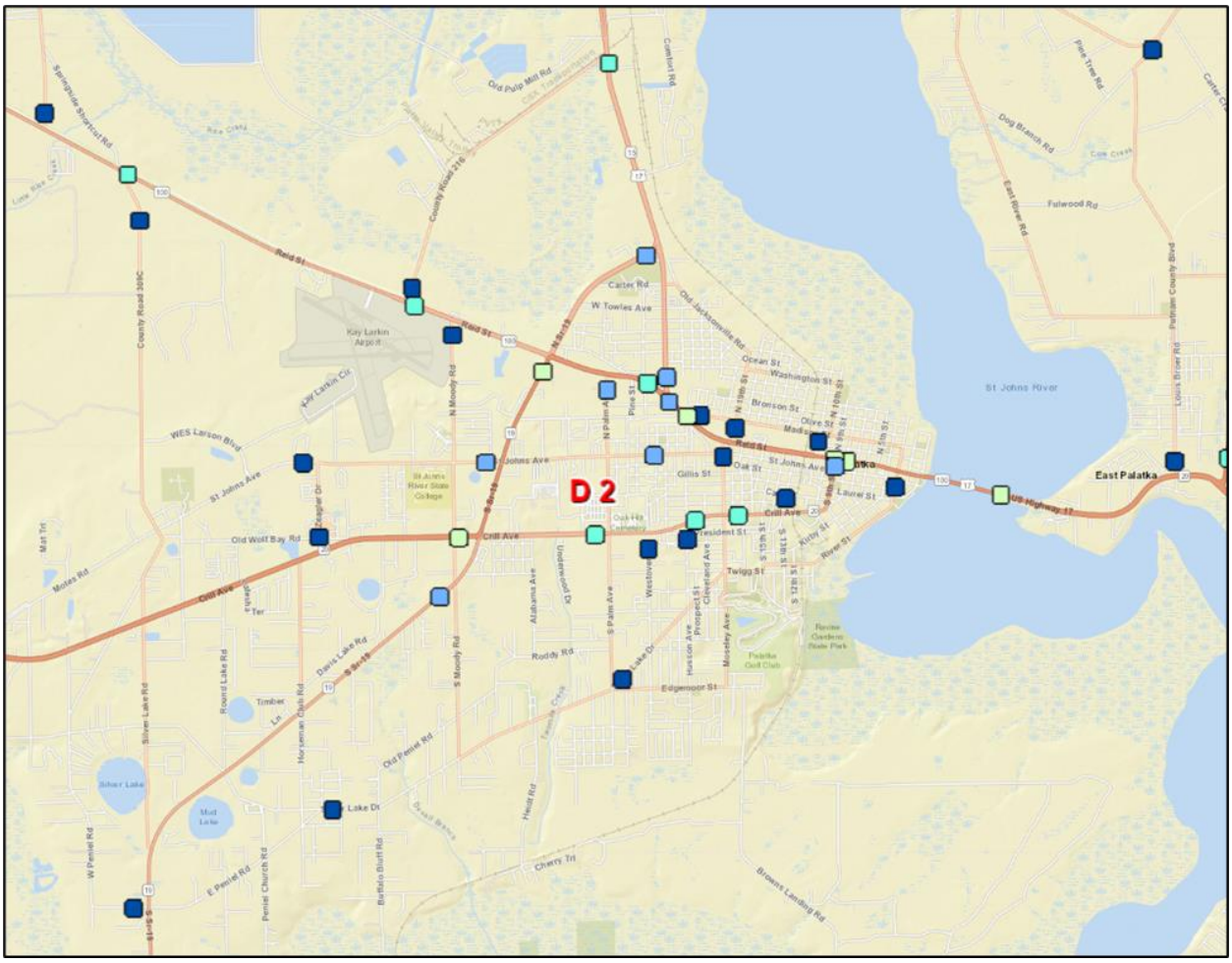


Figure 4. FDOT Traffic Count Locations Map



Source: FDOT, 2025.

Description of Roadways

Like other Florida towns, much of Palatka's shopping and employment has moved out to its western perimeter, which has strained the three east-west corridors: Reid Street, St. Johns Avenue, and Crill Avenue. This traffic co-mingles with intercounty and regional traffic on roadways that, with the exception of Reid Street, are unimproved two-lane streets passing through residential neighborhoods with multiple driveways and few turn lanes. This results in occasional congestion and presents negative impacts to residential neighborhoods.

U.S. 17 (State Road 15 (20) / Reid Street)

U.S. 17 is a principal arterial which runs north-south through Putnam County, merging with S.R. 100 at Madison Street, and running east-west as Reid Street through the City. This arterial roadway is a four-lane facility from Orange Park south to San Mateo. As an arterial, the roadway serves to connect the urban service areas of Palatka, Pomona Park, and Welaka. Locally, running east-west as Reid Street, U.S. 17/ S.R. 15 (20) serves to funnel traffic across the river

bridge chokepoint while also dividing the downtown area as a barrier to pedestrians and bicyclists.

In 2016, the roadway was handling approximately 32,500 trips per day in both directions at the St. Johns River Bridge. This has risen to 37,000 daily in 2023, representing a level of service of E. This is approaching FDOT's level of service standard of 38,760 daily trips. U.S 17 serves as a strategic intermodal system roadway, intended in principle to carry traffic throughout the state with minimized interruptions. As the roadway approaches 2035 and 2045, it is projected to have 45,833 and 54,784 daily trips, respectively. Both represent a roadway projected to fail adopted level of service in the future.

State Road 100/Reid Street

State Road 100 is an east-west arterial on the State primary road system. S.R. 100 is a two-lane facility that begins in Palatka at Reid Street / U.S. 17 and runs northwest through Keystone Heights, Starke, and Lake Butler, ending in Lake City at S.R. 90. This facility provides City and county residents with direct access to the Kay Larkin Municipal Airport and to the western and northwestern parts of the county. In 2016 S.R. 100 carried approximately 9,200 vehicles west of S.R. 19 and 17,900 vehicles between S.R. 19 and U.S. 17. In 2023, these numbers increased modestly, to 11,100 and 18,800, respectively, well below the capacity of 16,065 and 32,235 daily trips for each respective segment. This roadway is projected to meet adopted level of service standards through 2045.

State Road 19

State Road 19 runs south from U.S. 17, passing through the western part of the City and through Marion and Lake Counties, ending at US 441 in Eustis. S.R. 19 has either four or six lanes within the City, depending on segment, and is classified as a minor arterial roadway by the Florida Department of Transportation. This roadway is the City's major commercial corridor with several big boxes, small shopping centers, and numerous freestanding stores and restaurants. In 2016 S.R. 19 carried approximately 19,000 vehicles a day, which is well below its capacity of 32,235. In 2023, possibly due to construction and other local factors, SR 19 carried approximately 8,800 daily trips.

State Road 20 (Crill Avenue)

State Road 20 runs east-west from Alachua County through Palatka, intersecting with South Ninth Street as a connection to U.S. 17 and then to its junction with S.R. 207. S.R. 20 then runs southeast with U.S. 17, diverting eastward at San Mateo and ending in Bunnell in Flagler County. The segment of S.R. 20 south of Reid St. / U.S. 17 is a constrained two-lane road, which becomes four lanes west of South Palm Avenue. This facility is identified as a minor arterial on the State primary road system. S.R. 20 provides City and county residents with direct access to the western part of the county. In 2014, Crill Ave (S.R. 20) carried approximately 11,000 vehicles for a LOS of B. This has significantly risen in 2023, with upwards of 18,700 to 21,500 daily trips, depending on segment. While most of Crill Avenue will continue to meet adopted level of service

standards through 2045, the segment of Crill Ave between Westover and Husson / Geary Ave currently operates at LOS E, and is projected to be LOS F by 2035. The City should consider whether it wishes to expand this roadway by one lane in each direction to Palm Avenue, create additional roadway capacity through new roadways to disperse traffic on Crill Avenue, or to promote multimodal efforts to engage a modal shift to create relief for this roadway segment.

St. Johns Avenue

St. Johns Avenue is a two-lane facility that is classified as an urban minor arterial on the county road system (except for the section east of N. 19th St. which is a City road), running eastward from C.R. 309C in the far west of the City to its terminus with 1st Street in the riverfront downtown area. The road serves as the City's principal downtown shopping street and runs through residential Palatka Heights. This road carries much of the traffic travelling west to the St. Johns River State College and also the medical community around Zeagler Drive. In 2016 St. Johns Avenue carried 9,600 daily vehicle trips west of the downtown area and 10,000 trips east of SR 19. This number has decreased in 2023 to 4000 daily vehicle trips west of the downtown area and 6400 trips east of SR 19. St. Johns Avenue continues to meet adopted level of service standards through 2045.

Palm Avenue

Palm Avenue is a north-south minor arterial on the county road system connecting Silver Lake Drive and S.R. 100. The facility connects residential development with east-west minor and principal arterials including Crill Avenue, St. Johns Avenue and S.R. 100. Palm Avenue is a four-lane roadway between S.R. 100 and S.R. 20 and a two-lane roadway south from S.R. 20 to Silver Lake Drive. In 2016 this roadway carried 5,500 daily vehicle trips. The slightly increased to 6,600 trips in 2023. Palm Avenue is projected to continue to meet adopted level of service standards through 2045.

Husson Avenue

Husson Avenue serves as a north-south major urban collector on the City street system connecting Silver Lake Drive with Crill Avenue. Similar to Palm Avenue, the facility provides an alternate connection between residential development south of the City and east-west arterial roadways. In 2016 this road carried 3,800 daily vehicle trips. Traffic increased to 4,900 daily vehicle trips in 2023 and is projected to reach 6,070 daily trips in 2035 and 7,255 daily trips in 2045 and will operate within adopted level of service standards through 2045.

Moseley Avenue

As a north-south major urban collector running from Edgemoor Street north to Reid Street, Moseley Avenue also connects the residential development to the south to east-west arterial roadways. Because of the facility's intensity of use, Moseley Avenue serves as a minor arterial north of Twigg Street and Silver Lake Drive, intersecting with Crill Avenue (S.R. 20), St. Johns Avenue and S.R. 100. Moseley Avenue is also heavily traveled by both autos and buses because

of the location of Beasley Middle School. Mosely Avenue will continue to meet adopted level of service standards through 2045.

Westover Drive

Westover Drive, a one-mile long north-south minor urban collector, connects the residential area around Edgemoor Street/Silver Lake Drive with Crill Avenue.

Fern Street

Fern Street, a major collector on the City street system, runs north-south from S.R. 20 (Crill Avenue) to St. Johns Avenue. Fern Street is a convenient alternative route, west of both Husson and Moseley Avenues. Traffic interruption occurs at the intersection of Crill Avenue and Fern Street.

Madison Street

Madison Street, running east-west, is a minor collector on the City road system that serves the northeast residential area. Madison Street connects Main Street in the east to Reid Street in the west, functioning with Main Street as an alternate route to Reid Street.

Main Street

Main Street is located in the northeast section of the City and runs west from North 1st Street, terminating at North 11th Street. Main Street provides an alternative for local traffic to the more signalized Reid Street (U.S. 17).

11th Street

11th Street is a minor collector connecting the City's north side with the south side. South of Reid Street, 11th Street provides important access to postal and emergency services as well as to the downtown.

N 19th Street / Martin Luther King, Jr. Street

N 19th Street / Martin Luther King, Jr. Street is a minor collector connecting the City's north side with the south side. This roadway is projected to continue to meet adopted level of service standards through 2045.

Traffic Crash Frequency Data

The most recent traffic crash frequency data were obtained from Signal4 systems for the City as a whole for the period between March 2020 and March 2025. The number of crashes based on severity and time period is listed below:

Table 2. Traffic Crash Data – City of Palatka

Time Period	No Injury	Possible Injury	Non-Incapacitating Injury	Incapacitating Injury	Fatal (within 30 days)
03/2020 -03/2021	694	129	72	19	3
03/2021 -03/2022	769	146	82	11	5
03/2022 -03/2023	782	130	62	14	5
03/2023 -03/2024	776	102	62	36	4
03/2024 -03/2025	600	116	65	22	5

Source: Signal4 Analytics, 2025.

Generally, about ¾ of all crashes occur during the daytime, and during a weekday. Rear end crashes compose a large portion of all crashes. Distribution of crashes generally correspond with the major corridors with in the City.

Between March 2020 and March 2025, crashes involving pedestrians totaled 48, of which 5 involved incapacitating injuries and of which 4 involved a fatality. In the same time period, 22 crashes involved a bicyclist, of which 6 involved a incapacitating injury and 2 involved a fatality.

Table 3. Traffic Crash Data – City of Palatka

Time Period	No Injury	Possible Injury	Non-Incapacitating Injury	Incapacitating Injury	Fatal (within 30 days)
Pedestrian	10	18	11	5	4
Bicycle	3	4	7	6	2

Source: Signal4 Analytics, 2025.

The city may benefit from a program which reviews the nature of the crashes as part of regular operational reviews to improve local traffic safety.

Lieutenant Kay Larkin Airport

The airport facility servicing Palatka and Putnam County is the Lieutenant Kay Larkin General Aviation Airport facility in Palatka (Kay Larkin Airport). Kay Larkin Airport, Airport Code 28J, is owned by the City of Palatka as a public aviation facility. The airport site consists of approximately six hundred (600) acres and is located approximately 2-1/2 miles from downtown Palatka. The airport is located on State Road 100, with direct access to the downtown area via State Road 100 and U.S. 17. Airport access is mostly a four-lane roadway. Its airport elevation is 50 feet above mean sea level with a reference latitude of 29 degrees 39' 30"N and longitude of 81 degrees 41' 20"W.

Analysis of data for the 1986 update of the Kay Larkin Airport Master Plan (Report) clearly revealed that the facility had become an important link in the transportation systems supporting the industrialization and population growth of this area of Northeast Florida. Over the several

decades since, the airport has maintained this role as Putnam County's only airport, and is critical for current emergency services as well as post disaster planning. The Airport Master Plan was last updated in 2011, and the airport's information was included in the 2043 Florida Aviation System Plan.

This facility was constructed during WW II under a Federal civil airport program. The facility was later used as a U.S. Naval Auxiliary Air Field. Today, Kay Larkin's General Aviation support serves the aviation needs of the community and is an essential part of the area's growth. Executive aircraft activity at Palatka, including executive jet operations, continues at a sufficiently high level to warrant full-time availability of jet fuel and other services required. Thus, the Federal Aviation Administration has established the major role of the airport as a "Transport Airport" with a secondary role to serve utility aircraft.

Kay Larkin Airport (28J) in Palatka is the only municipal airport facility located in Putnam County. The airport, managed by the City of Palatka, was originally constructed as a training facility in World War II and was later used as an auxiliary airfield by the U.S. Navy before being turned over to the City for use as a general aviation airport. The Navy currently has an established Military Operation Area (MOA) over much of the airspace in Putnam County and actively uses a bombing range area near Lake George for training purposes.

Runways at Kay Larkin, which is at an elevation of 50 feet, consist of: 1) a primary 6,000 by 100 foot asphalt, lighted runway (9-27); and 2) a secondary 3,510 x 75 foot asphalt, lighted runway (17-35). Three aircraft maintenance, repair, and overhaul (MRO) shops operate at 28J. The airport also supports other aviation activities, such as recreational flying and corporate/business activities. Military aircraft use the airport to conduct training exercises, and air ambulance aircraft perform emergency medical evacuations from the airport.

The FBO is owned and operated by the City of Palatka. As of 2023, there are approximately 72 aircraft stationed on the airfield including six multi-engines. This number is projected to rise to 86 by 2043. Fuel service at Kay Larkin includes both 100 Low Lead AvGas and Jet A. Currently, in addition to airport maintenance hangars and services, the airport also has a skydiving vendor, providing for commercial recreation at the airport.

According to figures from the Florida Department of Transportation's Aviation Office, flight operations at Kay Larkin in 2014 totaled 21,900. Flight operations totaled 38,641 in 2023, and is projected to rise to 50,841 by 2043. Given the projected increase, the City should strive to update its Airport Master Plan every 5 years and update its capital improvements programming as needed.

At the present time, noise related to surface transportation does not appear to be a major environmental concern. However, future aviation development needs at Kay Larkin may require developing regulations for land use and noise control. To coordinate and assist in meeting aviation needs, the FDOT has developed a State-wide aviation system plan identifying long-

range airport and aviation needs within the State, and continues to update the plan regularly per Florida statutes. The Continuing Florida Aviation System Planning Process (CFASPP) is being conducted with the support of the Federal Aviation Administration and local government participation. Kay Larkin Airport belongs to the Northeast region of the CFASPP.

Additional detail and analysis of the airport's role and future direction can be found in the Airport Master Plan, approved by the City Commission and FDOT in 2011.

Railroad

Passenger Rail Service

Amtrak currently services the Putnam County area via the historic railroad depot in the City of Palatka. Amtrak leases the CSX railroad line for the Silver Meteor long-distance passenger trains running between New York City and Miami, and the Floridian long-distance passenger trains running between Chicago and Tampa/Miami, with major stops in Savannah, Washington, D.C, and Pittsburgh. The Silver Star long-distance passenger service has been temporarily suspended as of November 2024 as the line was merged with the Capital Limited Line to operate as the Floridian.

2025 departure and arrival times for these trains are listed below:

Table 4. Amtrak Departure and Arrival

Route	Direction	Weekday/Weekend	Departure Time (Palatka)
Silver Meteor (98)	Northbound	Weekday	3:30 pm
Silver Meteor (97)	Southbound	Weekday	10:55 am
Silver Meteor (98)	Northbound	Weekend	3:30 pm
Silver Meteor (97)	Southbound	Weekend	10:55 am
Floridian (40)	Northbound	Weekday	8:39 pm
Floridian (41)	Southbound	Weekday	8:03 am
Floridian (40)	Northbound	Weekend	8:39 pm
Floridian (41)	Southbound	Weekend	8:03 am
Floridian (1040)	Northbound	Weekday	8:39 pm
Floridian (1041)	Southbound	Weekday	9:03 am
Floridian (1040)	Northbound	Weekend	8:39 pm
Floridian (1041)	Southbound	Weekend	9:03 am
Silver Star (92) (Temporarily Suspended)	Northbound	Weekday	9:14 pm
Silver Star (91) (Temporarily Suspended)	Southbound	Weekday	8:29 am
Silver Star (92) (Temporarily Suspended)	Northbound	Weekend	9:14 pm

Silver Star (91) (Temporarily Suspended)	Southbound	Weekend	8:29 am

Source: Amtrak, 2025.

Due to the infrequent nature of the service, passenger rail only benefits potential commuter or day tripper transit for stations south of Palatka. For northbound and other southbound trips, current passenger rail schedules favor multiday/overnight travel. However, Palatka's residents greatly benefit from the availability of this service, which provides regional and national access, including to the international airports in Jacksonville and Orlando.

Freight Service

The last remaining railroad lines located in Palatka are controlled by CSX Transportation, which shares its line with Amtrak passenger service. The rail system provides freight service and plays a role in supporting local industry and commerce. As the rail system is owned and operated by the private sector for the most part, the State does not have the influence over its rail system that it may on some other modes. Nonetheless, a State-wide rail planning process does exist, and significant headway has been made towards understanding the rail system's operation and impact on State, regional, and local government. The State's rail planning effort culminated in the publication of the Florida Rail System Plan. The Plan was prepared in accordance with federal regulations in order that the State remains eligible to receive funds from the Federal Railroad Administration for rail planning. The Plan establishes five major goals: safety and security, quality of life and environmental stewardship, maintenance and preservation, mobility and economic competitiveness, and sustainable investments. The Plan places emphasis on enhancing and supporting both freight and passenger rail.

Transit

Transit service includes intra-City fixed route service provided within the immediate Palatka area by Ride Solution, Inc; school bus programs; inter-City (regional) bus routes, and limited taxicab and rideshare companies.

Ride Solutions operates a Monday through Friday route to Orange Park, leaving the Palatka Train Station at 5:25 AM, Green Cove Springs Cove Plaza at 5:55 AM, Orange Park Medical Center at 6:25 AM, Orange Park Mall at 6:32 AM, Island View Church in Orange Park at 6:48 AM, Fleming Island Wal-Mart at 7:00 AM, Green Cove Springs Cove Plaza at 7:20 AM, St. Johns River Water Management District at 7:50 AM, and finally arriving back at the Palatka Train Station at 8:05 AM. The return route leaves the Depot at 4:20 PM and keeps to the same schedule above in reverse, arriving back at the Depot at 6:55 PM. The fare is $1 dollar each way.

The Amtrak Station in Palatka is adjacent to the Greyhound bus terminal. Greyhound buses provide regional connectivity for Palatka as part of its national network. However, because of the need for transfers and as the system 's tip planning is not user friendly for Palatka, additional transit planning tools is needed for this regional and national network to be of use for Palatka's residents.

Also included in the transit category is the water taxi program, funded by federal mass transportation grants. The City has in recent years been in the process of purchasing and rehabilitating two passenger ferries that will ply the river between Palatka, Murphy Island, Welaka, and Crescent City. In addition to the two vessels, the “Pride of Palatka I” and the Pride of Palatka II,” the City has begun construction of a Water Taxi Terminal by the Mary Lawson Brown Municipal Marina and boat ramp. The ferries will help to form a closer economic and social link with the other two communities and will attract eco-tourists and heritage travelers.

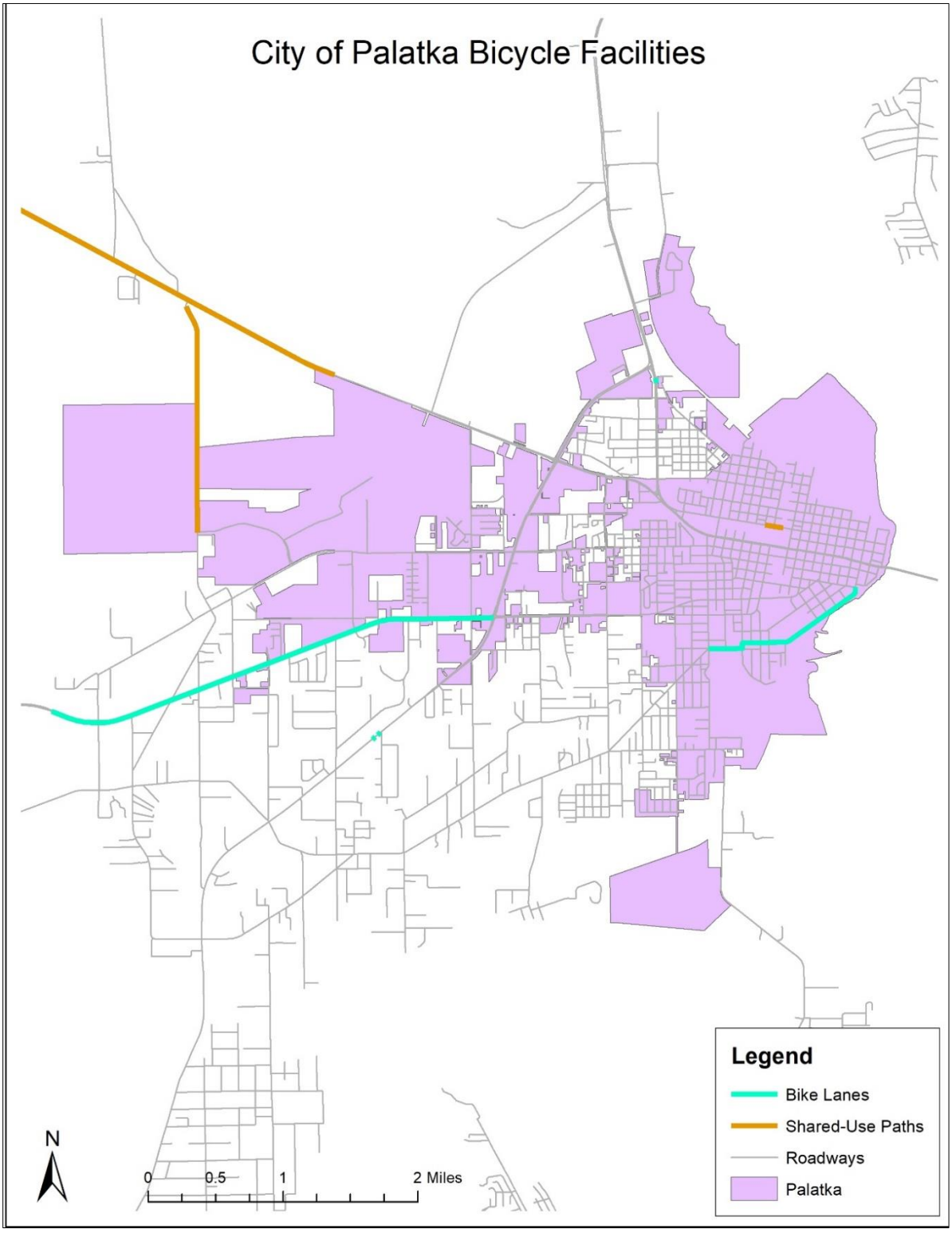
Bicycle & Pedestrian Facilities

While Palatka has bicycle lanes on River Street generally between the Downtown area and Ravine Gardens State Park, and on Crill Avenue west of State Road 19, the City is generally lacking in on-street bicycle facilities. While the City can consider sharrows on local roadways due to generally low volumes, it should consider that keeping speeds to these streets to 15 mph or below will provide for more conducive bicycling on local roadways. For Collectors and arterials, however, this is generally not an option given current posted speeds and the level of traffic. On these roadways, the City may consider a long-range plan to plan out and implement bicycle facilities.

Palatka is a designated Florida Trail Town. Two state trails connect to Palatka (Palatka to St. Augustine Trail in the east and Palatka-Lake Butler State Trail in the west), and 5 other trails are advertised by Putnam County, (Palatka to Keystone Heights, Palatka to Brown's Landing Route, Palatka to Bucknam Lock Loop, Palatka to Dunns Creek Loop, Palatka to Hastings Loop) as displayed in Exhibits X to Z. The City has an opportunity to create new connections to these trails from residences and the downtown area with multimodal planning, including consideration of new bicycle infrastructure. No cross town connections exists between the two state routes.

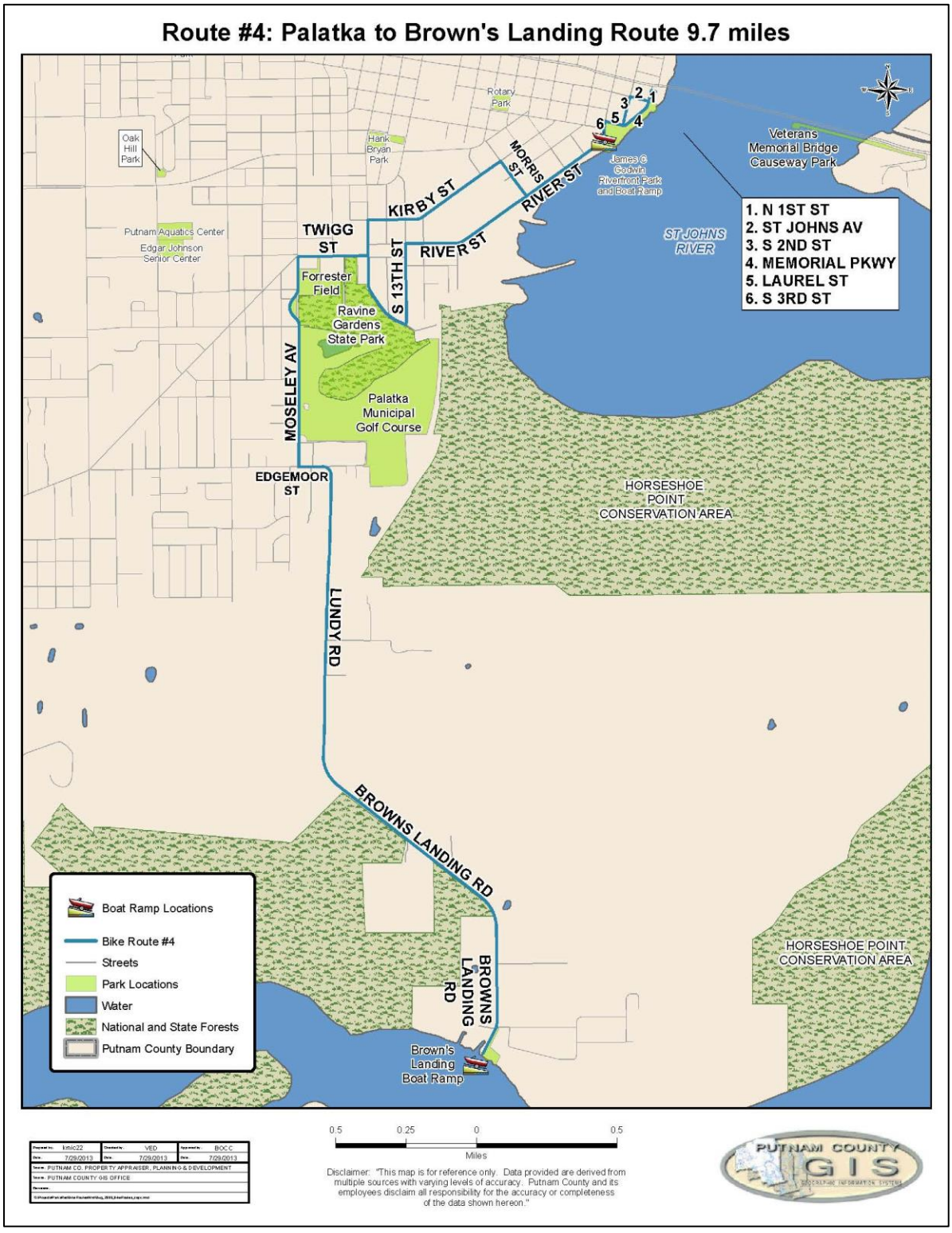
The City generally has sidewalks through most residential areas, with sidewalks on at least one side of the roadway. However, the City may benefit from better-marked crosswalks and crossings in the vicinity of city parks and schools. The City should mandate sidewalks with all new development.

Figure 5. City of Palatka Bicycle Facilities



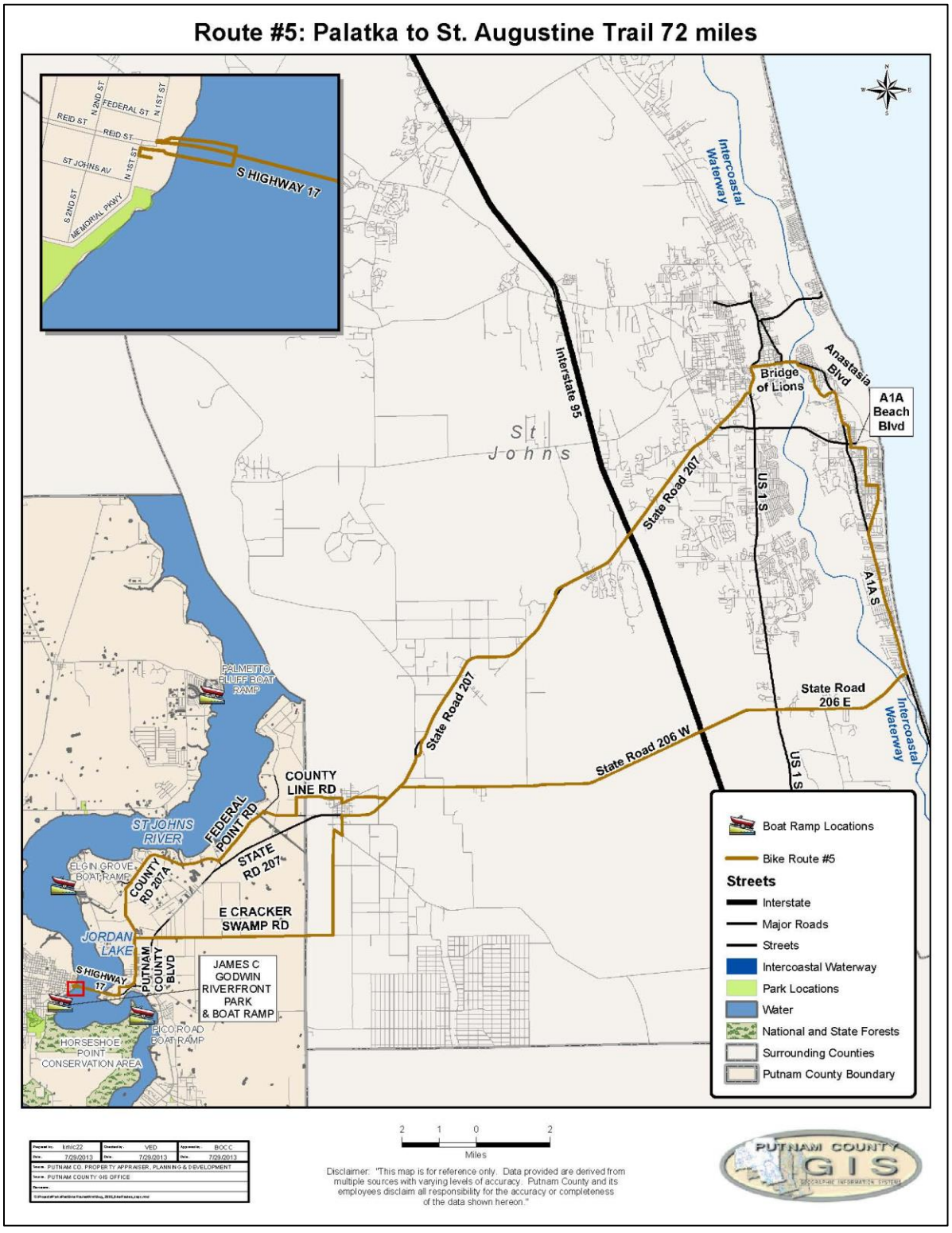
Source: FDOT, 2025.

Figure 6. Palatka to Brown's Landing



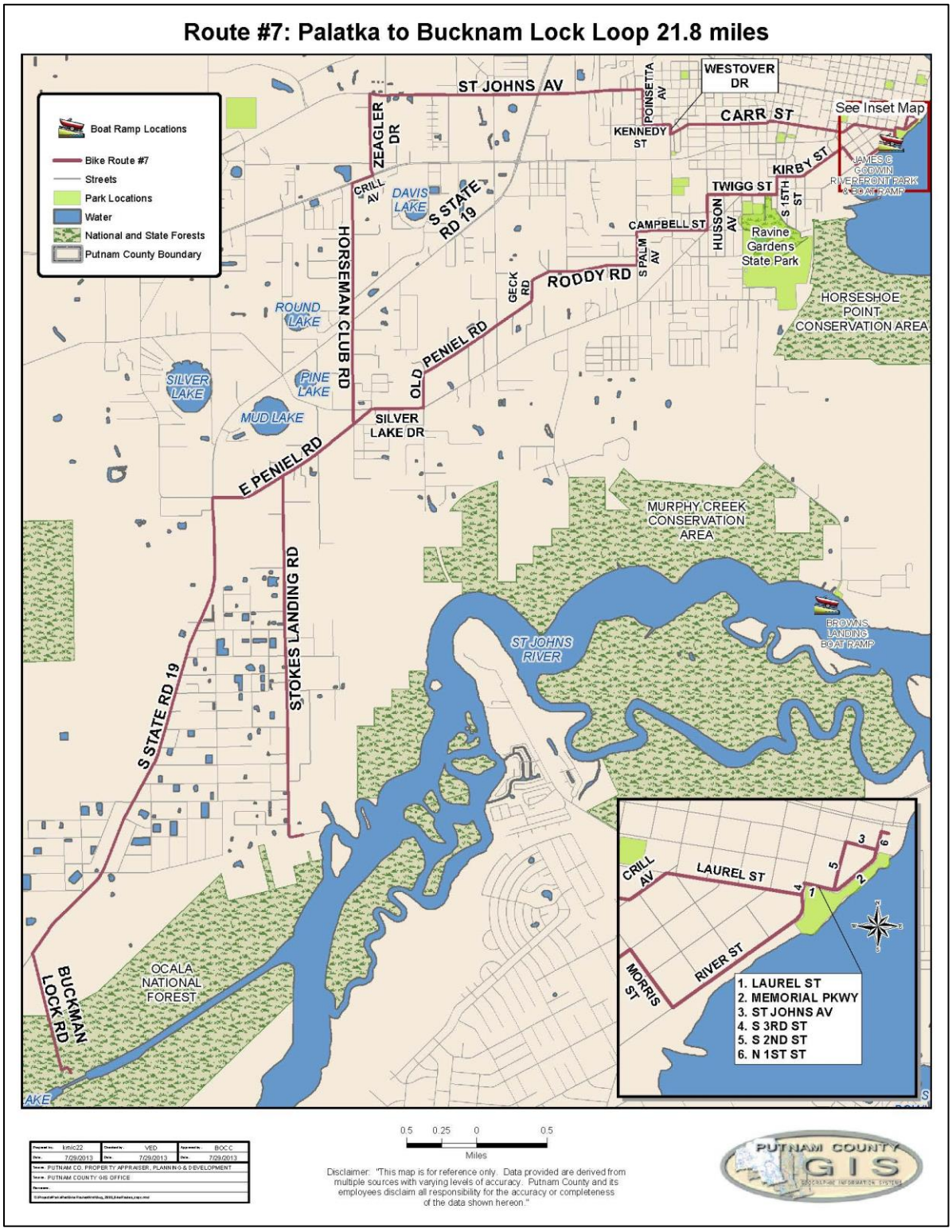
Source: Putnam County, 2025.

Figure 7. Palatka to St. Augustine Trail



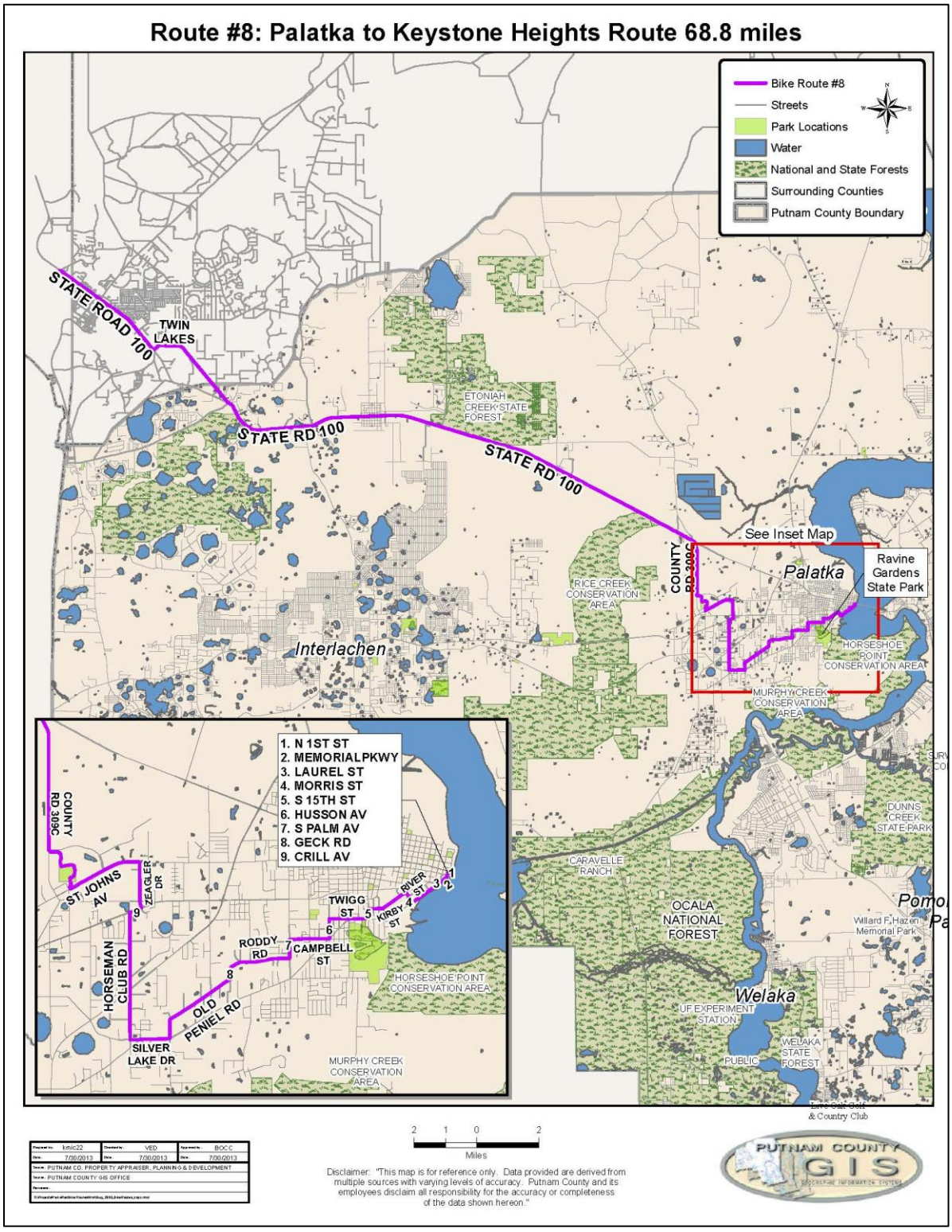
Source: Putnam County, 2025.

Figure 8. Palatka to Bucknam Lock Loop



Source: Putnam County, 2025.

Figure 9. Palatka to Keystone Heights



Source: Putnam County, 2025.

Figure 10. Palatka to Hastings Loop

Source: Putnam County, 2025.

Recreation & Open Space Element

Data & Analysis

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01. Introduction to the Recreation & Open Space Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the recreation and open space needs of Palatka's current and projected population through the 2045 planning horizon. These mechanisms are intended to be consistent with the comprehensive planning requirements established within Florida Statutes and advance the shared community vision identified within the *2024 City of Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) portion of the Recreation and Open Space Element (ROSE) is threefold: (1) analyze the existing conditions of Palatka's recreation and open space system, (2) determine the recreation and open space needs of the City's projected population, and (3) identify potential strategies for addressing these needs through the 2045 planning horizon.

02. Existing Conditions Analysis

This section provides an overview and inventory of Palatka's parks and recreation system. It includes a discussion regarding the system's park classification structure, an inventory of all actively maintained park facilities within the City, and analysis of the system's current performance, as measured by the City's adopted level of service standards.

02.A. Classification System

According to the National Recreation and Parks Association (NRPA), parks across the country are generally classified based on a set of subjective, place-based criteria to help communities more effectively plan for the maintenance, development, and design of new recreational facilities. Although these classifications are relatively ubiquitous throughout the comprehensive planning process, they are often retrofitted to best fit the needs, culture, and context of the community they are applied to. As such, the City of Palatka uses many of the names and definitions provided by NRPA's park classification system and includes more technical information like acreage and service area requirements to better fit the context of the community.

02.A.1. Neighborhood Parks

Neighborhood parks are small facilities, classified by the City Palatka as a maximum of two acres in size and meant to serve a single neighborhood or a small, insular community. According to the City's adopted comprehensive plan, the overall service area of a neighborhood park is one-quarter to one-half of a mile. The programming typically provided by neighborhood parks include play structures, recreation buildings, basketball courts, shuffleboard, open areas, and landscaping. Within Palatka, Forrester Field, Hank Bryan Park, the James C. Goodwin Riverfront Park, Fred Green Park, Booker Park, and Rotary Park all serve as examples of neighborhood parks. These parks all provide a variety of passive or active recreational facilities

and are all managed by public entities including the City of Palatka, Palatka Housing Authority, and Putnam County.

02.A.2. Community Parks

Community parks are medium-sized facilities that generally have the capacity to serve two or more neighborhoods. Per the City's adopted comprehensive plan, these parks are meant to serve populations up to 5,000 people and bear a service area from one-half to three miles. This increased capacity is often reflected in the size of community parks and the programming they provide. Along with what is typically provided in neighborhood parks, community parks may also provide larger and more specialized facilities, including baseball/softball fields, swimming pools, archery ranges, disc golf courses, ornamental gardens, and passive open spaces and cultural activity centers. Currently, Palatka Golf Club is the only facility owned by the City that is classified as a community park within Palatka.

Community parks within Palatka are also inclusive of county sports complexes. These complexes are included in the City's acreage calculations for community parks but are still recognized by the city as a distinct subclassification. They mostly differ from community parks in the type of recreational programming offered, and strictly have active recreational facilities like baseball/softball fields, football fields, soccer fields, tennis courts, trails, and multipurpose courts. The two county sports complexes located within the City are the Putnam County Youth Complex and the Theobold Sports Complex—both of which are owned and maintained by the County.

02.A.3. Regional Parks

Regional parks are the City's largest park classification, often existing along the edges of urbanized areas and often meant to serve upwards of 100,000 people. Per the City's adopted comprehensive plan, regional parks also bear the largest minimum acreage requirement, needing 250 acres of land to fit this classification. Due to these stringent requirements and the need for massive amounts of land and personnel, regional parks are often owned and maintained by large governing bodies like State or Federal agencies. The only park that fits this classification in the City of Palatka is Ravine Gardens State Park, which is owned and maintained by the Florida Department of Environmental Protection. The park offers 152 acres of public recreational space—approximately 62 of which fall within the Palatka City Limits.

02.A.4. Equipped Play & Tot Lots

Equipped play and tot lots, like neighborhood parks, are located in residential areas and are intended to serve a single, smaller community. They share the same service area and acreage requirements but differ in purpose—while neighborhood parks cater to all ages, equipped play and tot lots are designed for young children. These parks feature play structures such as jungle gyms, slides, and swings, along with amenities like pavilions, picnic tables, and benches for adult supervision and relaxation. Parks in Palatka which fit this classification include Shaw Buck

Park and River Street Park, both of which are defined by their playground structures and intent to serve the City's youth population.

02.A.5. Urban Open Space

Urban open spaces share the same service area and acreage requirements as neighborhood parks and equipped play and tot lots but are in urban areas rather than residential communities. While they may include features like lighting and benches and accommodate active recreation, their programming is intentionally minimal to allow for flexible use, such as football, soccer, volleyball, gatherings, and events. In Palatka, many urban open spaces consist of maintained grassy fields with some passive recreation facilities. Examples of urban open space in Palatka include Mulholland Park and Oak Hill Park. These examples, and the entirety of the urban open space inventory, are generally undeveloped, public recreation sites that may include formal facilities in the future, but for now are simply maintained fields that may support minor passive programming, such as benches or gardens.

02.B. Notable Recreation Facilities & Open Spaces Owned by Outside Agencies

Along with the more technical park classification system, the City of Palatka also recognizes and inventories recreation and open space facilities that are not necessarily within the boundaries of the City but may still be frequented by its residents. Many of the parks mentioned in the section below are not included in the City's recreation and open space inventory but are still relevant to the context of the region.

02.B.1. Federal Facilities

The Federal government, through the U.S. Forest Service, maintains three National Forests in Florida. Only one of these, Ocala National Forest, lies directly in Putnam County and thus, serves the residents of Palatka. Ocala National Forest spans over Putnam, Marion, and Lake Counties, with 23,627 total acres of preserved land within Putnam County alone. The national forest also offers a variety of recreational activities including camping sites, hiking and walking trails, fishing, hunting, swimming, and other water activities all supported and maintained by the U.S. Forest Service.

02.B.2. State Facilities

Ravine Gardens State Park is the only state-owned recreational area within Palatka, covering 146 acres—62 of which are located within city limits. Established in the 1930s through the Civilian Conservation Corps program, it features paved multi-purpose trails, jogging paths, picnicking areas, camping facilities, gardens, and the Roy E. Campbell Civic Center.

02.B.3. State Water Bodies

The St. Johns River, located on the eastern boundaries of downtown Palatka, flows northward through the entirety of Putnam County. Managed by the State's Water Management Districts, many private and public entities offer recreational programming along the stretch of the river,

including boat ramps, marinas, fishing piers, fish camps, campsites, and picnic areas and shelters.

02.B.4. County Facilities

Putnam County owns and operates a variety of recreational facilities within the boundaries of Palatka, including the Putnam Aquatic Center, the Putnam County Youth Complex, Rotary Park, the Theobold Sports Complex, and Triangle Recreation Center. While located within Palatka, these facilities are not meant to replace the purpose of neighborhood or community parks maintained by the City. Instead, these facilities offer more specialized purposes and are generally meant to serve the community at-large, including all residents of Putnam County rather than more insular residential neighborhood communities. The Putnam Aquatic Center is a public swimming pool, the three sports complexes/recreation centers offer a variety of permanent structures and facilities for sports and recreation, and Rotary Park is a small, dedicated softball field for pick-up play and league games.

02.C. System Inventory

Table ROSE – 1 presents a comprehensive inventory of all public parks and recreational facilities within the City. Organized according to the City's recreation and open space classification system, the table provides details on each facility's ownership, maintenance responsibility, programming, and acreage.

Table ROSE – 1. Recreation & Open Space Facilities Inventory

Park Facility	Ownership	Maintenance Responsibility	Programming	Acreage[1]
Neighborhood Parks				
Booker Park	City of Palatka	City of Palatka	Baseball Fields, Basketball Courts, Pavilion, Picnic Tables, Restrooms	4.9
Forrester Field	City of Palatka	City of Palatka	Baseball Field	4.7
Fred Green Park	City of Palatka	City of Palatka	Benches, Restrooms, Softball Field	2.1
Hank Bryan Park	City of Palatka	City of Palatka	Basketball Courts, Benches, Tennis Court	3.7
James C. Goodwin Riverfront Park & Boat Ramp	City of Palatka	City of Palatka	Benches, Boat Landing, Concessions, Pier, Playground, Restrooms, Trails, Water Feature	7.2
Putnam Aquatic Center	Putnam County	Putnam County	Pool	1.0
Rotary Park	Putnam County	Putnam County	Softball Field	2.5
			Acreage Subtotal	**26.1**

Community Parks				
Palatka Golf Club	City of Palatka	City of Palatka	Golf Course	104.9
Putnam County Youth Complex	Putnam County	Putnam County	Baseball Fields, Basketball Court, Concessions, Dog Park, Playground, Restroom	31.8
Theobold Sports Complex	Putnam County	Putnam County	Basketball Court, Beach Volleyball Courts, Concessions, Football/Soccer Fields, Playground, Restrooms, Softball Fields, Tennis/Pickleball Courts	26.3
Triangle Recreation Park	Putnam County	Putnam County	Soccer Fields	6.7
			Acreage Subtotal	**169.7**
Regional Parks				
Ravine Gardens State Park	State of Florida	Florida Department of Environmental Protection	Amphitheater, Civic Center, Gardens, Gazebos, Restrooms, Trails	62.2
			Acreage Subtotal	**62.2**
Equipped Play and Tot Lot				
Dr. James A. Long Community Center	Palatka Housing Authority	City of Palatka	Basketball Courts, Community Center, Playground	3.1
Palatka Housing Authority Parks	Palatka Housing Authority	City of Palatka	Playground	1.3
River Street Park	City of Palatka	City of Palatka	Playground	1.9
Rosa K. Ragsdale Community Park	Palatka Housing Authority	City of Palatka	Playground	1.7
Shaw Buck Park	City of Palatka	City of Palatka	Basketball Courts, Benches, Playground, Softball Field	2.1
			Acreage Subtotal	**10.1**

Urban Open Space				
17th and Carr Street Park	City of Palatka	City of Palatka	Open Area	0.6
Mulholland Park	City of Palatka	City of Palatka	Open Area, Garden	2.8
Oak Hill Park	City of Palatka	City of Palatka	Open Area	0.5
Palatka City Park	City of Palatka	City of Palatka	Open Area	1.6
			Acreage Subtotal	**5.5**
			Aggregate Acreage	**273.6**
[1] The acreages provided are estimates derived from area calculations within the most recently available state-wide park facility shapefile found in the Florida Geographic Data Library (FGDL), titled 'gc_parksbnd_nov21'.				

Source: FGDL, 2021.

A visual representation of this inventory can be found on **Map ROSE – 1**, providing context for the location, size, and accessibility of these facilities.

02.D. Current Level of Service & Performance

Per Florida Statute §163.3177, municipalities must maintain level of service requirements for public facilities owned, operated, and maintained by state, regional, or local entities. The City of Palatka relies upon these standards to ensure that local parks and recreational facilities are sufficiently serving the City's population. The City's current level of service standard for parks, recreation, and open space varies by park classification, as shown below in **Table ROSE – 2**.

Table ROSE – 2. Level of Service Standards

Park Type	Acreage per Population
Regional Park	1 acre per 50
Community Park	1 acre per 500
Neighborhood Park	1 acre per 500
Equipped Play and Tot Lot	1 acre per 2,000
Urban Open Space	1 acre per 1,000

Table ROSE – 3 compares these level of service standards against the existing parks and recreation facilities to determine the system's current performance capability.

Table ROSE – 3. Current Level of Service Performance

Park Type	Level of Service Standard *(acreage per population)*	2024 Demand[1] *(in acres)*	Current Acreage	Surplus/(Deficiency) *(in acres)*
Regional Park	1 acre per 50	210.1	62.2	(147.9)
Community Park	1 acre per 500	21.0	169.7	148.7
Neighborhood Park	1 acre per 500	21.0	26.1	5.1
Equipped Play and Tot Lot	1 acre per 2,000	5.3	10.1	4.8
Urban Open Area	1 acre per 1,000	10.5	5.5	(5.0)
Aggregate	**25.5 acres per 1,000**	**267.9**	**273.6**	**5.7**

[1] Based on a 2024 population estimate by BEBR of 10,503.

As shown in the table above, the recreation and open space system currently possesses sufficient acreage to satisfy the collective demand of the City's current population. When examined by classification, three of the five classifications (community and neighborhood parks, equipped play and tot lots) are currently meeting the City's adopted level of service standards. However, the remaining classifications, regional parks and urban open areas, do not possess sufficient acreage to meet the demand generated by Palatka's current population. It should be noted that regional parks, unlike Urban Open Areas, are not expected to be provided by the City due to their scale and maintenance requirements.

03. Projected Needs Analysis

The projected demand on Palatka's recreation and open space system through the 2045 planning horizon was determined using the City's adopted level of service standards for each park classification. The results of this determination are shown below in **Table ROSE – 4**.

Table ROSE – 4. Projected Level of Service Performance

Park Type	Level of Service Standard *(acreage per population)*	Projected Demand *(in acres)*	Current Acreage	Surplus/(Deficiency) *(in acres)*
2025 (Estimated Functional Population: 11,198)[1]				
Regional	1 acre per 50	224.0	62.2	(161.8)
Community	1 acre per 500	22.4	169.7	147.3
Neighborhood	1 acre per 500	22.4	26.1	3.7
Equipped Play and Tot Lot	1 acre per 2,000	5.6	10.1	4.5
Urban Open Area	1 acre per 1,000	11.2	5.5	(5.7)
Aggregate	**25.5 acres per 1,000**	**285.5**	**273.6**	**(11.9)**

Park Type	Level of Service Standard *(acreage per population)*	Projected Demand *(in acres)*	Current Acreage	Surplus/(Deficiency) *(in acres)*
2030 (Estimated Population: 11,742)[1]				
Regional	1 acre per 50	234.8	62.2	(172.6)
Community	1 acre per 500	23.5	169.7	146.2
Neighborhood	1 acre per 500	23.5	26.1	2.6
Equipped Play and Tot Lot	1 acre per 2,000	5.9	10.1	4.2
Urban Open Area	1 acre per 1,000	11.7	5.5	(6.2)
Aggregate	**25.5 acres per 1,000**	**299.4**	**273.6**	**(25.8)**
2035 (Estimated Population: 12,174)[1]				
Regional	1 acre per 50	243.5	62.2	(181.3)
Community	1 acre per 500	24.3	169.7	145.4
Neighborhood	1 acre per 500	24.3	26.1	1.8
Equipped Play and Tot Lot	1 acre per 2,000	6.1	10.1	4.0
Urban Open Area	1 acre per 1,000	12.2	5.5	(6.7)
Aggregate	**25.5 acres per 1,000**	**310.4**	**273.6**	**(36.8)**
2040 (Estimated Population: 12,564)[1]				
Regional	1 acre per 50	251.3	62.2	(189.1)
Community	1 acre per 500	25.1	169.7	144.6
Neighborhood	1 acre per 500	25.1	26.1	1.0
Equipped Play and Tot Lot	1 acre per 2,000	6.3	10.1	3.8
Urban Open Area	1 acre per 1,000	12.6	5.5	(7.1)
Aggregate	**25.5 acres per 1,000**	**320.4**	**273.6**	**(46.8)**
2045 (Estimated Population: 12,940)[1]				
Regional	1 acre per 50	258.8	62.2	(196.6)
Community	1 acre per 500	25.9	169.7	143.8
Neighborhood	1 acre per 500	25.9	26.1	0.2
Equipped Play and Tot Lot	1 acre per 2,000	6.5	10.1	3.6
Urban Open Area	1 acre per 1,000	12.9	5.5	(7.4)
Aggregate	**25.5 acres per 1,000**	**330.0**	**273.6**	**(56.4)**

[1]As per the City of Palatka 2045 Population Projections Technical Memorandum.

Source: BEBR, 2024; City of Palatka, 2025.

This analysis underscores several critical findings for the City's future recreation and open space system. According to the City's adopted level of service requirements, Palatka's current inventory of neighborhood and community parks—as well as its equipped play and tot lots—provides sufficient capacity to serve the projected population through the 2045 planning horizon. However, existing deficiencies in regional parks and urban open space areas are expected to intensify as the City grows. Overall, without the addition of new capacity, the recreation and open space system is projected to face a deficit of 56.4 acres of parkland by 2045

04. Strategies for Addressing Projected Need

The previous section demonstrated that to accommodate Palatka's growing population through 2045, the City must expand and diversify its recreation and open space system. To address this need, the City should explore the following policies, programs, and projects through the comprehensive plan or other alternative means:

1. *Remove regional park level of service standards.* Due to their scale and maintenance requirements, the City is not expected to be a provider of regional parks and yet, the comprehensive plan currently contains level of service requirements for these types of facilities. Regional parks also account for the City's largest existing and projected deficiency in the recreation and open space system. As such, the City should consider eliminating this adopted standard from the plan, and instead, work with the State in exploring future opportunities to expand regional parks capable of serving Palatka residents.

2. *Acquire additional lands for the recreation and open space system*. The most straight-forward method to address this projected need is to develop additional capacity in the City's recreation and open space system. Publicly, this can be done be developing existing City-owned property or acquiring new lands for future park use. Additionally, the City can work with residential developers to contribute parklands to address their project's anticipated increase in population.

3. *Transition level of service standards from 'area-based' to 'proximity-based.'* Municipalities across the State have increasingly recognized that area-based level of service standards does not ensure the equitable distribution of park facilities within a community. In response, many have transitioned to proximity-based standards, such as ensuring that all residents live within a 10-minute walk (0.5-mile radius) of a community or neighborhood park. Given its current park inventory, the City should consider implementing a similar approach to improve accessibility and park equity.

4. *Reinvestment in dilapidated or underserved park facilities.* Various park facilities that were listed in the 2008 Comprehensive Plan no longer serve as functional public spaces due to lack of maintenance or the degradation of park programming. This includes facilities like Revels Park, Edgemoor/Husson Park, and College Arms

Playground, amounting to approximately 10 total acres of unrealized recreational space. The City should consider reinvesting in or redeveloping these facilities to reclaim lost acreage and help serve communities that may no longer have convenient access to parks and recreational facilities.

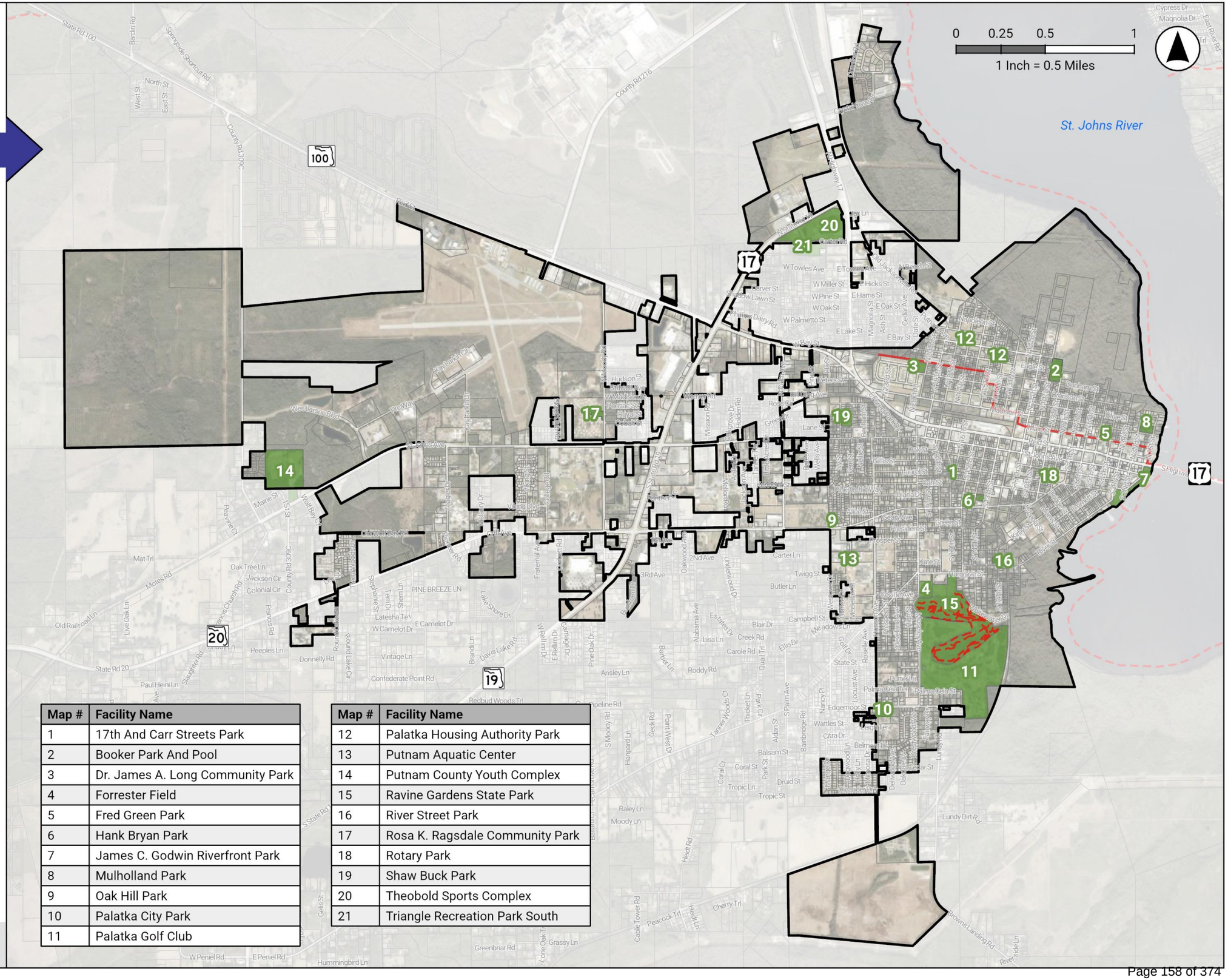
Overhaul of the current level of service standards. While it is easiest to eliminate or revise the level of service standards for the regional park classification, the City should also consider updating all acreage requirements and relevant park classifications to better reflect modern needs and the present landscape of park facilities in Palatka. For example, the City should consider eliminating the urban open space and equipped play and tot lot categories, and consolidate them into a new 'mini park' category, which is more aligned with current NRPA standards and practices in other municipalities. While projections indicate an acreage deficiency by 2025, the overall distribution, variety, and accessibility of parks in Palatka are on par with, if not superior to, similar municipalities. The City should remain committed to expanding, updating, and reinvesting in its park system, while ensuring that its LOS standards more accurately reflect the future needs and realities of its recreation and open space network.

CITY of Palatka

PARKS INVENTORY

Legend

- City Limit
- Parcel Boundary
- Park Facility
- Trail



Map #	Facility Name
1	17th And Carr Streets Park
2	Booker Park And Pool
3	Dr. James A. Long Community Park
4	Forrester Field
5	Fred Green Park
6	Hank Bryan Park
7	James C. Godwin Riverfront Park
8	Mulholland Park
9	Oak Hill Park
10	Palatka City Park
11	Palatka Golf Club

Map #	Facility Name
12	Palatka Housing Authority Park
13	Putnam Aquatic Center
14	Putnam County Youth Complex
15	Ravine Gardens State Park
16	River Street Park
17	Rosa K. Ragsdale Community Park
18	Rotary Park
19	Shaw Buck Park
20	Theobold Sports Complex
21	Triangle Recreation Park South

Sources: City of Palatka, 2025; FGDL, 2022.

MAP ROSE – 1

2045 CITY of Palatka COMPREHENSIVE PLAN UPDATE

Conservation Element

Data & Analysis

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01. Introduction to the Conservation Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the conservation needs of Palatka's current and projected population through the 2045 planning horizon. These mechanisms are intended to be consistent with the comprehensive planning requirements established within Florida Statutes and advance the shared community vision identified within the *2024 City of Palatka Vision Plan.*

The Data & Analysis (D&A) portion of the Conservation Element (CONE) is split into three sections: the first section analyzes the existing conditions of Palatka's natural resources and conservation lands; the second identifies the City's future conservation needs; the third and final section of this Element provides potential strategies for supporting the conservation needs of Palatka through the 2045 planning horizon.

02. Existing Conditions Analysis

The purpose of this section is to serve as a comprehensive inventory of the natural resources and conservation land within Palatka's city limits. Examined within this inventory are surface and groundwater resources, soils and minerals, vegetation, wildlife, air quality, hazardous materials, land use/land cover, and existing conservation lands.

02.A. Waterbodies, Wetlands, and Floodplains

Palatka's natural landscape is shaped by its proximity to the St. Johns River and the presence of wetlands and floodplains, which play a crucial role in the City's environmental health and impact its resilience. These features support diverse ecosystems, provide natural flood protection, and contribute to the region's economy and recreation. Effective management of these resources requires coordination between local, state, and federal agencies to ensure conservation, water quality, and flood mitigation efforts are upheld. This section explores the St. Johns River, wetlands, and floodplains within Palatka, highlighting their significance and the ongoing efforts to protect and manage these vital resources.

02.A.1. Surface Waters

The St. Johns River is the only significant body of water affecting the City of Palatka, forming its eastern boundary and playing a key role in the area's environment and economy. While the St. Johns River is well known for its recreational and commercial use, it also supports a diverse ecosystem with important wildlife, plant life, and fisheries that benefit the region. Because of the river's considerable width, the stretch flowing north to Jacksonville has long served as a key route for shipping and transporting goods. In the 1990s, the St. Johns River Water Management District (SJRWMD), under the oversight of the Florida Department of Environmental Protection (FDEP), launched major cleanup and conservation efforts to protect this heavily trafficked section of the river. The most recent iteration of these efforts is the SJRWMD 2024 Strategic Plan, which identifies the ongoing and future projects concerning the conservation of the river's water and ecosystems.

02.A.2. Wetlands

Since wetlands possess different classifications by environmental organizations nationwide, the FDEP has established a strict definition to ensure uniform classification across the state. In Florida, wetlands are defined as areas that are inundated or saturated with surface or groundwater but are still able to support, at duration, vegetation found primarily in saturated soils. Because they play a crucial role in Florida's ecosystem, wetlands are a major focus of the comprehensive planning process, which works to protect their integrity and ecological value.

The National Wetlands Inventory (NWI), managed by the U.S. Fish & Wildlife Service (FWS), provides geospatial data on wetlands and surface waters across the nation using statewide classification systems. In addition to data on watersheds and vegetation, the NWI uses a classification system to categorize wetlands into different types. The City of Palatka features three of these classifications:

- *Emergent wetlands* are transitional areas between wet and dry ecosystems;
- *Forested/shrub wetlands* occur when an ecosystem has substantial vegetation coverage that has adapted to permanently wet conditions; and
- *Riverine* systems are surface waters that are rivers, often flowing directly into an estuary.

Wetlands within the City are primarily located along the banks of the St. Johns River, as well as around various smaller lakes, creeks, ponds, and watersheds. **Table CONE – 1** presents the acreage of wetlands within the City of Palatka based on National Wetlands Inventory (NWI) classifications, while **Map CONE – 1** provides a visual representation of this data.

Table CONE – 1. Wetlands Inventory

Wetland Classification	Acreage
Freshwater Emergent Wetland	48.8
Freshwater Forested/Shrub Wetland	934.2
Riverine	50.9
Total Area	**1,033.9**

Source: NWI, 2024.

02.A.3. Floodplains

The City of Palatka is home to approximately 1,053 acres of floodplains, which are areas at risk of flooding due to overflowing water from nearby rivers, streams, or heavy rainfall. Although these floodplains can be found throughout the City, they are most concentrated along the St. Johns River, as shown in **Map CONE – 2**.

The City of Palatka participates in the National Flood Insurance Program (NFIP), which provides affordable flood insurance to at-risk communities. With support from the Federal Emergency Management Agency (FEMA), the City, Putnam County, and regional entities help regulate and maintain infrastructure to reduce the impacts of severe flooding. To manage stormwater and

flood risks, Palatka maintains multiple drainage basins throughout the City. In 2020, Putnam County adopted a mitigation plan that directly affects Palatka, offering guidelines to help municipalities across the County minimize flooding and stormwater-related damage. Flood management infrastructure along the St. Johns River is maintained by the SJRWMD. These combined efforts help protect residents, reduce property damage, and improve the City's resilience to future flooding events.

02.B. Groundwater Resources

Groundwater serves as a vital resource for municipalities across Florida due to their reliance on groundwater as a source of potable water and the ease of use it provides for irrigation purposes. Although Palatka borders the St. Johns River, which serves as a notable source of surface water, it also lies on an extensive underground aquifer network that the City utilizes for various commercial, utility, and conservation needs. This section includes an analysis of the effects of this aquifer network on the City's ecosystem and its potential to affect new development.

02.B.1. Aquifer Recharge

Aquifer recharge is a natural process where water from various sources—such as surface water, adjacent water bodies, rain, and floodwaters—percolates through the soil to replenish groundwater supplies. This process is crucial for sustaining groundwater levels, which are vital for providing drinking water, supporting agricultural operations, and sustaining natural ecosystems. The City resides above three primary aquifer systems:

1. *The surficial aquifer*, also called the water table aquifer, is the shallowest and most exposed to pollution. It gets most of its water from rainfall and releases it into lakes, streams, and the air through evaporation;
2. The *secondary artesian aquifer* is made up of layers of sand and limestone that hold pressurized water. It refills when water from the surface seeps down through areas where conditions allow it; and
3. The *Floridan aquifer*, is the deepest and largest of the aquifers, providing most of the region's drinking water. It is naturally protected by a layer of rock, keeping the water clean and under pressure.

Among these, the Floridan aquifer is the primary groundwater source for the City, supporting its wellhead system and serving as a key municipal water supply. However, the City of Palatka is in a low recharge and discharge area within the SJRWMD (see **Map CONE – 3**), meaning groundwater replenishes more slowly than in higher recharge zones. Because recharge rates are lower in Palatka, ensuring a sustainable water supply relies not only on careful water management but also on the higher recharge zones nearby—particularly in the northwest part of

the County and between the Welaka and Pomona Park communities. These areas play a crucial role in replenishing the region's groundwater and supporting long-term water availability.

A Note on Aquifer Vulnerability.

Aquifer vulnerability, sometimes characterized more simply as groundwater vulnerability, refers to the risk of groundwater contamination due to human activity. Risk can be exacerbated by various natural characteristics, such as the presence of sinkholes, the thickness of the intermediate aquifer confining unit, and closed topographical depressions.

In the City of Palatka, recharge rates are generally low, meaning that less water is naturally replenishing the aquifers over time. Despite this, some areas still exhibit relatively high aquifer vulnerability. This may be due to factors such as proximity to developed areas and public wells, which can increase the risk of contamination. While most discharge areas in the City have low vulnerability ratings, there is a clear trend where areas with lower recharge rates tend to have higher aquifer vulnerability. **Map CONE – 4** illustrates the vulnerability ratings of aquifer recharge areas throughout the City of Palatka.

02.B.2. Water Quality

In April 2024, Putnam County published the results of the 2023 Source Water Assessment Protection Program (SWAPP) conducted by the Florida Department of Environmental Protection (FDEP) for the City of Palatka. Of the eight contaminants monitored, two exceeded the maximum contaminant levels (MCL) set by the Environmental Protection Agency (EPA): trihalomethanes (byproducts of chlorine used for water disinfection) and dissolved solids (a mix of minerals, salts, metals, and organic matter).

The EPA identifies likely sources of contamination for each contaminant recorded in SWAPP assessments. While these sources are not specific to every municipality, the 2023 SWAPP for Palatka lists the same likely sources as those described by the EPA. For trihalomethanes, the source is chlorine added to the water supply for disinfection. For dissolved solids, the source is naturally occurring soil leaching, a process where minerals, nutrients, and other substances are washed from the soil into the water.

The City of Palatka is actively collaborating with the FDEP to implement maintenance improvements at its water treatment facilities to reduce total trihalomethanes to levels below the MCL. Dissolved solids are classified as a secondary contaminant, meaning they primarily affect the taste and appearance of water rather than pose a health risk. However, the City remains committed to lowering dissolved solid levels below the federal MCL to ensure the highest water quality for its residents.

02.C. Soils

According to the National Resources Conservation Service (NRCS), the City of Palatka's soil composition consists primarily of the Zolfo, Pomona, Placid, Surrency, and Tavares soil series (see **Map CONE – 5**). These soil series vary significantly in their ability to support new

development, with differences in soil type, drainage quality, stability, and load-bearing strength playing a crucial role in determining their suitability for construction. Understanding these characteristics is essential for planning and development efforts, as some soils require significant modification before they can support infrastructure, while others provide a more stable foundation with minimal intervention. **Table CONE – 2** below summarizes the soil suitability characteristics of each series, highlighting their development potential and necessary considerations for land use planning.

Table CONE – 2. Soil Suitability

Soil Series	Soil Type	Drainage Capacity	Soil Stability	Load-Bearing Strength	Best-Suited Development Types & Considerations
Zolfo	Sandy	Somewhat Poorly Drained	Low to moderate	Low to moderate	Small to moderate-scale development with additional engineering, moisture management, and proper preparation required
Pomona	Sandy	Poorly Drained	Low	Low	Limited small-scale development with extensive soil modification
Placid	Loamy	Very Poorly Drained	Low	Very Low	Unsuitable for most development without significant soil improvement
Surrency	Loamy/ fine sand	Poorly Drained	Low	Low	Unsuitable for most development without significant soil improvement
Tavares	Sandy	Moderately Well Drained	Low	Very Low	Small to moderate-scale development with additional engineering, moisture management, and proper preparation required

[1]To see the drainage capacity of soils city-wide, see **Map CONE – 6**.

Sources: FDEP, n.d.; NRCS, 2023.

Of the predominant soil series in the City of Palatka, all are generally sandy soils unsuitable for large-scale development without extensive modification. To support the City's projected influx in population through 2045, it is crucial that development and redevelopment trends increase Citywide (this concept is discussed in greater detail in the Future Land Use Element). Unfortunately, large swaths of undeveloped land likely to benefit from residential or commercial development to support this increased capacity feature the five soil series listed above. To ensure safe development practices and protect the ecosystems found in these areas, the City must commit to continued diligence in concurrent moisture management or soil modification in advance of any large-scale development.

02.D. Vegetation & Wildlife

This section serves as a method of inventorying the vegetation and wildlife found within Palatka's city limits not just as a way of recognizing their existence but also to uphold the City's commitment to protect, preserve, and foster an environment that will support these ecosystems through the 2045 planning horizon and beyond. These efforts involve collaboration with regional, state, and federal entities across the public and private sectors, allowing the City of Palatka to actively support and promote conservation efforts.

02.D.1. Vegetation Inventory (Land Use/Land Cover)

The Statewide Land Use Land Cover dataset, maintained by the FDEP using information provided by Florida's water management districts, is a comprehensive inventory of natural and developed lands within each recorded jurisdiction. FDEP's inventory for the City of Palatka is shown in **Map CONE – 7**. Additionally, **Table CONE – 3** details the ten largest land use and land cover categories within the City.

Table CONE – 3. Predominant Land Use/Land Cover

Land Use/Land Cover	Acreage	Percentage of Total
Developed Lands		
Residential Medium Density	837.1	17.7%
Commercial and Services	649.4	13.7%
Tree Plantations	686.5	14.5%
Institutional	445.0	9.4%
Transportation	394.5	8.3%
Recreational	265.8	5.6%
Subtotal	3,278.2	69.2%
Natural Lands		
Wetland Hardwood Forests	524.1	11.1%
Upland Mixed Forests	356.7	7.5%
Wetland Forested Mixed	324.3	6.8%
Upland Coniferous Forests	251.5	5.3%
Subtotal	1,456.5	30.8%
Total	4,734.7	100.0%

[1]Total acreage is not representative of of all lands within the City.
[2] Institutional: educational, religious, medical, governmental, and correctional facilities

Source: FDEP, 2024; SJRWMD, 2020.

According to the inventory, four of the City's ten largest land cover categories consist of natural vegetation—some of which harbor unique, sometimes protected flora and wildlife that are critical to the ecosystem of the City, County, and region as a whole. These categories are as follows:

1. *Upland Coniferous Forests.* Dry to moderately dry areas with sandy or clay soil. These forests are mainly made up of longleaf pine, loblolly pine, or shortleaf pine trees.
2. *Upland Mixed Forests.* Dry to moderately dry areas with rich, loamy soil, found in parts of northern Florida. These forests have a mix of trees like southern red oak, mockernut hickory, and longleaf or shortleaf pine, along with other hardwoods. The canopy is somewhat open, with a grassy understory and few shrubs.
3. *Wetland Forested Mixed.* Wetland areas with a mix of hardwood trees that can survive in wet conditions. The types of trees vary and don't follow a clear pattern.
4. *Wetland Hardwood Forests.* Similar to Wetland Forested Mixed, these are wetland areas with a variety of hardwood trees that grow well in wet conditions. The mix of tree species is diverse and not well-defined.

02.D.2. Wildlife Inventory

With its abundant wetlands, diverse vegetation, and proximity to the St. Johns River, the City of Palatka supports a rich and varied ecosystem, including numerous species classified as threatened or endangered at the State and Federal level. The Florida Fish and Wildlife Conservation Commission (FFWCC) maintains an inventory that identifies and categorizes vulnerable species within the state, aligning with State and Federal classifications. Additionally, the Florida Natural Areas Inventory (FNAI) utilizes a countywide, matrix-based system to track the distribution of these species and assess their presence in specific locations. The FFWCC classifies threatened species into the following five categories:

1. **FE – Federally-designated Endangered**: Designated by the FWS, as a species that is under imminent threat of extinction if current contributory factors continue;
2. **FT – Federally-designated Threatened**: Designated by the FWS as a species that is vulnerable to changes in the environment, whose population may be declining rapidly, or whose habitat may be disappearing rapidly, and is likely to become an endangered species in the future if action is not taken;
3. **SE – State-designated Endangered**: Designated by the FFWCC as a species that is under imminent threat of extinction within the state if current contributory factors continue;
4. **ST – State-designated Threatened**: Designated by the FFWCC as a species that is vulnerable to changes in the environment, whose population may be declining rapidly, or whose habitat may be disappearing rapidly, and is likely to become an endangered species in the state in the future if action is not taken;
5. **SSC – Species of Special Concern**: Designated by the FFWCC as a species that requires special attention by governing bodies due to onset vulnerabilities like habitat change, climate change, and human disturbance or exploitation that may cause the species to be threatened soon.

A sixth category, *N*, denotes any species that is not threatened or endangered but is still significant enough to Florida ecosystems to be inventoried and tracked by the FFWCC. **Table CONE – 4** lists the threatened or endangered species that are potentially, likely, or confirmed to have been found within Palatka's city limits.

Table CONE – 4. Inventory of Threatened or Endangered Species

Species	Common Name	Habitat Description	State Status	Occurrence Potential
Birds				
Antigone canadensis pratensis	Florida Sandhill Crane	Lives in open, wet areas like prairies, freshwater marshes, and pastures. It avoids dense forests and deep marshes but can be found in areas where these habitats meet, like edges or transition zones. It also spends time in human-made areas such as farm fields, feed lots, golf courses, and open lawns, especially during winter and early spring. For nesting, it builds a mound of grass and plant material in shallow water or on wet, marshy ground. It prefers wetlands filled with plants like pickerelweed and maiden cane.	ST	Potential
Dryobates borealis	Red-cockaded Woodpecker	Inhabits open, mature pine forests with a variety of grasses, wildflowers, and shrubs. It's commonly found in longleaf pine flatwoods in northern and central Florida, mixed longleaf and slash pine forests in south-central Florida, and slash pine forests in southern Florida where longleaf pines don't grow. It prefers older pine trees but will also visit younger pine areas when searching for food.	FE	Potential
Haliaeetus leucocephalus	Bald Eagle	Often found near coastal areas, bays, rivers, lakes, or other water bodies where food like fish, waterfowl, and wading birds are plentiful. It typically nests in tall trees, especially live pines, which give a clear view of the surroundings. In places like Florida Bay, where there are few predators and not many tall trees, it nests in mangrove treetops or even on the ground.	N	Documented
Peucaea aestivalis	Bachman's Sparrow	Inhabits open, mature pine forests or dry prairies with a mix of native grasses, wildflowers, and shrubs. It's commonly found in longleaf pine flatwoods in northern and central Florida, mixed longleaf and slash pine forests in south-central Florida, and slash pine forests in southern Florida where longleaf pines don't grow. It also uses commercial timber lands and cleared areas. This bird spends a lot of time walking or running on the ground rather than flying, so it depends on open, grassy areas maintained by frequent fires for finding food and nesting. In winter, it may also use disturbed or overgrown areas.	N	Potential
Reptiles				

Species	Common Name	Habitat Description	State Status	Occurrence Potential
Drymarchon couperi	Eastern Indigo Snake	Lives in a wide variety of habitats, including dry scrub, sandhills, wet prairies, and mangrove swamps. In the northern part of its range, it often spends winters in gopher tortoise burrows in sandy, dry areas but looks for food in wetter habitats. It needs very large, connected areas of land to survive.	FT	Likely
Gopherus polyphemus	Gopher Tortoise	Usually found in dry, upland areas like sandhills, scrublands, oak hammocks, and dry pine flatwoods. It also often lives in disturbed areas such as pastures, abandoned fields, and along roadsides. These animals dig deep burrows to protect themselves from predators, harsh weather, and fires.	ST	Potential
Heterodon simus	Southern Hognose Snake	Mainly lives in dry, sandy upland areas like sandhills, scrublands, dry oak hammocks, and abandoned fields. It's rarely found in wetter hammocks or dry river floodplains. It's often seen near temporary wetlands, which may be breeding grounds for the toads it eats.	N	Potential
Lampropeltis extenuata	Short-tailed Snake	Resides in dry upland habitats, principally sandhill, xeric hammock, and sand pine scrub. A secretive burrower, only rarely seen above ground or under cover objects.	ST	Potential
Amphibians				
Lithobates capito	Gopher Frog	This species lives in dry, sandy upland areas, especially sandhills and scrublands, as long as there are isolated wetlands or large ponds within a mile. It's sometimes found in dry pine flatwoods, dry oak hammocks, or disturbed versions of these habitats. It breeds mainly in temporary, seasonally flooded ponds but can also use some permanent water bodies. It's active at night and spends the day hiding in stump holes, tunnels, or burrows, particularly those made by gopher tortoises.	N	Potential
Notophthalmus perstriatus	Striped Newt	Lives in dry, upland areas, mostly sandhills and scrublands, but sometimes pine flatwoods. It breeds in isolated, temporary wetlands (like depression marshes) that dry up periodically, which keeps out fish that might prey on it. Regular fires and undisturbed soil with natural groundcover are important parts of its habitat.	ST	Potential
Fishes				
Acipenser brevirostrum	Shortnose Sturgeon	Spends most of its life in the deeper parts of large rivers and in slightly salty (brackish) waters along the Atlantic coast. However, when it's time to spawn, it may travel far upstream, as long as there are no dams blocking its path. It rarely, if ever, goes into fully salty ocean water.	FE	Potential
Acipenser oxyrinchus oxyrinchus	Atlantic Sturgeon	Lives in shallow coastal waters, including slightly salty (brackish) areas, and can be found as deep as 246 feet on the continental shelf. They move into large rivers to spawn.	FE	Potential

Species	Common Name	Habitat Description	State Status	Occurrence Potential
Awaous banana	River Goby	Inhabits clear streams and rivers over sand and gravel, but also found in turbid waters with muddy bottoms; occurs in low salinity mouths of streams.	N	Potential
Pteronotropis welaka	Bluenose Shiner	Found in quiet backwaters and pools of blackwater streams and rivers and spring runs; usually with thick vegetation nearby. Occurs in both low-pH and high-pH environments	ST	Potential
Mammals				
Corynorhinus rafinesquii	Rafinesque's Big-eared Bat	Typically located in forested communities, particularly those associated with floodplains, supporting large, hollow trees used for roosting; also pine flatwoods and mixed oakpine forests. Often roosts in old buildings and culverts.	N	Potential
Mustela frenata peninsulae	Florida Long-tailed Weasel	Often lives in forests, brushy areas, and farmlands. It is most common along forest edges and other areas that afford adequate cover close to streams and ponds.	N	Potential
Neofiber alleni	Round-tailed Muskrat	Inhabits wetlands like depression marshes, basin marshes, wet prairies, salt marshes, and even flooded farm fields where water levels are shallow. The presence of a plant called maidencane is important for its habitat. When water levels drop during certain seasons, these animals leave their above-ground homes and create underground burrow systems instead.	N	Potential
Podomys floridanus	Florida Mouse	Lives in dry, sandy upland areas like scrublands, sandhills, and disturbed sites. It often uses burrows made by gopher tortoises. If gopher tortoises aren't around, it will dig its own burrows or use ones made by oldfield mice.	N	Potential
Sciurus niger niger	Southeastern Fox Squirrel	Found in sandhill, upland pine, and mesic flatwoods.	N	Potential
Trichechus manatus latirostris	Florida Manatee	Lives in coastal waters, bays, rivers, and sometimes lakes. During cold weather, it needs warm-water areas like natural springs or warm outflows from power plants to survive. Protected coves are important for feeding, resting, and giving birth to calves.	FT	Potential
Ursus americanus floridanus	Florida Black Bear	Need a variety of forested areas to support their changing diet throughout the year. Forested wetlands are especially important because they provide cover during the day.	N	Likely

Source: FNAI, 2025.

02.E. Air Quality Inventory

The FDEP Office of Air Monitoring is responsible for documenting air quality statewide by measuring pollutant levels based on established monitoring protocols. In Putnam County, there is a single ambient air monitoring station located at the Palatka Barge Port (188 Comfort Road), which tracks sulfur dioxide and particulate matter levels.

Sulfur dioxide is a gas produced as a byproduct of burning coal or oil, often found near large industrial facilities like power plants, oil refineries, and boilers. While sulfur dioxide is not generally a cause for concern, higher concentrations can cause breathing difficulty and, through long-term exposure, lead to respiratory illness and exacerbate pre-existing asthma symptoms.

Particulate matter, occurs from a mixture of solids and liquid droplets in the air, often present due to industrial waste or large-scale events like forest fires. While not inherently harmful, prolonged or heavy exposure to particle pollution can cause long-term lung and heart issues and increase susceptibility to respiratory infection.

Air quality data from this station are recorded and then processed through the EPA's Air Quality Index, which classifies air quality based on several contaminants into six categories: good, moderate, unhealthy for sensitive groups, unhealthy, very unhealthy, and hazardous. Over the past decade, Putnam County's air quality has consistently ranked between "good" and "moderate," with only occasional short-term spikes into higher categories. As stated in the 2045 Putnam County Comprehensive Plan, the County is committed to participating in any active or future statewide or regional efforts to maintain healthy air quality standards and effectively avoid these spikes countywide.

02.F. Hazardous Waste

There are no known sources of toxic, corrosive, flammable, or reactive substances that may harm public health or the environment within Palatka's city limits. The only consistent source of hazardous waste within Palatka is likely associated with common day-to-day activities, such as household waste from batteries and motor oil. Normal bulk, household, and animal waste is handled by the City's sanitation and garbage collection services and taken to appropriate landfill sites. This type of waste should not be considered hazardous unless, due to negligence or otherwise, it accumulates or overflows beyond what is normal.

It should be noted that there are various industrial sites located throughout Palatka, both within the downtown core and the more exurban western portion of the City. These industrial sites generally consist of light manufacturing, packaging plants, and warehouses; however, they may also make unrealized contributions to hazardous waste within the City, especially through any work with caustic chemicals. Any industrial site or business dealing with caustic chemicals or other sources of hazardous waste is under the purview of the EPA, meaning any hazardous waste that could be generated through these sites is well-monitored and regulated. Additionally, the FDEP further ensures compliance with federal safety and waste management regulations for hazardous materials. Putnam County also provides various dedicated locations for personal hazardous waste disposal, along with drop-off sites at various landfills able to process hazardous waste.

02.G. Conservation Lands

To protect natural and environmentally significant lands for future generations, local governments, developers, nonprofit organizations, and landowners employ various conservation strategies. One common approach is placing land into long-term conservation trusts, which in Florida are typically monitored by the Florida Natural Areas Inventory (FNAI). Another widely used method is designating conservation areas on a local jurisdiction's future land use and zoning maps. **Map CONE – 8** identifies and categorizes conservation lands within the City that have been preserved through these two methods.

03. Projected Needs Analysis

Like many jurisdictions in Florida, the City of Palatka's Comprehensive Plan does not currently include adopted level of service standards for conservation or natural resources, as state law does not mandate local governments to establish such standards. However, it remains in the City's best interest to continue conserving environmentally significant lands for future generations throughout the 2045 planning horizon.

04. Strategies for Addressing Projected Need

As the City continues to grow and development increases, the need for preserving natural and environmentally significant lands to protect the City's remaining vegetation and wildlife will increase as well. Although no explicit legislation dictates that the City must dedicate a certain amount of future land use to conservation zones, Palatka's relationship and stewardship of its natural environment is critical to the City's heritage and identity. To ensure the integrity of Palatka's natural environment is maintained throughout the 2045 planning horizon, the City should explore the following policies, programs, and projects through the comprehensive plan or other alternative means:

1. *Improve collaboration with regional conservation efforts.* Given funding limitations and the ecological significance of certain lands, Palatka should prioritize collaboration with established conservation nonprofits and government agencies. Partnering with programs like Florida Forever, one of the nation's largest public land acquisition initiatives, can enhance connectivity and protect vital ecosystems. Local organizations such as the Putnam Land Conservancy and North Florida Land Trust also play key roles in regional conservation efforts. The City can support these initiatives through land identification, funding assistance, advisory support, and other strategic means, ensuring the preservation of critical natural areas while maximizing conservation impact.
2. *Reduce nutrient loads through regulations and public projects.* To enhance local water quality in Palatka, Florida, the City should implement a combination of regulatory measures and infrastructure projects aimed at reducing nutrient pollution, particularly nitrogen and phosphorus. The following strategies are recommended:

a. Invest in Green Infrastructure: Adopt green infrastructure solutions such as constructed wetlands, vegetated buffers, and bioswales. These natural systems effectively filter stormwater runoff, removing nutrients and other pollutants before they reach water bodies. Green infrastructure is particularly important around flood-prone areas, like lands located along the St. John's River.

b. Promote Low-Impact Development (LID) Practices: Require or encourage the use of LID techniques, including permeable pavements and rain gardens, in both new developments and redevelopment projects. These practices facilitate the infiltration of stormwater into the ground, reducing surface runoff and associated nutrient loads.

c. Implement Fertilizer Best Management Practices (BMPs): Establish and enforce BMPs for fertilizer use, such as seasonal restrictions and the promotion of slow-release formulations. Through this process, educate and inform residents on responsible fertilizer practices and uses.

By adopting these targeted strategies, Palatka can effectively reduce nutrient pollution, thereby protecting and enhancing the quality of its water resources.

3. *Establish an urban forestry program.* This would involve the strategic management and care of trees within the city to enhance the urban environment. Urban forestry encompasses the planning, planting, maintenance, and protection of tree populations in urban settings, recognizing trees as vital components of urban infrastructure. This initiative can draw inspiration from regional examples such as the Jacksonville Arboretum & Botanical Gardens, which transformed a former industrial site into a thriving urban forest, and the Tree Hill Nature Center in Jacksonville, a 50-acre urban wilderness preserve offering environmental education and preserving native ecosystems. Implementing a similar program either City-wide or within targeted locations, Palatka would improve air quality, provide shade, enhance stormwater management, and increase property values, thereby preserving the city's natural heritage and fostering a healthier environment for residents.

CITY of Palatka

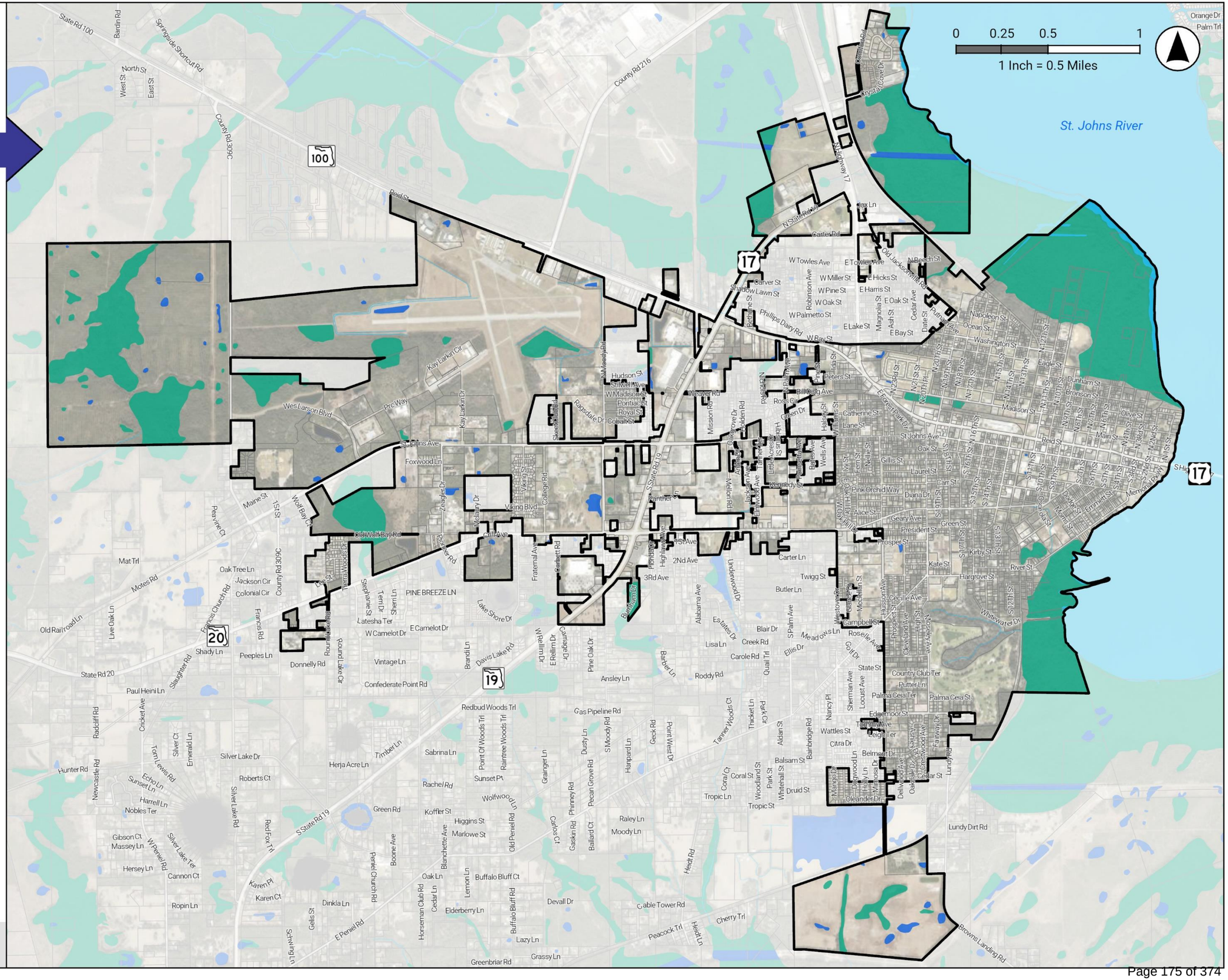
WETLAND INVENTORY

Legend

- City Limit
- Parcel Boundary

Wetland Type

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine



Sources: City of Palatka, 2025; NWI, 2023.

MAP CONE – 1

CITY of Palatka

COMPREHENSIVE PLAN UPDATE

FLOODPLAIN INVENTORY

Legend

- City Limit
- Parcel Boundary

Floodplain

- 100-Year Floodplain

0 0.25 0.5 1

1 Inch = 0.5 Miles

St. Johns River

External Data Source: FEMA, 2022.

MAP CONTENT

CITY of Palatka

COMPREHENSIVE PLAN UPDATE

AQUIFER RECHARGE

Legend

- City Limit
- Parcel Boundary

Recharge Range

- Discharge
- High
- Medium
- Low

0 0.25 0.5 1

1 Inch = 0.5 Miles

St. Johns River

Sources: City of Palatka, 2025; SJRWMD, 2024

MAP CONE – 3

CITY of Palatka

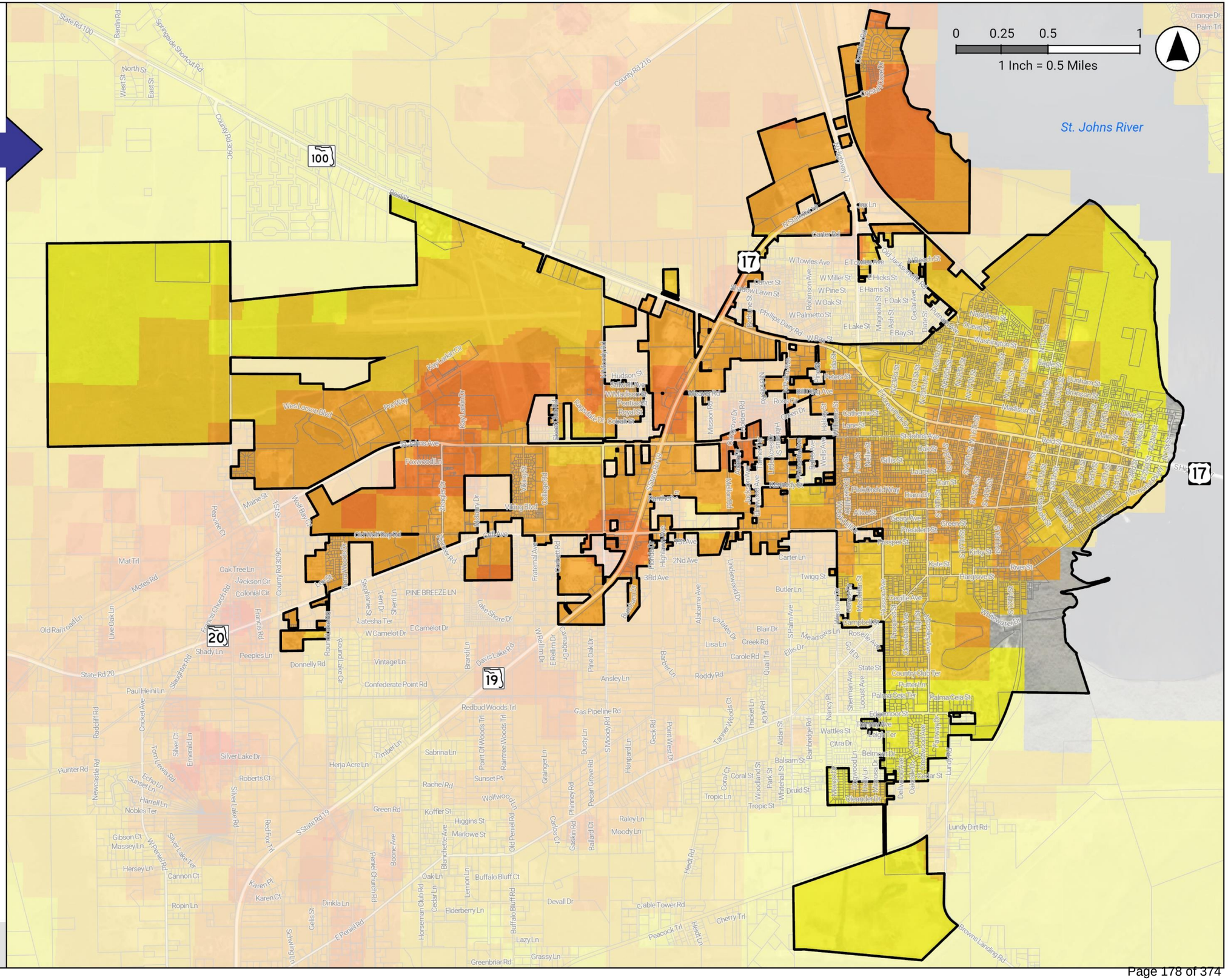
AQUIFER VULNERABILITY

Legend

- City Limit
- Parcel Boundary

Vulnerability Rating

- Priority 1 (Highest)
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6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1 Inch = 0.5 Miles
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Bardin Rd
Springside Shortcut Rd
North St
West St
East St
County Rd 309C
County Rd 216
100
17
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19
Reddick
Orange Dr
Palm Trl
Old Jacksonville Rd
N State Rd 17
Carter Rd
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E Hicks St
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W Oak St
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CITY of Palatka

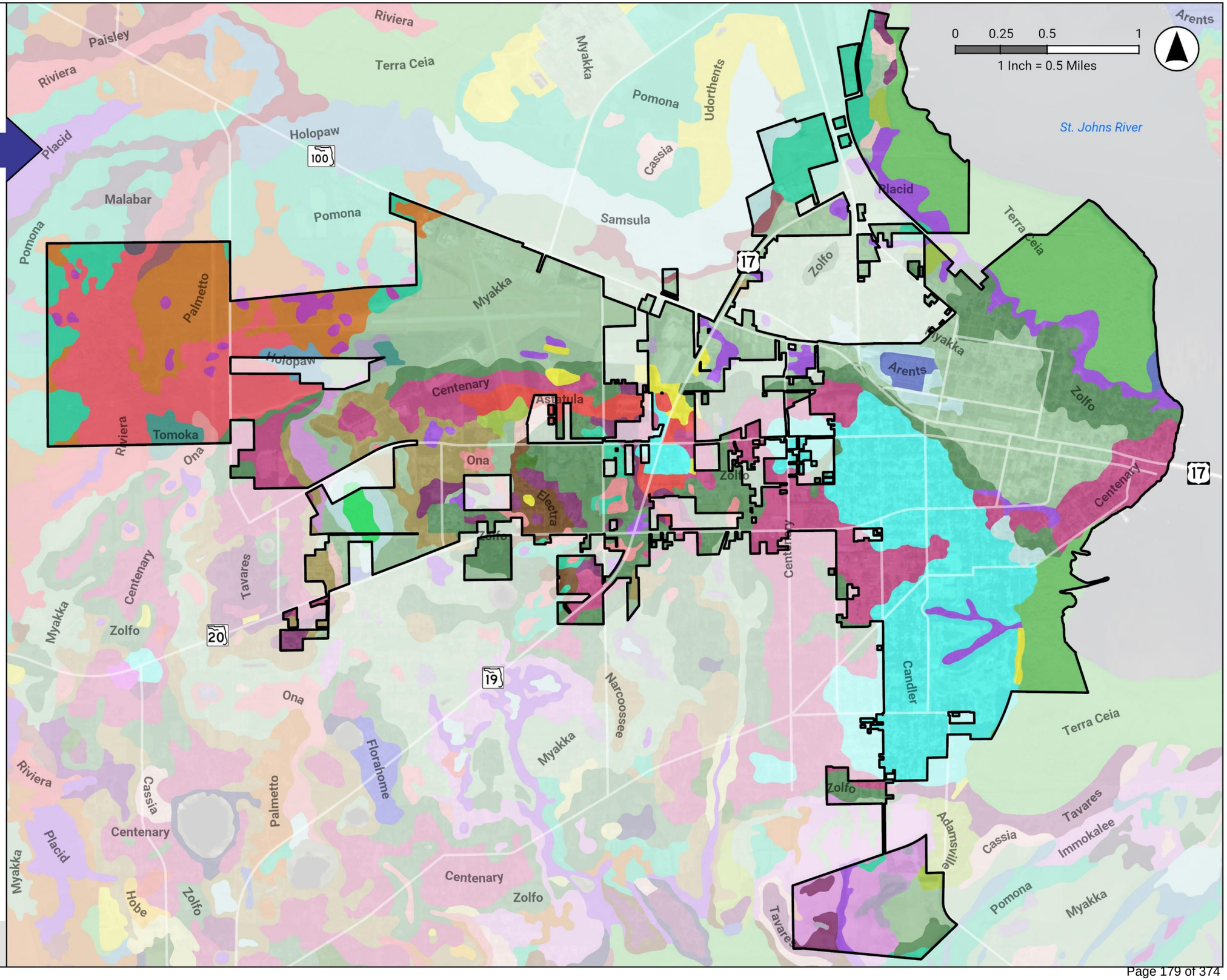
SOILS INVENTORY

Legend

- City Limit
- *Soil Name*
- Adamsville
- Arents
- Astatula
- Candler
- Cassia
- Centenary
- Deland
- Electra
- Florahome
- Hobe
- Holopaw
- Hontoon
- Immokalee
- Lochloosa
- Malabar
- Millhopper
- Myakka
- Narcoossee
- Newnan
- Ona
- Paisley
- Palmetto
- Placid
- Pomona
- Pompano
- Riviera
- Samsula
- Sparr
- St. Johns
- Surrency
- Tavares
- Terra Ceia
- Tomoka
- Udorthents
- Zolfo

Sources: City of Palatka, 2025; NRCS, 2023.

MAP CONE – 5



CITY of Palatka

SOIL DRAINAGE

Legend

- City Limit
- Parcel Boundary

Drainage Classification

- Excessively Drained
- Somewhat Excessively Drained
- Moderately Well Drained
- Well Drained
- Somewhat Poorly Drained
- Poorly Drained
- Very Poorly Drained

0 0.25 0.5 1

1 Inch = 0.5 Miles

Sources: City of Palatka, 2025; NRCS, 2023

MAP CONE – 6

CITY of Palatka

LAND USE/LAND COVER

Legend

- City Limit

Land Use/Land Cover

Developed Lands

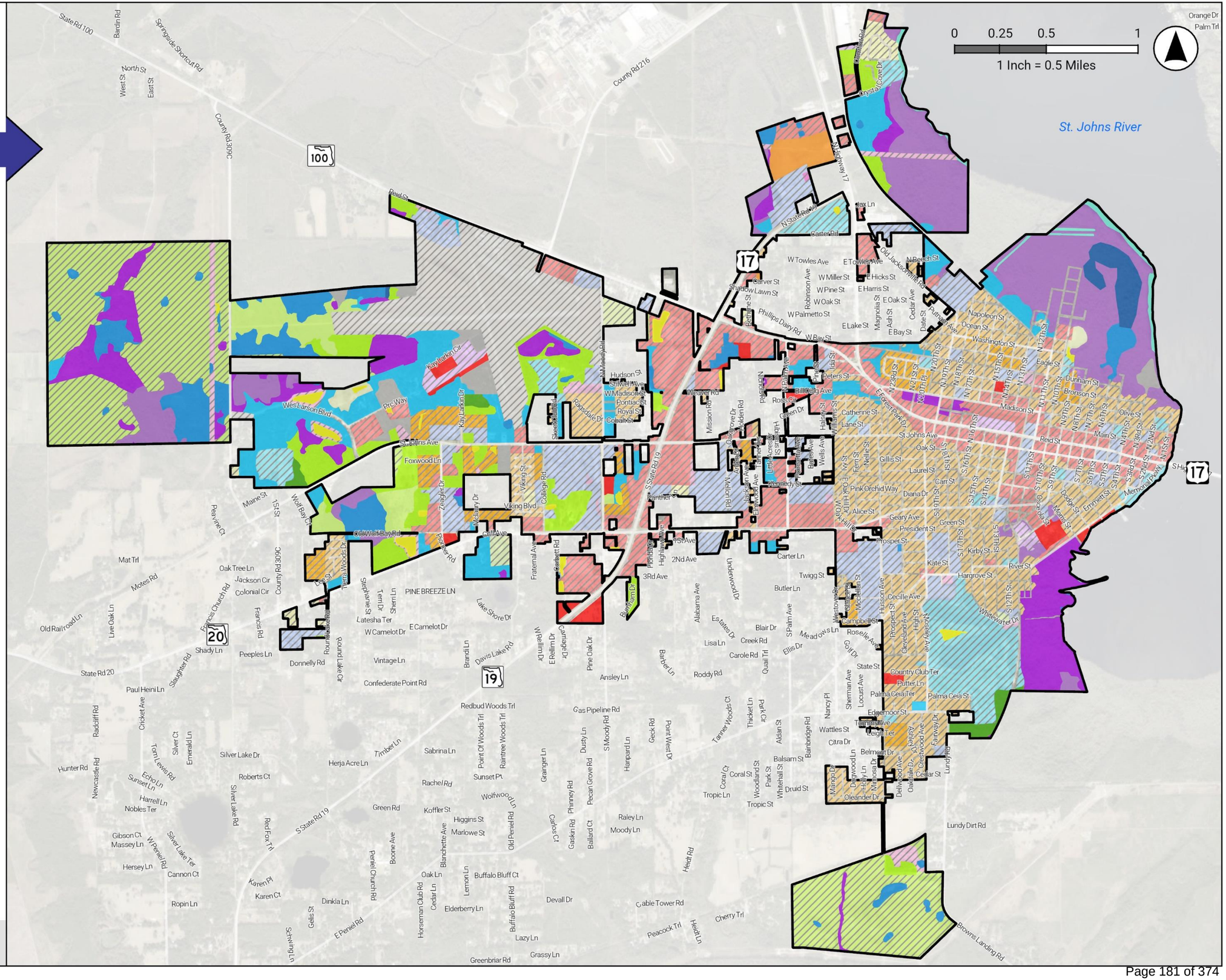
- Cropland and Pastureland
- Tree Plantations
- Recreational
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial and Services
- Communications
- Industrial
- Institutional
- Transportation
- Utilities

Natural Lands

- Disturbed Lands
- Mixed Rangeland
- Open Land
- Herbaceous
- Reservoirs
- Shrub and Brushland
- Upland Coniferous Forests
- Upland Hardwood Forests
- Streams and Waterways
- Upland Mixed Forests
- Vegetated Non-Forested Wetlands
- Wetland Coniferous Forests
- Wetland Forested Mixed
- Wetland Hardwood Forests

Sources: City of Palatka, 2025; FDEP 2024.

MAP CONE – 7


0 0.25 0.5 1
1 Inch = 0.5 Miles
St. Johns River
State Rd 100
Bardin Rd
Springside Shortcut Rd
West St
North St
East St
County Rd 309C
County Rd 216
Reid St
Kay Larkin Cir
Kay Larkin Dr
West Larson Blvd
Pro Way
St Johns Ave
Foxwood Ln
Maine St
1St St
Wolf Bay Ct
Old Wolf Bay Rd
Zeagler Dr
Viking St
College Rd
Viking Blvd
Wallaby Dr
Gator Ave
Fraternal Ave
Peninsular Rd
Pearl St
Pearline Ct
Mat Trl
Motes Rd
Oak Tree Ln
Jackson Cir
Colonial Cir
County Rd 309C
Tierra Woods Dr
Stephanie St
Sherri Ln
PINE BREEZE LN
Latesha Ter
W Camelot Dr
E Camelot Dr
Lake Shore Dr
Old Railroad Ln
Live Oak Ln
Francis Church Rd
Francis Rd
Shady Ln
Peeples Ln
Donnelly Rd
Round Lake Ct
Vintage Ln
Confederate Point Rd
Davis Lake Rd
Brandi Ln
Pine Oak Dr
Ansley Ln
Barber Ln
Roddy Rd
Lisa Ln
Creek Rd
Carole Rd
Quail Trl
Blair Dr
Ellis Dr
Meadows Ln
Golf Dr
Estates Dr
Alabama Ave
Underwood Dr
Butler Ln
Twigg St
Carter Ln
2Nd Ave
3Rd Ave
1St Ave
Fraternal Ave
Porchlight Dr
Burnham Dr
Bethune St
Shadow Lawn St
Carver St
Robinson Ave
W Towles Ave
E Towles Ave
W Miller St
W Pine St
W Oak St
W Palmetto St
E Lake St
W Bay St
E Hicks St
E Harris St
E Oak St
E Bay St
Magnolia St
Ash St
Cedar Ave
Date St
Phillips Dairy Rd
Old Jacksonville Rd
N Beech St
Castera Rd
N Jax Ln
N Statenview
N Highway 17
Crystal Cove Dr
Osceola Rd
Orange Dr
Palm Trl
Napoleon St
Ocean St
Washington St
Eagle St
Dunham St
Bronson St
Olive St
Main St
Reid St
Madison St
Lane St
Catherine St
Peters St
Bill Bird Ave
Ross Cir
Glenn Dr
Weaver Rd
Mission Rd
Hudson St
W Madison St
Pontiac St
Royal St
Cobalt St
Sweetwater Blvd
Pagosa Dr
N Wesley Rd
Oakgrove Dr
Golden Rd
Kennedy St
Linda Ln
Melrose Ave
Melton Rd
Wells Ave
Hall Ave
Williams St
Pine St
Ida St
Palatka Ave
Pasadena Dr
Gillis St
Laurel St
Carr St
Oak St
St Johns Ave
Pink Orchid Way
Diana Dr
Alice St
Geary Ave
President St
Green St
Prospect St
Kirby St
Kate St
River St
Hargrove St
Whitewater Dr
Cecille Ave
Husson Ave
Prospect St
Cleveland Ave
High St
Campbell St
Roselle Ave
Sherman Ave
Locust Ave
State St
Country Club Ter
Putter Ln
Palma Ceia Ter
Palma Ceia St
Edgemoor St
Tenny Ave
Eight Ter
Citra Dr
Belmont Dr
Wattles St
Nancy Pl
Bainbridge Rd
Aldan St
Balsam St
Druid St
Tropic Ln
Tropic St
Coral Ct
Coral St
Woodland St
Park St
Whitehall St
Tanner Woods Ct
Thicket Ln
Park Cir
Pond West Dr
Geck Rd
Hanpard Ln
S Moody Rd
Dusty Ln
Gas Pipeline Rd
Redbud Woods Trl
Point Of Woods Trl
Raintree Woods Trl
Sunset Pt
Rachel Rd
Wolfwood Ln
Grainger Ln
Sabrina Ln
Timber Ln
Herja Acre Ln
Silver Lake Dr
Roberts Ct
Silver Lake Rd
Red Fox Trl
S State Rd 19
Green Rd
Koffler St
Higgins St
Marlowe St
Phinney Rd
Pecan Grove Rd
Gaskin Rd
Ballard Ct
Old Peniel Rd
Oak Ln
Blanchette Ave
Boone Ave
Peniel Church Rd
Horseman Club Rd
Cedar Ln
Lemon Ln
Buffalo Bluff Ct
Buffalo Bluff Rd
Elderberry Ln
Devall Dr
Dinkla Ln
Karen Pl
Karen Ct
Ropin Ln
Cannon Ct
Hersey Ln
Gibson Ct
Massey Ln
W Peniel Rd
E Peniel Rd
Silver Lake Ter
Gelis St
Schanen Ln
Greenbriar Rd
Grassy Ln
Lazy Ln
Peacock Trl
Heidt Rd
Heidt Ln
Cable Tower Rd
Cherry Trl
Lundy Dirt Rd
Browns Landing Rd
Merrill Dr
Dodge St
Emmett St
Morris St
Oak Hill Dr
Pink Hill Dr
Hillcrest Dr
Hillside Dr
Hillview Dr
Gillis St
Fern St
Nellie St
Laurel St
Carr St
Oak St
Green St
President St
Prospect St
Kirby St
Kate St
River St
Hargrove St
Twigg St
Carter Ln
Butler Ln
Whitewater Dr
Cecille Ave
Husson Ave
Prospect St
Cleveland Ave
High St
Campbell St
Roselle Ave
Sherman Ave
Locust Ave
State St
Country Club Ter
Putter Ln
Palma Ceia Ter
Palma Ceia St
Edgemoor St
Tenny Ave
Eight Ter
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Belmont Dr
Wattles St
Nancy Pl
Bainbridge Rd
Aldan St
Balsam St
Druid St
Tropic Ln
Tropic St
Coral Ct
Coral St
Woodland St
Park St
Whitehall St
Tanner Woods Ct
Thicket Ln
Park Cir
Pond West Dr
Geck Rd
Hanpard Ln
S Moody Rd
Dusty Ln
Gas Pipeline Rd
Redbud Woods Trl
Point Of Woods Trl
Raintree Woods Trl
Sunset Pt
Rachel Rd
Wolfwood Ln
Grainger Ln
Sabrina Ln
Timber Ln
Herja Acre Ln
Silver Lake Dr
Roberts Ct
Silver Lake Rd
Red Fox Trl
S State Rd 19
Green Rd
Koffler St
Higgins St
Marlowe St
Phinney Rd
Pecan Grove Rd
Gaskin Rd
Ballard Ct
Old Peniel Rd
Oak Ln
Blanchette Ave
Boone Ave
Peniel Church Rd
Horseman Club Rd
Cedar Ln
Lemon Ln
Buffalo Bluff Ct
Buffalo Bluff Rd
Elderberry Ln
Devall Dr
Dinkla Ln
Karen Pl
Karen Ct
Ropin Ln
Cannon Ct
Hersey Ln
Gibson Ct
Massey Ln
W Peniel Rd
E Peniel Rd
Silver Lake Ter
Gelis St
Schanen Ln
Greenbriar Rd
Grassy Ln
Lazy Ln
Peacock Trl
Heidt Rd
Heidt Ln
Cable Tower Rd
Cherry Trl
Lundy Dirt Rd
Browns Landing Rd
Merrill Dr
Dodge St
Emmett St
Morris St
Oak Hill Dr
Pink Hill Dr
Hillcrest Dr
Hillside Dr
Hillview Dr
Paul Heini Ln
Slaughter Rd
Cricket Ave
Radcliff Rd
Newcastle Rd
Hunter Rd
Tom Lewis Rd
Silver Ct
Emerald Ln
Echo Ln
Sunset Ln
Harrell Ln
Nobles Ter
Oleander Dr
Mango Dr
Dellwood Ln
Hollywood Ln
Melrose Dr
Dellwood Ave
Oakdale Dr
Ashley Dr
Crestwood Ave
Fairway Dr
Lundy Rd
Cedar St
Old Railroad Ln
Live Oak Ln
Motes Rd
Mat Trl
Pearline Ct
Maine St
1St St
Wolf Bay Ct
Old Wolf Bay Rd
Zeagler Dr
Viking St
College Rd
Viking Blvd
Wallaby Dr
Gator Ave
Fraternal Ave
Peninsular Rd
Pearl St
Orange Dr
Palm Trl
Napoleon St
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Washington St
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Dunham St
Bronson St
Olive St
Main St
Reid St
Madison St
Lane St
Catherine St
Peters St
Bill Bird Ave
Ross Cir
Glenn Dr
Weaver Rd
Mission Rd
Hudson St
W Madison St
Pontiac St
Royal St
Cobalt St
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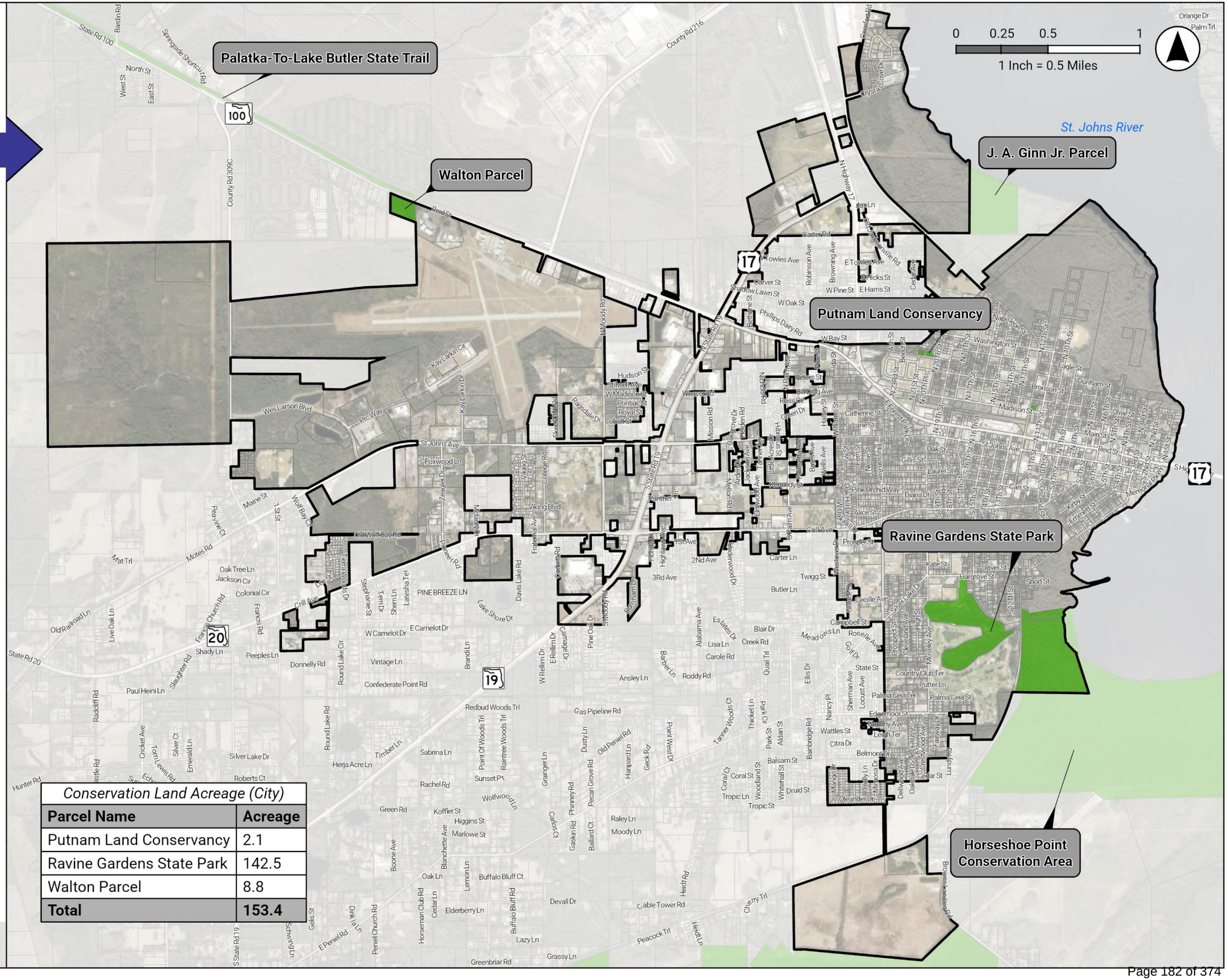
Pagosa Dr
N Wesley Rd
Oakgrove Dr
Golden Rd
Kennedy St
Linda Ln
Melrose Ave
Melton Rd
Wells Ave
Hall Ave
Williams St
Pine St
Ida St
Palatka Ave
Pasadena Dr
Gillis St
Laurel St
Carr St
Oak St
St Johns Ave
Pink Orchid Way
Diana Dr
Alice St
Geary Ave
President St
Green St
Prospect St
Kirby St
Kate St
River St
Hargrove St

CITY of Palatka

CONSERVATION ZONES

Legend

- City Limit
- Parcel Boundary
- Conservation Zone


Palatka-To-Lake Butler State Trail
Walton Parcel
J. A. Ginn Jr. Parcel
Putnam Land Conservancy
Ravine Gardens State Park
Horseshoe Point Conservation Area
St. Johns River
0 0.25 0.5 1
1 Inch = 0.5 Miles
State Rd 100
Bardin Rd
Springside Shortcut Rd
North St
West St
East St
County Rd 309C
County Rd 216
N Highway 17
Reid St
Crystal Cove Dr
Orange Dr
Palm Trl
Jane Ln
Carter Rd
Towles Ave
E Towles Ave
Robinson Ave
Browning Ave
Hicks St
E Harris St
W Pine St
Carver St
Shadow Lawn St
W Oak St
Phillips Dairy Rd
Pontiac Rd
W Bay St
Napoleon St
Washington St
Bronson St
Madison St
Dunham St
Eagle St
Kay Larkin Cir
Kay Larkin Dr
Wes Larson Blvd
Prci Way
Hudson St
W Madison St
Royal St
Cobalt St
Ragsdale Dr
Weaver Rd
Mission Rd
Golden Rd
Betters St
Bill Doug Ave
Reiss Ct
Gilbert Dr
Catherine St
Lane St
Oak St
Gillis St
Laurel St
Diana Dr
Pink Orchid Way
Alice St
Carr St
Kirby St
Emmett St
Memorial Ave
St Johns Ave
Foxwood Ln
Zeagler Dr
College Rd
Maine St
1St St
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Peavine Ct
Old Wolf Bay Rd
Viking Blvd
Panther Dr
Fraternal Ave
Davis Lake Rd
Carter Ln
Twigg St
Butler Ln
Cecille Ave
Kate St
River St
Hargrove St
Short St
Campbell St
Roselle Ave
Golf Dr
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Country Club Ter
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Palma Ceia Ter
Palma Ceia St
Edgewater St
Leigh Ter
Citra Dr
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Blair Dr
Creek Rd
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Carole Rd
Quail Trl
Ellis Dr
Roddy Rd
Ansley Ln
Barber Ln
Alabama Ave
Estates Dr
Lake Shore Dr
Pine Oak Dr
Brandi Ln
W Camelot Dr
E Camelot Dr
Vintage Ln
Confederate Point Rd
Donnelly Rd
Round Lake Ctr
Peeples Ln
Shady Ln
Francis Rd
Fredric Church Rd
Old Railroad Ln
Live Oak Ln
State Rd 20
Mat Trl
Motes Rd
Oak Tree Ln
Jackson Cir
Colonial Cir
Crill Ave
Lee St
Stephanie St
Tem Dr
Sherri Ln
Latiesha Ter
PINE BREEZE LN
Carter Rd
Frederick Rd
Gelds St
Dirt Trl
E Peniel Rd
Peniel Church Rd
Horseman Club Rd
Cedar Ln
Elderberry Ln
Buffalo Bluff Ct
Buffalo Bluff Rd
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Rachel Rd
Sunset Pl
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Phinney Rd
Pecan Grove Rd
Gaskin Rd
Ballard Ct
Raley Ln
Moody Ln
Devall Dr
Cable Tower Rd
Heidt Rd
Cherry Trl
Peacock Trl
Lazy Ln
Grassy Ln
Greenbriar Rd
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Coral St
Woodland St
Whitehall St
Tropic Ln
Tropic St
Oleander Dr
Mangrove Dr
Holly Ln
Hibiscus Dr
Dellwood Ave
Oakdale Dr
Greenwood Ave
Cedar St
Redbud Woods Trl
Point Of Woods Trl
Raintree Woods Trl
Gas Pipeline Rd
Sabrina Ln
Timber Ln
Herja Acre Ln
Silver Lake Dr
Roberts Ct
Hunter Rd
Cricket Ave
Tom Lewis Rd
Silver Ct
Emerald Ln
Radcliff Rd
Paul Heini Ln
Slaughter Rd
Round Lake Rd
Schmidt Ln
S State Rd 19
N State Rd 19
Viking Blvd

Public Facilities Element

Data & Analysis

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01. Introduction to the Public Facilities Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the public facility needs of Palatka's current and projected population through the 2045 planning horizon. These mechanisms are intended to be consistent with the comprehensive planning requirements established within Florida Statutes and advance the shared community vision identified within the *2045 City of Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) section of the Public Facilities Element (PFE) is to assess the existing conditions of Palatka's public facility systems and to ensure these systems have sufficient capacity to accommodate the City's projected population through 2045.

02. Potable Water System

The City of Palatka currently owns and operates its own potable water system. As of March 2025, the system had 5,797 service connections—the majority of which are located within the City. The system includes municipally owned facilities for water sourcing, treatment, storage, and distribution. A brief description of each of these facilities is provided below.

02.A. System Description

02.A.1. Water Sourcing

On May 8, 2007, the City of Palatka received authorization from the St. Johns River Water Management District (SJRWMD) under Consumptive Use Permit (CUP) 8114 to extract groundwater from the Floridan aquifer. The permit allows the City to withdraw up to 1,127.85 million gallons per year (MGY), averaging 3.09 million gallons per day (MGD), for *public supply use*, which includes residential, commercial, and industrial activities. Additionally, up to 4.56 MGD is permitted for essential services such as fire protection. CUP 8114 is set to expire on May 8, 2027. The City will need to renew this permit prior to expiration to avoid losing its legal authorization to withdraw groundwater from the aquifer.

The City's water supply comes from eight wells, with seven currently in use. Each well is drilled to a depth of 400 feet and lined with a 12-inch casing. The wells pump between 400 and 560 gallons per minute (GPM), ensuring a steady supply of water for municipal service.

02.A.2. Water Treatment

Palatka's municipal water supply is treated at the R.C. Willis Water Treatment Plant located at 320 N Moody Rd in the northwest part of the City. This facility is essential for providing safe, high-quality drinking water to residents and businesses. The plant is designed to treat up to four MGD using a combination of aeration and chlorination. *Aeration* helps remove dissolved gases and oxidizes minerals like iron and manganese, while *chlorination* disinfects the water to eliminate harmful microorganisms.

To meet peak demand, the system can treat up to an estimated six MGD, maintaining consistent water pressure between 67 and 72 pounds per square inch (PSI). This ensures a reliable water supply for daily use, firefighting, and other essential services. The plant's design and capacity play a crucial role in safeguarding Palatka's water supply, ensuring clean and safe water remains available to the community.

02.A.3. Water Storage

Once the water is treated, it is stored in one of four tanks before being distributed throughout the City. Three of these tanks are at ground level, holding 500,000 gallons, 300,000 gallons, and 250,000 gallons each. The fourth tank is elevated and has a capacity of 1,250,000 gallons. The elevated tank helps maintain consistent water pressure, while the ground-level tanks ensure a reliable supply for daily use and emergency needs. Together, these tanks provide a total storage capacity of 2.3 million gallons. All storage tanks are located at the R.C. Willis Water Treatment Plant (320 N Moody Rd).

02.A.4. Water Distribution

Palatka's water distribution system is designed to efficiently deliver a reliable water supply to homes, businesses, and public/quasi-public customers. Maintained by the City of Palatka Public Works Department, the system includes over 112 miles of water lines, 347 fire hydrants, and various service pipes and meters. Water flows from the treatment plant through a 24-inch main distribution line to an elevated storage tank, where it is then distributed through pipes ranging in size from 16 inches to four inches, with an average diameter of six to eight inches. This network ensures consistent water pressure and dependable service for the entire community.

The Use of Private Wells within Palatka

The City of Palatka's municipal water system now serves nearly all residents and businesses, significantly reducing reliance on private wells. However, in areas lacking access to central potable water distribution lines, property owners may still utilize private wells, provided their development complies with local ordinances. To ensure the safety and environmental integrity of these water sources, the St. Johns River Water Management District requires individuals to obtain a well construction permit before installing a new well. This process ensures that wells are constructed by qualified contractors and meet stringent safety and durability standards . Adherence to these regulations helps prevent contamination and uncontrolled water flow, safeguarding both public health and the environment.

02.B. Current System Performance

There are 5,797 total potable water connections on the City's municipal water system. The majority of these connections are made within the City limits. **Table PFE – 1** identifies the type and number of potable water connections served by the City's potable water system.

Table PFE – 1. Existing Potable Water Connections

Customer Served	Connections
Residential (Single)	4,409
Residential (Multi-Family)	82
Commercial/Industrial	937
Fire Suppression	72
Other/Irrigation	297
TOTAL	**5,797**

The adopted Level of Service (LOS) standards for potable water, as established in the City of Palatka Comprehensive Plan, are as follows:

Main Design Flow (Residential): 130 gallons per capita per day (GPCD)

Main Design Flow (Commercial/Industrial): 110 gallons per acre per day (GAD)

Storage Capacity: 2,000,000 gallons (ground and elevated)
(note: this is 300,000 gallons less than the reported capacity)

Pressure Level: 67-72 pounds per square inch (PSI)

To assess the current performance of Palatka's potable water system, the water demand has been analyzed in **Table PFE – 2** based on the number and type of connections, applying the adopted LOS standards, and comparing it against the system's storage and treatment capacity.

Table PFE – 2. Estimated Potable Water Demand (2024)

Main Design Flow	Total Units	Adopted LOS	Estimated Water Demand (GPD)	Combined Estimated Water Demand (GPD)	Storage Capacity (Gallons)	Remaining Storage Capacity [3] (Gallons)	Treatment Capacity (Gallons)	Remaining Treatment Capacity [4] (Gallons)
Residential	10,913 Units [1]	130 GPCD	1,418,707	1,498,314	2,000,000	501,686	6,000,000	4,501,686
Commercial/ Industrial	723.7 Acres [2]	110 GAD	79,607					

1. Determined using the following formula: Total Residential Connections (4,491) x Average Persons Per Household (2.43), as reported in the Population Projections Methodology & Results Memorandum.
2. Determined by adding the total acreage of all lands currently being utilized for commercial (617.9) and industrial (105.8) uses, as reported in the Future Land Use Element Data & Analysis.
3. Determined by subtracting "Combined Estimated Water Demand" from "Storage Capacity."
4. Determined by subtracting "Combined Estimated Water Demand" from "Treatment Capacity."

The analysis indicates that the City of Palatka's potable water system is currently operating within its designed capacities. With a remaining storage capacity of approximately 501,686 gallons and a treatment capacity surplus of about 4,501,686 gallons, the system is well-positioned to accommodate existing potable water demands.

02.C. Projected System Performance

As Palatka's population continues to grow, so will the demand on the City's potable water system. To evaluate future system adequacy, projected water needs were estimated in **Table PFE – 3** using the City's functional population projections through 2045 (as determined in the *Population Projection Methodology & Results Technical Memorandum*) and by assuming that commercial and industrial acreage will grow at the same rate as Palatka's population. Once determined, the City's adopted LOS was then applied to determine its projected demand for potable water. This demand was then compared to the system's current storage and treatment capacity.

Table PFE – 3. Projected Potable Water Demand (2025 - 2045)

Main Design Flow	Projected Units	Adopted LOS	Projected Water Demand (GPD)	Combined Projected Water Demand (GPD)	Storage Capacity (Gallons)	Remaining Storage Capacity [3] (Gallons)	Treatment Capacity (Gallons)	Remaining Treatment Capacity [4] (Gallons)
2025 Projections								
Residential	11,198 Units [1]	130 GPCD	1,455,740	1,537,426	2,000,000	462,574	6,000,000	4,462,574
Commercial/ Industrial	742.6 Acres [2]	110 GAD	81,686					
2030 Projections								
Residential	11,742 Units [1]	130 GPCD	1,526,460	1,612,114	2,000,000	387,886	6,000,000	4,387,886
Commercial/ Industrial	778.7 Acres [2]	110 GAD	85,654					
2035 Projections								
Residential	12,174 Units [1]	130 GPCD	1,582,620	1,671,426	2,000,000	328,574	6,000,000	4,328,574
Commercial/ Industrial	807.3 Acres [2]	110 GAD	88,806					
2040 Projections								
Residential	12,564 Units [1]	130 GPCD	1,633,320	1,724,971	2,000,000	275,029	6,000,000	4,275,029
Commercial/ Industrial	833.2 Acres [2]	110 GAD	91,651					
2045 Projections								
Residential	12,940 Units [1]	130 GPCD	1,682,200	1,776,593	2,000,000	223,407	6,000,000	4,223,407
Commercial/ Industrial	858.1 Acres [2]	110 GAD	94,393					

1. Units reflect the functional population projected for Palatka identified within the *Population Projection Methodology & Results Technical Memorandum*.
2. Determined by assuming that commercial and industrial acreage will grow at the same rate as the functional population.
3. Determined by subtracting "Combined Projected Water Demand" from "Storage Capacity."
4. Determined by subtracting "Combined Projected Water Demand" from "Treatment Capacity."

Based on projected potable water demand estimates, the City of Palatka's water system is expected to remain well within its operational capacity through the 2045 planning horizon. Even as residential and commercial/industrial demand steadily increases alongside population growth, the City's available storage and treatment capacities (two million and six million gallons, respectively) are sufficient to accommodate these needs. By 2045, projected daily demand is expected to reach approximately 1.78 million gallons, leaving a comfortable buffer of over 220,000 gallons in storage and 4.2 million gallons in treatment capacity. These findings suggest

that, with ongoing maintenance and strategic planning, Palatka is well-positioned to support future development while sustaining a reliable and efficient water supply system.

03. Natural Groundwater Aquifer Recharge Analysis

As previously established in the potable water section, groundwater resources are the main source of potable water for residents of Palatka. Of the three aquifers located in or around Palatka's city limits, the Floridan aquifer serves as the primary source of potable water for water service connections.

03.A. System Description

Consistent with most of the north Florida region, the City of Palatka is underlain by three primary aquifer systems: the surficial aquifer, the secondary artesian aquifer, and the Floridan aquifer.

The *surficial aquifer*, also known as the water table aquifer, is mainly made up of sand and clay beds. Recharge to this aquifer occurs primarily through rainfall and, to a much lesser extent, septic systems, agricultural irrigation, and leakage from the Floridan aquifer below. Discharge occurs through seepage into lakes and canals, evaporation, and pumping.

The *secondary artesian aquifer,* also known as the intermediate aquifer, is mainly made up of water-bearing sands and limestone deposits. Recharge occurs when the water table is higher than the potentiometric surface (the predicted level to which groundwater is expected to rise). Discharge occurs from pumping and from downward leakage into aquifers below.

The *Floridan aquifer,* as stated before, is the primary source of potable water for the City of Palatka, and the primary source of groundwater for the entire SJRWMD. The aquifer supplies large amounts of fresh water to wells by pumping from fissures and cavities in underground limestone deposits. Because the Floridan aquifer is the main source of fresh water for the City, it is the only aquifer of the three that has its recharge rates measured.

03.B. Current System Performance

According to SJRWMD's most recent recharge mapping (2015), the City of Palatka falls primarily within a low to medium recharge zone, with annual recharge rates to the Floridan Aquifer ranging between 1 to 10 inches per year. Areas along the banks of the St. Johns River generally experience little to no recharge, and may even function as

Palatka's Recent SWAPP Assessment

The Source Water Assessment and Protection Program (SWAPP), managed by the FDEP, is a statewide program used to analyze the safety of municipal drinking water sources. The most recent assessment, published in 2023, identified two contaminants that exceeded maximum contaminant levels (MCLs) in groundwater resources of Palatka's water supply: total trihalomethanes and total dissolved solids. According to this SWAPP, the City and County are taking steps to alleviate the source of contamination for these contaminants and bring them under MCL to ensure drinking water throughout the City is safe. The Conservation Element's Data & Analysis section explains aquifer contamination, vulnerability, and steps the City intends to take to amend issues pertaining to groundwater contamination in greater depth.

discharge zones, where groundwater exits the aquifer and flows into the river or surrounding wetlands.

Localized discharge conditions are also found in other wetland areas and major watersheds, particularly in the western parts of the City. This dynamic reduces the net recharge occurring within Palatka's jurisdiction. When groundwater withdrawals exceed recharge rates over extended periods, there is potential for declining water tables or aquifer depletion.

However, a 2017 evaluation by SJRWMD concluded that the groundwater availability within both the Floridan and Surficial aquifers remained sufficient to meet anticipated demands through 2040, even under maximum projected demand scenarios. More recent updates in the 2023 *North Florida Regional Water Supply Plan* confirm that this remains the case for Palatka, though the plan cautions that regional aquifer capacity is limited and must be supplemented by conservation efforts and alternative water sources to prevent over-extraction.

03.C. Projected System Performance

As discussed in the Potable Water section above, the City of Palatka is projected to need approximately 1.78 million gallons of potable water per day to meet the residential and nonresidential demands of the community by 2045. However, newer projections from the 2023 *North Florida Regional Water Supply Plan* estimate the City's average daily demand will likely remain closer to 1.3 million gallons per day, reflecting modest population growth and anticipated efficiency improvements in water use.

To ensure future needs can be met sustainably, the City must continue to balance development with conservation through regulatory measures and careful land use planning. Recharge areas must be protected from incompatible land uses, and surface water runoff must be managed in a way that promotes groundwater infiltration.

Table PFE – 4 below summarizes the range of federal, state, regional, and local regulatory frameworks in place to safeguard groundwater supply and quality for Palatka through the 2045 planning horizon.

Table PFE – 4. Groundwater Supply & Quality Regulations

Agency	Level of Govt.	Role in Water Conservation & Protection
U.S. Environmental Protection Agency (EPA)	Federal	Develops criteria for designating critical aquifer protection areas and limiting aquifer use based on the 1986 Safe Drinking Water Act.
Florida Department of Environmental Protection (FDEP)	State	Administers the Florida Safe Drinking Water Act (Chapter 403, F.S.), regulating discharges to groundwater and underground injection practices.
St. Johns River Water Management District (SJRWMD)	Regional	Identifies and monitors groundwater resources through tools like the Groundwater Basin Resource Availability Inventory

		(GWBRAI) and implements the North Florida Regional Water Supply Plan.
Northeast Florida Regional Planning Council (NEFRPC)	Regional	Designated Putnam County as a Water Supply Caution Area in the 2017 Strategic Regional Policy Plan, requiring local governments to adopt Water Supply Facilities Work Plans and monitor per capita water use.
Putnam County	Local	The County's Comprehensive Plan inventories groundwater resources and influences future land use to protect aquifer recharge and prevent contamination.
City of Palatka	Local	The City's Zoning Code limits impervious surface area in new development and sets requirements for landscaping and buffers to reduce runoff and promote recharge.

By adhering to these multi-level regulatory measures, the City of Palatka can responsibly manage growth while ensuring the long-term protection and sustainability of its groundwater resources. Continued collaboration with SJRWMD and other agencies will remain vital as regional and local water needs evolve through the 2045 horizon.

04. Drainage System

04.A. System Description

According to SJRWMD, Palatka is in the Lower St. Johns River Drainage Basin. The topography of the St. Johns River is exceedingly flat from its headwaters to its mouth, dropping just a tenth of a foot throughout the length of the drainage basin. In the City, most naturally drained water flows east directly into the St. Johns River. At the City's western extremities, mainly consisting of land west of State Road 19, water drains westward into Rice Creek. Generally, as outlined by the SJRWMD, most of the natural drainage in the City flows into the St. Johns River, and all other stormwater, flooding, and run-off flows into a watershed, creek, pond, or lake nearby.

The City's Public Works Department maintains an inventory of constructed drainage features and stormwater sewers. These sewers are generally used to alleviate the effects of flooding, stormwater, and runoff that is not naturally drained by the Lower St. Johns River Drainage Basin. The City monitors drainage problems following severe rainstorms or flooding events to determine where maintenance or upgrades to the drainage system are most necessary.

Outside the sewer system, there are approximately three miles of open ditches, generally located in the northeast and northwest sections of the City. Two of these ditches, located in the northeast portion of the City, flow directly into the St. Johns River. The rest of the ditches flow into various swamplands, where water is reclaimed by the soil. In addition to the stormwater sewer system and ditches, the vast remainder of manmade stormwater drainage facilities in the City consists of closed conduits.

Palatka's stormwater management aligns with standards set by the Florida Department of Transportation (FDOT) Drainage Manual, specifically adhering to Zone 5 guidelines. The City

also participates in Putnam County's stormwater utility program, which funds current and future drainage projects, and contributes to the County's Mitigation Plan addressing stormwater, disaster resilience, and hazardous materials management.

Stormwater management on developed lands outside public rights-of-way is regulated through the City's Land Development Regulations (LDRs). During site planning and construction reviews, developers must address criteria including side lot drainage, building site elevations, drainage facilities specifications, surface water runoff disposal, street centerline elevations, retention/detention systems, wetland impacts, and adherence to design standards.

04.B. Current System Performance

Palatka emphasizes maintaining pre-construction runoff levels in new developments to preserve the natural hydrological balance, rather than adhering to fixed drainage standards. The City's stormwater mitigation and drainage standards are established through an agreement involving the Florida Department of Environmental Protection (FDEP), SJRWMD, and the City, as detailed in Chapter 62-330 of the Florida Administrative Code (F.A.C.). Additional guidance is provided by Section 373.4131 of the Florida Statutes and the statewide Environmental Resource Permit (ERP) process. These Level of Service (LOS) standards were integrated into Palatka's Comprehensive Plan via the 2023 Capital Improvements Element.

The adopted standards for Palatka's drainage facilities are outlined in **Table PFE – 5**:

Table PFE – 5. *Current Drainage System Standards*

Drainage Facility	Adopted Standard
Water Quality	Must comply with Chapter 62-330.301, F.A.C., and the Stormwater Quality Standards in the Environmental Resource Permit Applicant's Handbook, Volume II, specific to the SJRWMD region.
Wetland Stormwater Discharge	Permits must adhere to Chapter 62-330, F.A.C., and the Wetlands Stormwater Management Systems Design and Performance Criteria in the Environmental Resource Permit Applicant's Handbook, Volume II, for the SJRWMD area.
Stormwater Discharge Facilities	Construction permits must follow Chapter 62-330, F.A.C.
Closed Conduit Systems	Designed for a 10-year frequency, 24-hour duration storm event, using the Intensity-Duration-Frequency (IDF) Curve for Zone 5, as specified in the FDOT Drainage Manual 2022.
Open Channel Systems	Design criteria vary: Roadside, median, and interceptor ditches or swales for a 10-year frequency; outfalls and canals for a 25-year frequency; temporary roadside and median ditches or swales for a 2-year frequency; temporary outfalls and canals for a 5-year frequency, in accordance with the FDOT Drainage Manual 2022.

Drainage Facility	Adopted Standard
Retention/Detention Systems	Must meet the Dry Detention Design and Performance Criteria and Basin Criteria outlined in the Environmental Resource Permit Applicant's Handbook, Volume II, applicable to the SJRWMD region.

In alignment with these standards, Palatka has implemented several projects to address flooding and enhance stormwater management within the City:

- *Booker Park Area Drainage Upgrade (2016).* The City secured grant funding to improve drainage across approximately 200 acres near Booker Park. This initiative aimed to protect adjacent wetlands along the St. Johns River, reduce nitrogen and phosphate accumulation from runoff, and safeguard the Floridan aquifer's potable water quality.

- *South 9th Street and State Road 20 Drainage Enhancement (2016).* Collaborating with FDOT, Palatka upgraded drainage systems in these areas to mitigate flooding and improve water conveyance.

- *South Historic District Stormwater Improvement Project (2016).* Funded by SJRWMD, this project involved installing exfiltration conveyance pipes to decrease runoff volume and enhance water quality before discharge into the St. Johns River.

- *14th Street Drainage Basin Service Area Upgrade (2020).* Following Hurricane Matthew in 2016, the City received a Community Development Block Grant to revamp the stormwater collection system along various residential streets and introduce a new system on Diana Drive. This project aimed to reduce flooding during storm events and improve overall drainage capacity.

- *Palatka Heights Waterline Replacement (2023).* As part of ongoing infrastructure improvements, the City began replacing four miles of waterlines in the Palatka Heights neighborhood. While primarily focused on potable water, this project also contributes to better stormwater management by updating aging infrastructure.

- *Permeable Paving Installation (2025).* Palatka is implementing approximately 53,730 square feet of permeable paving in basins 12 and 13. This system allows significant stormwater infiltration, reducing surface runoff and pollutant load entering the St. Johns River.

These initiatives reflect Palatka's commitment to enhancing its stormwater management infrastructure, ensuring compliance with established standards, and protecting vital water resources.

04.C. Projected System Performance

To ensure Palatka's drainage system effectively supports future growth, the City must prioritize regular maintenance and timely infrastructure replacement. Continuously reviewing and updating Land Development Regulations (LDRs) is essential to accommodate increased development. City staff should monitor new developments to ensure adherence to these standards. By consistently enforcing stormwater and drainage infrastructure requirements, Palatka is well-positioned to meet LOS standards through the 2045 planning horizon. Ongoing collaboration with Putnam County and the SJRWMD will further support the achievement of these standards.

City of Palatka & Ravine Gardens Stormwater Master Plan

Previous versions of the Comprehensive Plan mention the City of Palatka and Ravine Gardens Stormwater Quality Master Plan. This plan identifies water flows, soil absorption rates, ground coverage, locations of known and projected drainage problems, and a prioritized schedule based upon need and cost for correcting drainage deficiencies and meeting future development needs. Although the Plan was originally meant to be reviewed and updated every two years by the City, it appears that the most recent version was adopted in 2008. In its efforts to provide superior drainage and stormwater management services to the community, the City should seek to update this plan periodically within the 2045 planning horizon.

05. Sanitary Sewer System

The City of Palatka owns and operates its own municipal sanitary sewer system. As of 2024, the system serves approximately 4,742 customers daily, including 3,908 residential and 819 commercial accounts—the majority of which are located within the City. As described below, the City maintains a comprehensive wastewater system that includes collection, treatment, and reuse infrastructure designed to efficiently manage and dispose of local wastewater.

05.A. System Description

05.A.1. Wastewater Collection

The City maintains a wastewater collection system that includes approximately 80 miles of sewer mains and associated infrastructure. These lines collect and transport wastewater from homes, businesses, and public facilities to the central wastewater treatment facility. The system includes gravity-flow sewer lines ranging from 8 to 24 inches in diameter and pressurized (force main) pipes ranging from 4 to 16 inches in diameter.

To assist in transporting wastewater—particularly in areas where gravity flow is insufficient—the system relies on 38 municipal lift stations and two reclaimed water pump stations. In addition, 66 privately owned lift stations are connected to the system, serving primarily multifamily, commercial, and industrial developments. Collectively, this infrastructure ensures consistent and efficient wastewater conveyance throughout the City.

05.A.2. Wastewater Treatment

All wastewater collected by the City is treated at the City of Palatka Platt Drew Reclamation Facility, located at 3010 Browns Landing Road in the southern portion of the City. The facility is permitted by FDEP for a maximum average daily flow of 3.5 million gallons per day (MGD) and currently treats an average of 1.4 MGD, although flows average closer to 1.7 MGD annually.

The facility employs secondary treatment processes and uses a belt press for biosolids management. In addition to meeting the adopted average daily flow standard of 125 GPCD for residential and 110 GAD for nonresidential, the City's infrastructure is designed to accommodate a peak flow of up to 249 GPCD, as established in the City's adopted LOS. This design benchmark ensures that the system can manage high-demand periods and inflow/infiltration events without exceeding permitted capacity. The treatment plant remains well under permitted capacity, providing flexibility to meet future demand.

05.A.3. Wastewater Discharge & Reuse

The City discharges all treated effluent to two onsite holding ponds. Water from these ponds is then distributed for reuse irrigation. Reclaimed water is used to irrigate the Palatka Municipal Golf Course, two commercial sod farms, several churches, athletic ball fields, a cemetery, and the local college campus. This reuse system reduces nutrient loading to natural water bodies while conserving potable water and providing an environmentally responsible method of effluent disposal. The reuse distribution infrastructure includes dedicated pump stations and pipelines capable of handling the reclaimed flows.

05.B. Current System Performance

There are currently 4,742 sanitary sewer connections within the City's system, consisting of 3,908 residential connections and 819 nonresidential accounts. These connections are served by the Platt Drew Reclamation Facility, which currently treats an average of 1.4 million gallons of wastewater per day. However, annualized flow averages closer to 1.7 MGD due to seasonal variation. The adopted LOS standards for sanitary sewer, as established in the City's Comprehensive Plan, are as follows:

Residential Flow:	125 GPCD
Commercial/Industrial/Institutional Flow:	110 GAD
Peak Design Flow (Residential):	249 GPCD

The City's current estimated wastewater demand is analyzed based on the number of users and the adopted LOS standards (see **Table PFE – 6**).

Table PFE – 6. Estimated Sanitary Sewer Demand (2024)

Land Use	Total Units	Adopted LOS	Estimated Sanitary Sewer Demand (GPD)	Combined Estimated Sanitary Sewer Demand (GPD)	Flow Capacity (GPD)	Remaining Flow Capacity [3] (GPD)
Average Design Flow						
Residential	9,496 Units [1]	125 GPCD	1,187,000	1,448,426	3,500,000	2,051,574
Commercial/ Industrial/ Institutional	2,376.6 [2]	110 GAD	261,426			
Peak Design Flow						
Residential	9,496 Units [1]	249 GPCD	2,374,000	--	3,500,000	1,126,000

1. Determined using the following formula: Total Residential Connections (3,908) x Average Persons Per Household (2.43), as reported in the Population Projections Methodology & Results Memorandum.
2. Determined by adding the total acreage of all lands currently being utilized for commercial (617.9), industrial (105.8), and institutional (1,652.9 = 219.5 for [*Private/Semi-Private*] Institutional + 1,433.4 for Governmental [*Public Institutional*] uses, as reported in the Future Land Use Element Data & Analysis.
3. Determined by subtracting "Combined Estimated Sanitary Sewer Demand" from "Flow Capacity" for Average Design Flow and by subtracting "Estimated Sanitary Sewer Demand" from "Flow Capacity" for Peak Design Flow.

The findings presented in **Table PFE – 6** indicate that the City of Palatka's sanitary sewer system is currently operating well within its permitted treatment capacity. Under average flow conditions, the system serves an estimated 1.45 million gallons per day—just over 41% of its 3.5 million gallon per day permitted capacity—leaving a reserve margin of approximately 2.05 million gallons per day. Even under peak design flow conditions, using a residential rate of 249 GPCD, the system would experience a maximum residential demand of approximately 2.37 million gallons per day, preserving a remaining capacity of over 1.12 million gallons per day. These findings demonstrate that the City's existing sanitary sewer infrastructure provides both operational efficiency and resilience, with sufficient capacity to support its current residential, commercial, industrial, and institutional wastewater needs.

05.C. Projected System Performance

As the population of Palatka continues to grow, demand on the sanitary sewer system will increase. To estimate future system adequacy, projected water needs were estimated in Table PFE – 7 using the City's functional population projections through 2045 (as determined in the Population Projection Methodology & Results Technical Memorandum) and by assuming that commercial, industrial, and institutional acreage will grow at the same rate as Palatka's population. Once determined, the City's adopted LOS was then applied to determine its projected demand for sanitary sewer service. This demand was then compared to the system's current flow capacity.

[Continued on the next page]

Table PFE – 7. Projected Sanitary Sewer Demand (2025 - 2045)

Land Use	Projected Units	Adopted LOS	Projected Sanitary Sewer Demand (GPD)	Combined Projected Sanitary Sewer Demand (GPD)	Flow Capacity (GPD)	Remaining Flow Capacity [3] (GPD)
2025 Projections						
Average Design Flow						
Residential	11,198 Units [1]	125 GCPD	1,399,750	1,708,102	3,500,000	1,791,898
Commercial/ Industrial/ Institutional	2,803.2 acres [2]	110 GAD	308,352			
Peak Design Flow						
Residential	11,198 Units [1]	249 GCPD	2,799,500	--	3,500,000	700,500
2030 Projections						
Average Design Flow						
Residential	11,742 Units [1]	125 GCPD	1,467,750	1,791,029	3,500,000	1,708,971
Commercial/ Industrial/ Institutional	2,938.9 acres [2]	110 GAD	323,279			
Peak Design Flow						
Residential	11,742 Units [1]	249 GCPD	2,935,500	--	3,500,000	564,500
2035 Projections						
Average Design Flow						
Residential	12,174 Units [1]	125 GCPD	1,521,750	1,856,876	3,500,000	1,643,124
Commercial/ Industrial/ Institutional	3,046.6 acres [2]	110 GAD	335,126			
Peak Design Flow						
Residential	12,174 Units [1]	249 GCPD	3,043,500	--	3,500,000	456,500
2040 Projections						
Average Design Flow						
Residential	12,564 Units [1]	125 GCPD	1,570,500	1,916,065	3,500,000	1,583,935
Commercial/ Industrial/ Institutional	3,141.5 acres [2]	110 GAD	345,565			
Peak Design Flow						
Residential	12,564 Units [1]	249 GCPD	3,141,000	--	3,500,000	359,000
2045 Projections						
Average Design Flow						
Residential	12,940 Units [1]	125 GCPD	1,617,500	1,972,965	3,500,000	1,527,035
Commercial/ Industrial/ Institutional	3,231.5 acres [2]	110 GAD	355,465			
Peak Design Flow						
Residential	12,940 Units [1]	249 GCPD	3,235,000	--	3,500,000	265,000

1. Units reflect the functional population projected for Palatka identified within the *Population Projection Methodology & Results Technical Memorandum*.
2. Determined by assuming that Commercial/Industrial/Institutional acreage will grow at the same rate as the functional population.
3. Determined by subtracting "Combined Projected Sanitary Sewer Demand" from "Flow Capacity" for Average Design Flow and by subtracting "Projected Sanitary Sewer Demand" from "Flow Capacity" for Peak Design Flow.

Based on projected sanitary sewer demand estimates, the City of Palatka's wastewater system is expected to remain within its operational treatment capacity through the 2045 planning horizon. Under average design conditions, total daily wastewater flows are projected to reach approximately 1.97 million gallons per day by 2045, leaving a reserve capacity of roughly 1.53 million gallons per day. When accounting for peak design flow—calculated at 249 gallons per capita per day—the system could experience residential flows as high as 3.24 million gallons per day in 2045, which would still fall within the permitted capacity of 3.5 million gallons per day. These findings confirm that the City's existing sanitary sewer infrastructure has sufficient capacity to accommodate anticipated residential, commercial, industrial, and institutional growth without requiring major facility expansion. With continued investment in lift station upgrades, proactive maintenance, and an effective reuse program, Palatka is well-positioned to meet both average and peak demands while sustaining reliable and efficient wastewater service delivery.

06. Solid Waste System Analysis

06.A. System Description

The City of Palatka operates its own municipal solid waste collection program through the Public Works Department. As of FY 2022, the system serves approximately 4,137 service accounts, which include both residential and commercial properties (City of Palatka, Annual Financial Report, 2023). Waste collected is transported to the Putnam County Central Landfill, located about four miles north of the city at 140 County Landfill Road. The landfill is a Class I facility, permitted by the FDEP and managed by the Putnam County Solid Waste Division.

The Central Landfill has undergone major expansions since 2010, including the construction of Phase III disposal cells and the installation of a new scale house in 2023 to improve operational flow and tracking (Putnam County Solid Waste Facts, 2023). The landfill currently receives over 600 tons of waste per day and maintains sufficient reserve capacity to accommodate the City's current and future waste volumes. Recycling and yard waste services are available to most customers, though not all. Collected recyclables are processed through the county's material recovery system.

06.B. Current Level of Service Performance

The City of Palatka collects an estimated 11,000 to 15,000 tons of municipal solid waste annually from approximately 4,137 service accounts, including both residential and nonresidential generators (City of Palatka, Annual Financial Report, FY 2022). Using a conservative midpoint of 13,000 tons/year, this equates to roughly 26,000,000 pounds of waste generated within the City per year (13,000 tons × 2,000 lbs/ton)—substantially less than the overall capacity of the Putnam County Central Landfill.

Adopted vs. Actual Level of Service

The City of Palatka has established a LOS standard for solid waste at 6.4 pounds per capita per day. However, based on the City's estimated annual solid waste collection of 13,000 tons and the 2024 estimated population of 10,503 residents (see *Population Projections Methodology & Results Technical Memorandum*), the actual per capita solid waste generation rate is approximately 6.8 pounds per person per day:

$$\frac{26{,}000{,}000 \text{ lbs/year}}{10{,}503 \text{ residents} \times 365 \text{ days}} \approx 6.8 \text{ lbs/person/day}$$

The City of Palatka's current per capita solid waste generation rate slightly exceeds the adopted LOS standard. To effectively plan for future waste management, it is essential to analyze projected system performance based on both the adopted LOS and actual observed generation rates. As such, the following projected system performance will consider both LOS standards.

06.C. Projected System Performance

To estimate future solid waste demand, the City of Palatka applied its projected functional population to two per capita waste generation rates (see **Table PFE – 8**). The first uses the City's adopted LOS standard of 6.4 pounds per person per day to represent the planning benchmark. The second applies the actual observed per capita rate of 6.8 pounds per person per day to reflect current performance. This dual-scenario approach provides a more complete picture of anticipated system needs under both policy targets and real-world conditions.

Table PFE – 8. Projected Solid Waste Generation (2025-2045)

Year	Functional Population	Adopted LOS	Projected Waste (Based on LOS)	Per Capita (Actual)	Projected Waste (Based on Actual)
	Population	*lbs/person/day*	*tons/year*	*lbs/person/day*	*tons/year*
2025	11,198	6.4	13,080	6.8	13,891
2030	11,742	6.4	13,730	6.8	14,586
2035	12,174	6.4	14,230	6.8	15,133
2040	12,564	6.4	14,685	6.8	15,595
2045	12,940	6.4	15,120	6.8	16,042

These scenarios illustrate that projected solid waste generation may range from 15,120 to 16,042 tons annually by 2045, depending on whether the City adheres to its LOS or continues at current waste generation rates. Importantly, both estimates remain well within the operational limits of the Putnam County Central Landfill, which currently processes over 600 tons of solid waste per day and has expanded capacity through the development of new disposal cells and

infrastructure upgrades (Putnam County Solid Waste Facts, 2023). This analysis indicates that no additional disposal infrastructure will be required within the planning horizon, and the existing system is capable of meeting future demand under both planning and performance-based scenarios.

Intergovernmental Coordination Element

Data & Analysis

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01. Introduction to the Intergovernmental Coordination Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the intergovernmental coordination needs of Palatka through the 2045 planning horizon. These mechanisms are intended to be consistent with the comprehensive planning requirements established within Florida Statutes and advance the shared community vision identified within the *2045 Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) portion of the Intergovernmental Coordination Element (ICE) is threefold: (1) analyze Palatka's existing intergovernmental coordination efforts, (2) identify the City's future intergovernmental coordination needs, and (3) identify potential strategies for supporting Palatka's intergovernmental coordination needs through the 2045 planning horizon.

02. Existing Coordination Analysis

This section inventories and analyzes the City of Palatka's formal and informal agreements with public partners at the *local*, *regional*, *state, and federal* levels. Through these coordination efforts, the city actively collaborates with public entities to enhance governance, facilitate resource sharing, and support strategic planning. These partnerships play a crucial role in fostering community development and ensuring operational efficiency. The following subsections outline the key initiatives that drive these efforts.

02.A. Local Coordination Efforts

The City of Palatka collaborates with Putnam County and other public entities through various agreements and coordination efforts, ensuring efficient service delivery and coordinated development. These agreements govern key areas such as community redevelopment, housing, public education, utilities, waste management, and code enforcement—each of which is discussed in greater detail below.

02.A.1.a. Community Redevelopment

One of the City's primary partners at the local level is the City of Palatka Community Redevelopment Agency (CRA). These agencies are authorized under Florida's Community Redevelopment Act of 1969 (Chapter 163, Part III, Florida Statutes) to support redevelopment within a targeted area (the *community redevelopment area*) using locally sourced tax increment financing (TIF). The Palatka CRA was established in 1983 and supports redevelopment within the City's downtown area, which is split into three TIF districts—the Central Business District, the North Historic District, and the South Historic District. In 2012, the CRA's redevelopment plan was extended for an additional 30 years, prolonging its authorization until 2042.

The seven-member Palatka CRA Governing Board comprises the five Palatka City Commissioners, a representative from the Putnam County Commission, and a representative

from Downtown Palatka, Inc. (a local non-profit dedicated to boosting economic development efforts in the City's downtown). Putnam County contributes a portion of its millage rate toward the taxable increment value of each CRA district annually, supporting the financial foundation of the CRA's initiatives. This shared financial commitment and cross-jurisdictional representation make the Palatka CRA a key intergovernmental coordination effort, fostering long-term collaboration and investment in the City's redevelopment.

02.A.1.b. Housing Affordability

The Palatka Housing Authority (PHA) collaborates closely with the City of Palatka to provide affordable housing solutions throughout Putnam County, serving communities such as Crescent City, East Palatka, Interlachen, Pomona Park, San Mateo, Satsuma, and Welaka. The PHA manages 422 public housing units and administers 402 Housing Choice Vouchers. *Although this collaboration is not formalized through an interlocal agreement*, it ensures that housing initiatives align with local development plans and promotes personal, economic, and social mobility for residents. By working together, the PHA and the City strive to empower individuals and families to transition from subsidized to non-subsidized housing, fostering self-sufficiency and long-term economic independence within the community.

02.A.1.c. Public Schools

The City of Palatka actively collaborates with Putnam County, its municipalities, and the Putnam County School District through an interlocal agreement focused on facility and land use planning for the county's public school system. This agreement ensures that all participating municipalities contribute to a coordinated approach in addressing school capacity, future growth, and infrastructure needs. Each municipality is responsible for conducting student enrollment and population projections, sharing relevant planning and development data, and participating in interlocal committees that provide guidance on school-related matters.

In addition to this agreement, these entities entered into a separate interlocal agreement in 2006 to establish and implement school impact fees. These fees are designed to mitigate the financial impact of new development on the public school system, ensuring that growth is balanced with the necessary educational infrastructure.

Together, these agreements exemplify a proactive, intergovernmental coordination strategy that fosters sustainable development, enhances long-term educational planning, and strengthens regional partnerships. By working collaboratively, the City of Palatka and its partners uphold a shared commitment to creating a well-planned, well-supported public school system that meets the evolving needs of students and the broader community.

02.A.1.d. Potable Water & Sanitary Sewer Services

The City of Palatka plays a critical role in providing potable water and sanitary sewer services, with service areas primarily aligned with city limits but extending into select unincorporated

areas. While annexation is generally required for utility access, the City has demonstrated flexibility through interlocal agreements with Putnam County to extend services strategically, as seen with developments like Putnam Lanes Inc. Bowling Alley.

This balanced approach reflects a commitment to both municipal growth and regional collaboration, ensuring efficient infrastructure planning, sustainable development, and responsible resource management.

02.A.1.e. Solid Waste

Palatka entered an interlocal agreement with Putnam County for the County to provide services for solid waste disposal, including cost collection for services provided. The agreement establishes boundaries of the waste collection district, defines and gives power to the governing body of the waste collection district, and provides special assessment fees for waste collection.

Palatka entered another interlocal agreement with Putnam County to dictate the disposal methods of leachate, sludge, and sand from the County's grit machine in its nearby landfill. Through this agreement, the City is required to, at no charge to the County, accept waste from the County landfill and treat it in the City-owned water treatment plant.

These two interlocal agreements help delineate the responsibilities between the City and the County in the disposal, conservation, and treatment of solid waste within the City.

02.A.1.f. Code Enforcement

Palatka entered an interlocal agreement with Putnam County to delineate duties between the City and County concerning the administration, permitting, inspection, and enforcement of new development in Palatka. Serving as a joint effort for the development review process, the division of responsibilities is as follows:

- **The City of Palatka** is responsible for reviewing building permit applications for compliance with the City's Comprehensive Plan, land use and zoning approvals, maintaining a Floodplain Administrator, administration of projects in Special Flood Hazard Areas, maintaining a Community Ratings System Coordinator, and code enforcement; and

- **Putnam County** is responsible for the acceptance and review of building permit applications, receiving development or building permit applications, hearing contractor licensing matters through the Putnam County Contractors and Building Trade Examiners Board, collecting fees and fines associated with building permitting and inspection, and providing floodplain management services for new development and construction.

This interlocal agreement, especially in the context of its more recent implementation, exemplifies the collaborative nature of planning efforts between the City and Putnam County. While this agreement is rational in that it takes some of the burden of day-to-day code

enforcement activities off the City's staff, it also gives the County an active role in the development of Palatka, showing the level of trust the two entities place in one another in a regionwide context.

02.A.1.g. Interlocal Agreement Inventory

Table ICE – 1 summarizes each of the interlocal agreements mentioned within this 'Local Efforts' section.

Table ICE – 1. Formal Interlocal Agreement Inventory

Type & Purpose of Agreement	Parties Involved in Agreement	Last Year Amended	Expiration Date (if provided)
Interlocal agreement for water services to a County-owned detention facility	• City of Palatka • Putnam County	1984	**None**
Interlocal agreement for establishing a citywide solid waste district managed by the County	• City of Palatka • Putnam County	1988	**None** (renewed yearly until one party terminates)
Interlocal agreement for the disposal of leachate and sludge	• City of Palatka • Putnam County	2000	**None**
Interlocal agreement for impact fees on new residential development to fund school capacity infrastructure	• Incorporated communities • Unincorporated communities • Putnam County	2006	**None** (unless found unconstitutional)
Interlocal agreement for water services to a County-owned bowling facility	• City of Palatka • Putnam County	2008	**None**
Interlocal agreement for coordinated land use and public school facility planning, including emergency services	• City of Palatka • Putnam County	2013	**None**
Interlocal agreement for the division of responsibility for permitting inspections and code enforcement	• City of Palatka • Putnam County	2017	**None** (unless amended or terminated by either party)

02.B. Regional Coordination Efforts

The primary regional organizations that coordinate with the City of Palatka for planning purposes include the Northeast Florida Planning Council (NEFPC) and the St. Johns River Water Management District (SJRWMD).

02.B.1.a. Northeast Florida Planning Council

The NEFPC, established in 1977, is responsible for providing essential planning services like regionwide comprehensive planning, assistance with State and Federal programs, and the facilitation of intergovernmental coordination to Baker, Clay, Duval, Flagler, Nassau, Putnam, and St. Johns Counties, including all their incorporated municipalities. Pursuant to the powers invested in regional planning authorities by Chapter 186.502 of the Florida Statutes, the NEFPC maintains and updates a strategic regional policy plan as part of growth management initiatives. The NEFPC has also developed a regional economic development plan, provides emergency planning services, and manages a resiliency initiative for communities along the St. Johns River and the Atlantic coastline. The City has a close relationship with the NEFPC, which, in the past, has played an active role in updating and drafting Palatka's Comprehensive Plan and, to this day, has a large footprint on the region's conservation, sustainability, and coastline resiliency efforts.

Is Palatka served by a Transportation or Metropolitan Planning Organization?

The City of Palatka and Putnam County are not part of a Metropolitan Planning Organization (MPO) or Transportation Planning Organization (TPO). The North Florida TPO serves Clay, Duval, Nassau, and St. Johns counties, excluding Putnam County. Similarly, the River to Sea TPO encompasses Volusia and Flagler counties, also excluding Putnam County. Consequently, Palatka is not currently served by an MPO or TPO.

02.B.1.b. St. Johns River Water Management District

The SJRWMD covers 18 counties throughout northeast and east-central Florida, all along the St. Johns River and its various prominent watersheds. The district generally manages the river itself, ensuring the St. Johns—and groundwater resources throughout the district—remain a safe, steady supply of potable water. The SJRWMD also hosts educational programs on water conservation, maintains a regional water supply plan, and sets rules and controls on water use within the district. Due to the proximity of Palatka's downtown to the St. Johns River, the SJRWD plays a significant role in water conservation for the region, especially considering that the river and multiple wellheads utilizing the Floridian aquifer serve as the City's main water source. It is through these collaborative efforts that the City of Palatka can maintain a consistent, safe, and readily available supply of potable water for residents.

02.C. State Coordination Efforts

Various state agencies and organizations coordinate with the City and Putnam County to achieve land planning, environmental, and transportation goals pursuant to guidelines dictated by Florida statutes. Palatka coordinates with the following state agencies, organizations, and programs:

- *Florida Fish & Wildlife Conservation Coalition (FFWCC)* for the purposes of managing fish and wildlife resources throughout the State for their long-term well-being;
- *Florida Department of Environmental Protection (FDEP)* for the purposes of regulating and monitoring local air pollution, water pollution, wetlands inventories, and mitigating hazardous waste;
- *Florida Department of Commerce (FDC)* for the purpose of advising, commenting, and approving plan amendments provided by local governments;
- *Florida Department of Transportation (FDOT)* for the purposes of maintaining an inventory of roadways, railways, and airports at a regional context, providing critical traffic data, and investing in local transportation plans and infrastructure for jurisdictions statewide;
- *Florida Department of State, Division of Historical Resources (FDHR)* for the purposes of maintaining an inventory of historically and culturally significant resources, structures, and sites as an arm of the Florida Department of State (FDOS);
- *Florida Department of Agriculture and Consumer Services (FDACS)* for the purposes of ensuring consumer safety regarding food quality and supporting Florida's municipal agricultural resources; and
- *Florida Housing Finance Coalition (FHFC)* for the purposes of supporting and assisting municipal housing authorities with accessing and distributing funds for affordable housing initiatives.

02.D. Federal Coordination Efforts

In addition to the listed coordination with state agencies, the City must also coordinate with Federal agencies that enforce regulations which serve the Palatka community. Federal agencies that the City is required to coordinate with include:

- *Federal Emergency Management Agency (FEMA)* for the purposes of providing critical support and resources concerning natural disaster preparedness, response, and recovery at every level of government;

- *Environmental Protection Agency (EPA)* for the purposes of setting air quality, water quality, and various other regulatory standards for the benefit of a region's public and environmental health;

- *United States Army Corps of Engineers (ACOE)* provides insight and oversight on managing water resources, flood control, and infrastructure projects that are under the purview of the Federal government;

- *United States Fish & Wildlife Service (FWS)* for the purposes of collaborating with State and local agencies to conserve and protect wildlife habitats, species, and natural resources;

- *United States Department of Housing and Urban Development (HUD)* for the purposes of providing funding, technical assistance, and policy support for affordable housing, community development, and economic revitalization efforts in partnership with local and state agencies; and

- *Federal Aviation Administration (FAA)* for the purposes of ensuring the safe operation of Palatka's municipal airport, providing guidance and resources for infrastructure improvements and compliance with federal aviation standards.

03. Projected Needs Analysis

The City of Palatka has a long history of engaging in public partnerships at the local, regional, state, and federal levels, contributing to a more prosperous, safe, and sustainable community for its residents. However, as the City continues to grow through the 2045 planning horizon, maintaining these partnerships will be essential to sustaining this success. Failure to do so could compromise the City's progress.

Furthermore, new growth will place greater demands on the City's service capacity and overall quality of life, underscoring the importance of strong coordination, particularly with local partners. This need for collaboration will become even more critical as the City annexes new land to accommodate projected growth. Expansion will likely necessitate significant intergovernmental coordination in areas such as utility services, jurisdictional planning, water management, conservation efforts, and the development and maintenance of transportation infrastructure.

04. Strategies for Addressing Project Needs

To address the anticipated need for intergovernmental coordination as Palatka continues to grow, one of the most effective strategies the City can pursue is the adoption of an Interlocal Service Boundary Agreement (ISBA), as authorized by Florida Statute Sec. 171.203. This agreement would enable the City and Putnam County to negotiate and define future annexation

areas while assigning responsibilities for future utility and emergency services. By formalizing such an agreement, the City would be better positioned to plan service its potential growth areas while minimizing potential conflicts with the County.

However, implementing an ISBA would require more than a simple amendment to the City's Comprehensive Plan. It would involve extensive negotiations with Putnam County, community engagement efforts to collect public input, and the establishment of a formal agreement between both jurisdictions. Ultimately, the ISBA would then need to be carefully incorporated into the respective comprehensive plans of both the City and the County. Until the ISBA is established between both parties, the City should pursue amendments to the comprehensive plan that would support and set the stage for such an effort to occur within the 2045 planning horizon.

Capital Improvements Element

Data & Analysis

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01. Introduction to the Capital Improvements Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support Palatka's capital improvement projects through the 2045 planning horizon. These mechanisms are intended to be consistent with the comprehensive planning requirements established within Florida Statutes and advance the shared community vision identified within the *2045 Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) portion of the Capital Improvements Element (CIE) is threefold: (1) analyze Palatka's most recently adopted 5-Year Capital Improvements Schedule (CIS), (2) identify deficiencies that may exist in Palatka's current public facilities systems, and (3) identify potential strategies for supporting Palatka's capital improvement projects through the 2045 planning horizon.

02. Existing Conditions Analysis

This section identifies potential improvements to utilities, capital structures, and public facilities across this Data & Analysis series. The CIE also includes, by reference, a schedule of the capital improvement projects through the five-year planning period. According to Florida Statute, this Element must, at minimum, list projects intended to address identified deficiencies in sanitary sewer, solid waste, drainage, potable water, and transportation systems; however, pursuant to achieving the community vision, it will also address public facilities that are not required to be mentioned, but were recognized as essential through previous planning efforts, such as recreation and open space, and public school facilities.

02.A. Sanitary Sewer

Palatka owns and operates its own sanitary sewer system, which, as of 2024, serves approximately 4,800 customers daily through a wastewater collection system spanning approximately 80 miles of sewer mains and associated infrastructure. All wastewater managed by the City is collected and treated at the Platt Drew Reclamation Facility, which is permitted to treat 3.5 million gallons per day (MGD).

The City maintains a level-of-service (LOS) standard for its sanitary sewer system of 125 gallons per capita per day (GPCD) for main residential design flow, 110 gallons per acre per day (GAD) for main commercial/industrial design flow, and 249 GPCD for peak residential design flow. Analysis from the **Public Facilities Element** confirms that the City's sanitary sewer system operates within its designed capacities to meet these LOS standards and is projected to continue meeting them through the 2045 planning horizon under current conditions.

Capacity improvements do not appear to be needed at this time. Any retroactive capacity improvements to address existing deficiencies or ongoing projects in the City's sanitary sewer system are documented in the City's 5-Year Capital Improvement Schedule (CIS), and updates will be made accordingly when new deficiencies or service gaps are identified throughout the 2045 planning horizon.

02.B. Solid Waste

Palatka owns and operates its own solid waste collection program through the Public Works Department. As of FY22, the program serves approximately 4,137 service accounts. Waste collected by the City is transported to the nearby Putnam County Central Landfill, managed by the Putnam County Solid Waste Division. The City collects an estimated 11,000 to 15,000 tons of municipal solid waste annually from all service accounts, or approximately 26,000,000 pounds.

Palatka maintains a LOS standard for its solid waste system of 6.4 pounds of waste per capita per day. According to the analysis in the **Public Facilities Element**, the City's solid waste system fails to meet this LOS standard. The City must explore alternative solid waste disposal options to address this deficiency, such as recycling programs, community education to reduce waste, and, if necessary, coordination with the County to expand the landfill's capacity.

Since Palatka does not have direct purview over the landfill where waste is dumped, it cannot directly budget for capital projects to improve its capacity. County-led infrastructure upgrades have recently been completed or are currently underway. These include the construction of Phase III disposal cells and the installation of a new scale house in 2023, as well as the continued development of new disposal cells.

Although LOS standards are not met, the landfill does have adequate capacity to accommodate projected increases in waste generation through 2045. Any retroactive capacity improvements to address former deficiencies or ongoing projects in the City's solid waste system are documented in the CIS, and updates will be made accordingly when new deficiencies or service gaps are identified throughout the 2045 planning horizon.

02.C. Drainage

Palatka maintains its own drainage system to manage stormwater, flooding, and runoff through a variety of drainage features, including swales, natural retention ponds, and stormwater sewers. Palatka also benefits from its proximity to the Lower St. Johns River Basin, which naturally drains flooding from severe rain events and other runoff sources. Through its existing inventory, the City achieves its LOS standard of maintaining pre-construction runoff levels in new development, and no existing or projected deficiencies are anticipated in its drainage system.

The City has also consistently maintained and upgraded its drainage system to address current flooding issues and enhance stormwater management. These improvements include:

- In **2016**, upgrades to several drainage systems at impacted sites;
- In **2020**, upgrades to stormwater collection systems in response to Hurricane Matthew were made to meet LOS standards; and
- Since **2023**, ongoing infrastructure improvement projects to expand permeable paving basins.

As long as the City continues to update and expand its drainage system in response to flooding events and projected growth, it will be well-positioned to meet LOS standards through the 2045 planning horizon.

Any retroactive capacity improvements to address former deficiencies or ongoing projects in the City's drainage system are documented in the CIS, and updates will be made accordingly when new deficiencies or service gaps are identified throughout the 2045 planning horizon.

02.D. Potable Water

Palatka owns and operates its own potable water system supplied from seven active public-use wells, serving 5,797 service connections. The St. Johns River Water Management District (SJRWMD) issued a consumptive use permit (CUP) allowing the City to withdraw up to 1,127.85 million gallons per year (MGY), averaging 3.09 MGD. All water is treated at the R.C. Willis Water Treatment Plant, designed to manage up to 4 MGD.

Palatka maintains a LOS standard for its potable water system of 130 GPCD for main residential design flow and 110 GAD for main commercial/industrial design flow. According to analysis in the **Public Facilities Element**, the City's potable water system meets these LOS standards. It is projected to continue meeting these standards through the 2045 planning horizon under current conditions.

As of 2024, Palatka's water system is functioning far below its operational capacity, with surpluses in storage (501,686 gallons) and treatment (4,501,686 gallons). The potable water system is projected to retain its surpluses in storage capacity (223,407 gallons) and in treatment capacity (4,223,407 gallons) through 2045. The potable water system is also operating within adopted LOS standards and will continue to do so beyond the planning horizon.

Capacity improvements do not appear to be needed at this time. Any retroactive capacity improvements to address former deficiencies or ongoing projects in the City's potable water system are documented in the CIS, and updates will be made accordingly when new deficiencies or service gaps are identified throughout the 2045 planning horizon.

02.E. Recreation and Open Space

Palatka's recreation and open space system currently has deficiencies in two of the park classifications identified in the adopted LOS standards: *regional parks* and *urban open areas*. LOS standards for each park type are currently managed through a park-acreage-based system, represented by the following:

- **Regional Parks** have a LOS standard of 1 acre per 50 people
- **Community Parks** have a LOS standard of 1 acre per 500 people
- **Neighborhood Parks** have a LOS standard of 1 acre per 500 people
- **Equipped Play and Tot Lots** have a LOS standard of 1 acre per 2,000 people
- **Urban Open Space** have a LOS standard of 1 acre per 1,000 people

Updates to the Comprehensive Plan have identified that the City may benefit from a proximity-based system, in line with similarly sized municipalities across Florida.

To address these service gaps and improve compliance with adopted LOS standards, the City must either improve its existing parklands or expand its recreation and open space system by developing new parks. Any retroactive capacity improvements to address former deficiencies or ongoing projects in the City's parklands are documented in the CIS, and updates will be made accordingly when new deficiencies or service gaps are identified throughout the 2045 planning horizon.

02.F. Public School Facilities

Palatka maintains an inventory of five public schools within its city limits: one Jr.-Sr. high school, one middle school, and three elementary schools. Although the City is not directly responsible for maintaining the capacity of these schools, it participates in a school concurrency program mandated by an interlocal agreement adopted initially in 2008. As part of this concurrency program, Palatka must participate in joint planning efforts, adopt the District's LOS standards, and maintain school concurrency requirements for future development.

According to the Florida Inventory of School Houses (FISH), maintained by the Florida Department of Education (FDOE), all public schools in Palatka operate at utilization rates below 100%, per the District's adopted LOS standards. Although the FDOE does not project the student population on its FISH reports, each school in Palatka is unlikely to need capacity improvements through the 2045 planning horizon based on population projections and current utilization rates.

Putnam County's most recently adopted 5-Year District Facilities Work Program identifies several capacity improvement projects to receive funding through 2028. These include:

- **Construction of Palatka Intermediate School**, a school serving grades 3-6, that is expected to house over 1,000 students after completion for the 2026-27 school year, and;
- **Kelley Smith Elementary School renovations**, to reconfigure the school as *Palatka Primary School*, serving grades K-2, with expected completion for the 2027-28 school year.

These two projects will lead to shuttering James A. Long Elementary and William D. Moseley Elementary to make the City's school system more efficient and improve capacity for future population growth.

02.G. Transportation

The City's transportation system was holistically examined in the **Mobility Element**, which found that several roadway segments are projected to operate at an F grade—a failing LOS—by the 2045 planning horizon. Each roadway segment that is projected not to meet LOS standards is located at an intersection of Crill Avenue or Reid Street. Other than these two roads, Palatka's

existing automobile infrastructure meets current capacity needs and will not substantially degrade in LOS through the 2045 planning horizon, according to projections.

The failing segments of Crill Avenue and Reid Street are under the jurisdiction of the Florida Department of Transportation (FDOT). Using available state funding mechanisms, there are multiple options to improve LOS on these segments, including widening roadways or reducing congestion through multimodal investment. Multimodal investment is identified as the preferred option to improve the LOS of roadway segments across Palatka's transportation system. This can be achieved by expanding pedestrian linkages between the City and existing state trails, enhancing the City's existing bus transit system, collaborating with Amtrak to make Palatka a more attractive rail destination, and implementing safe, expansive bicycle infrastructure citywide.

The City must collaborate with the FDOT and other relevant entities to address all service gaps in its roadways. Any retroactive capacity improvements to address former deficiencies or ongoing projects in the City's transportation system are documented in the CIS, and updates will be made accordingly when new deficiencies or service gaps are identified throughout the 2045 planning horizon.

03. Projected Needs Analysis

The preceding section addresses all of Palatka's public facilities and services, outlines where LOS standards are not met in each system, and suggests projects that may amend these deficiencies. The analysis in the above section indicates that there are existing deficiencies in the City's solid waste, recreation and open space, and transportation systems. Without intervention, these deficiencies are only projected to increase through the 2045 planning horizon. To prevent this, Palatka must begin planning and budgeting for capacity-improvement projects for these systems immediately, in accordance with statutory requirements to meet the adopted LOS standards. The City must also prepare for systems that currently meet LOS standards to degrade in quality of service through the planning horizon, or for population growth to outpace capacity needs in its existing systems.

04. Strategies for Addressing Project Needs

Florida Statutes requires municipalities to adopt a schedule of capital improvements, including any publicly funded projects of federal, state, or local government, as well as privately funded projects, even if the local government has no fiscal responsibility. Palatka will continue to adopt, update, and annually review its 5-Year CIS to track projects undertaken by outside public and private entities and to budget for projects that address new deficiencies in public services. Adopted by reference in the CIE, the City's most recent CIS was implemented as of FY25. Future iterations of the CIS must address the immediate deficiencies recognized in this document and other relevant Elements. The City must also continue to abide by statutory requirements, consistently monitoring LOS data for new capacity deficiencies through the 2045 planning horizon and beyond.

Private Property Rights Element

Data & Analysis

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01. Introduction to the Private Property Rights Element

The primary intent of this Element is to ensure that the private property rights of property owners within the Palatka are protected through the 2045 planning horizon. The contents of this Element are intended to be consistent with the comprehensive planning requirements established within Florida Statutes.

The purpose of the Data & Analysis (D&A) portion of the Private Property Rights Element is threefold: (1) analyze the current status of private property rights within Palatka, (2) determine the private property rights needed in the future , and (3) ensure that the private property rights of property owners within the Palatka are protected through the 2045 planning horizon.

02. Existing Conditions Analysis

Pursuant to legislation expressed in Florida Statutes Chapters 163.3161(10) and 187.101(3), municipal governments must, through judicial means, acknowledge constitutionally protected property rights. Any amendment to a City's ordinances, land development regulations, or Comprehensive Plan must not include language that is unduly restrictive, and property owners must be free from actions by others which would harm their property, or which would constitute an inordinate burden on property rights as defined in Florida Statutes Chapter 70.001(3)(e) and (f).

As expressed in Ordinance No. 2021-31, Palatka officially adopted a Private Property Rights Element (PPRE) in its Comprehensive Plan on October 14, 2021. The current PPRE ensures the consideration of private property rights concerning eminent domain, future ordinances, judicial decision-making, and the sale or gift of property.

03. Projected Needs Analysis

Through the original adoption of the PPRE in 2021, and as expressed in amendments to municipal ordinances following its adoption, Palatka has made concerted efforts to uphold private property rights for all residents pursuant to objectives outlined in Florida Statutes. It is clear through the adopted version of the PPRE and updated municipal ordinances that the City of Palatka has a robust inventory of judicial language to protect private property rights.

04. Strategies for Addressing Projected Needs

As previously noted, the City of Palatka has already established a comprehensive ordinance that enshrines private property rights within its municipal code and Comprehensive Plan. As the City continues to grow in response to projected needs, it remains committed to reviewing and amending its ordinances to ensure the continued protection of private property rights through the 2045 planning horizon.

Historic Preservation Element

Data & Analysis

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01. Introduction to the Historic Preservation Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the historic preservation needs of Palatka through the 2045 planning horizon. Although not a required element of the Comprehensive planning process per Florida Statutes, it was determined that this element was a necessary addition to the Comprehensive Plan as a means to advance the shared community vision identified within the *2045 Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) portion of the Historic Preservation Element (HPE) is threefold: (1) analyze Palatka's existing historic preservation efforts, (2) identify the City's future historic preservation needs, and (3) identify potential strategies for supporting Palatka's historic preservation needs through the 2045 planning horizon.

02. Existing Conditions Analysis

Historic preservation is crucial for safeguarding the historic resources that shape a community's identity. While Florida law does not require municipalities to adopt a Historic Preservation Element, many historic communities, including Palatka, incorporate it to empower local preservation efforts. With a diverse and extensive inventory of historic structures, resource groups, and districts, Palatka uses this approach as a critical tool for enabling, organizing, and supporting historic preservation efforts within the City.

This *Existing Conditions Analysis* seeks to highlight the City's prior and current historic preservation efforts, and inventory significant historic resources found within the City.

02.A. Past and Current Preservation Efforts

The National Historic Preservation Act (NHPA) of 1966 established the National Register of Historic Places (NRHP) and created a framework for state preservation programs. In response, Florida appointed its first State Historic Preservation Officer (SHPO) in 1967 and established the Florida Division of Archives, History, and Records Management in 1968—now known as the Florida Division of Historical Resources (FDHR)—to oversee historic designations and grant funding at the state level. The 1980 amendments to the NHPA expanded federal grant funding for maintaining historic sites and granted local governments more control over the designation process.

Seeking to capitalize on the growing funding, recognition, and preservation opportunities afforded to historic resources on the NRHP, many local structures, sites, and resource groups within Palatka were nominated, and subsequently listed on, the National Register. Recognizing that most of the Palatka's historical resources were clustered within the City's historic core, two downtown historic districts were nominated and listed on the NRHP in 1983: the *Palatka North Historic District* and the *Palatka South Historic District*. Concurrent with their listing, the City also established its Community Redevelopment Agency (CRA) in 1983, which includes a service area encompassing both historic districts. This structure allowed the CRA to assist in the protection,

maintenance, and rehabilitation of historic resources within each historic district in furtherance of both the City's historic preservation and economic interests.

In 1999, the *Palatka Ravine Gardens Historic District* was listed on the National Register of Historic Places due to its significance in landscape architecture, architecture, and entertainment/recreation. Developed during the Great Depression as a Works Progress Administration project, it exemplifies a planned public landscape from that era. The gardens feature extensive ornamental plantings, formal structured gardens, and historic buildings, reflecting the New Deal's impact on public recreational spaces.

In 2012, the City of Palatka adopted its *Historic Preservation Ordinance*, which helped establish the purpose, role, and membership requirements of the City's *Historic Preservation Board*. This Ordinance also codified local procedures for the creation of new historic districts and sites; created a certificate of appropriateness application, criteria, and approval process; and allowed for increased flexibility for meeting building code requirements for qualifying historic structures and sites.

Recognizing its ongoing dedication to preserving historic resources within the City, Palatka achieved Certified Local Government (CLG) status from FDHR in 2013. This designation provides the City with access to technical assistance and training, eligibility to apply for federally funded subgrants for projects such as surveys and National Register nominations, and enhances public awareness of local historic preservation efforts.

02.B. Inventory of Historic Resources

Like many small, historic communities in Florida, the City of Palatka does not currently maintain a local inventory of historic resources within the City. Instead, the City relies on the records of the Florida Master Site File (FMSF) for understanding its current inventory of historic resources.

What is the Florida Master Site File?

The Florida Master Site File (FMSF) is the state's official inventory of historical resources. It encompasses a wide array of records, including archaeological sites, historical structures, cemeteries, bridges, and historic districts. The FMSF maintains information on resources that have been surveyed, as well as those listed on the NRHP. While the FMSF does not evaluate the historical significance of sites, it includes evaluations made by other SHPO staff and preservation consultants. As a result, this comprehensive repository serves as a valuable resource for citizens, government agencies, and preservation professionals involved in Florida's historic preservation efforts.

According to the historic records found within the FMSF, approximately 606 structures, 11 resource groups, 8 bridges, and 6 cemeteries have been surveyed for historical significance within the City of Palatka. Of these surveyed resources, those which are currently listed, or eligible to be listed on the NRHP, are listed in **Table HPE – 1** as follows:

Table HPE – 1. Inventory of NRHP-Listed or Eligible Historic Resources

Property	Address	Type of Resource	Date Listed
Currently Listed on the NRHP			
Bethel AME Church	719 Reid St	Structure	5/16/2016
Bronson-Mulholland House	110 Madison St	Structure	12/27/1972
Central Academy	1207 Washington St	Structure	11/12/1998
Hotel James	300-02 St Johns Ave	Structure	8/28/2019
Larimer Library	216 Reid St	Structure	3/12/2008
Old A.C.L. Union Depot	200 N Twelfth St	Structure	2/25/1988
Palatka North Historic District	N/A	District	11/17/1983
Palatka Ravine Gardens Historic District	N/A	District	6/10/1999
Palatka South Historic District	N/A	District	11/17/1983
Palatka Water Works	White Water Dr	Structure	3/13/2023
St. Marks Episcopal Church	310 N Second St	Structure	5/9/1973
Eligible for Potential Listing on the NRHP			
Azalea Bowl	1311 Moseley Ave	Structure	N/A
Azalea Fountain & Rock Garden	1600 Twigg St	Structure	N/A
Court Of States	1600 Twigg St	Structure	N/A
Entrance Station	1600 Twigg St	Structure	N/A
Fort Shannon Officer's Quarters	110 Madison St	Structure	N/A
Garden Club Of Palatka	1600 Twigg St	Structure	N/A
James House	208 Main Street St	Structure	N/A
Original Peniel Baptist Church Building	107 Peniel Church Road	Structure	N/A
Franklin D. Roosevelt Obelisk	1600 Twigg St	Structure	N/A
St Mark's Rectory	312 N Second Street St N	Structure	N/A
Water Theater and Amphitheater	1600 Twigg St	Structure	N/A

Sources: FGDL, 2025; FMSF, 2025.

A map showing the location of all surveyed historic resources within the City, inclusive of all NRHP-listed and -eligible for listing resources, can be found in **Map HPE – 1**.

03. Projected Needs Analysis

Like many jurisdictions in Florida, the City of Palatka's Comprehensive Plan does not currently include adopted level of service standards for historic preservation, as state law does not mandate local governments to establish such standards. However, it remains in the City's best interest to continue preserving its historic resources throughout the 2045 planning horizon as Palatka continues to grow in population and commerce.

04. Strategies for Addressing Projected Needs

To ensure the City's historic resources continue to be recognized and preserved in light of growing development and redevelopment pressures within the 2045 planning horizon, the City should consider exploring the following policies, projects, or programs:

1. *Establish design guidelines for historic districts.* Currently, Palatka lacks specific design guidelines for its two downtown historic districts. Implementing such guidelines would provide City officials, property owners, and developers with clear, uniform strategies for new construction and renovations within these districts, ensuring that any changes complement the area's historic character. In this way, design guidelines serve as a critical tool to maintain architectural integrity and prevent developments that might disrupt the area's historical ambiance.

2. *Develop a local historic resource database.* This database would catalog properties and resources of local significance that may not meet the criteria for state or federal recognition but still warrant protection against development or redevelopment. By documenting these locally important sites, the City can ensure their consideration in planning processes, thereby preserving Palatka's unique heritage. This initiative would complement existing records, such as those in the Florida Master Site File (FMSF) and the National Register of Historic Places (NRHP), by focusing on assets valued specifically by the local community.

3. *Continue to support the designation of local historic resources to the NRHP.* The City should continue to lead and support efforts to nominate and designate local historic resources to the NRHP to improve historic preservation outcomes, such a safeguarding local history, supporting historic tourism, and providing financial support to their property owners.

CITY of Palatka

HISTORIC RESOURCES

Legend

- City Limit
- Parcel Boundary

Historic Resources

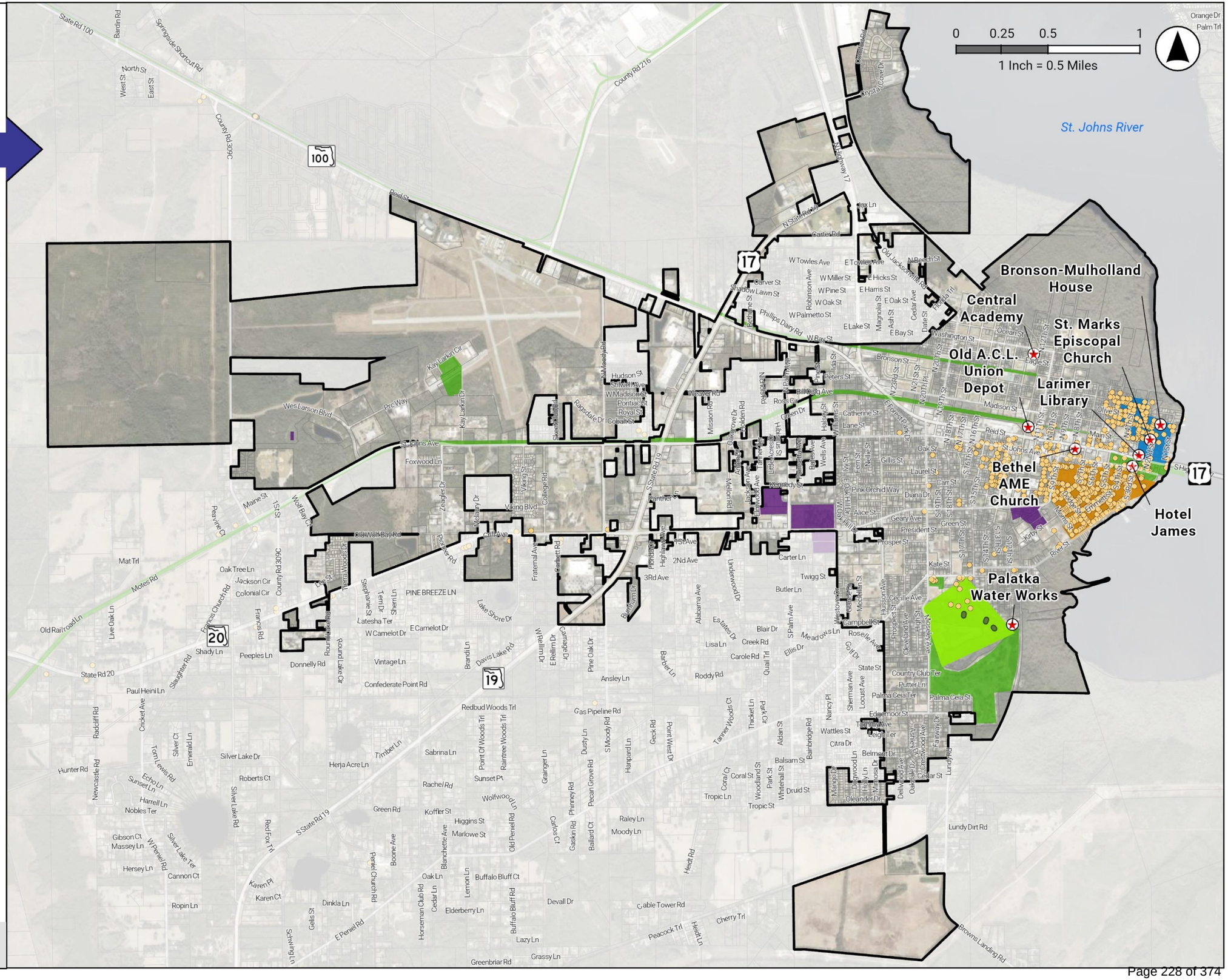
- Surveyed Resource Group
- Surveyed Cemetery
- Surveyed Bridge
- NRHP-Recognized Structure
- Surveyed Structure

NRHP-Recognized Historic District

- Palatka North HD
- Palatka Ravine Gardens HD
- Palatka South HD

Sources: City of Palatka, 2025; FGDL, 2025; FDHR, 2025.

MAP HPE – 1


0 0.25 0.5 1
1 Inch = 0.5 Miles
St. Johns River
Bronson-Mulholland House
Central Academy
St. Marks Episcopal Church
Old A.C.L. Union Depot
Larimer Library
Bethel AME Church
Hotel James
Palatka Water Works
State Rd 100
County Rd 309C
County Rd 216
Reid St
Kay Larkin Dr
Wes Larson Blvd
Foxwood Ln
Maine St
1st St
Old Wolf Bay Rd
Peavine Ct
Mat Trl
Oak Tree Ln
Jackson Cir
Colonial Cir
Live Oak Ln
Old Railroad Ln
Motes Rd
Francis Church Rd
Francis Rd
Shady Ln
Peeples Ln
Donnelly Rd
State Rd 20
Paul Heini Ln
Slaughter Rd
Radcliff Rd
Cricket Ave
Silver Ct
Emerald Ln
Tom Lewis Rd
Silver Lake Dr
Hunter Rd
Newcastle Rd
Echo Ln
Sunset Ln
Harrell Ln
Nobles Ter
Roberts Ct
Silver Lake Rd
Gibson Ct
Massey Ln
W Peniel Rd
Silver Lake Ter
Hersey Ln
Cannon Ct
Ropin Ln
Red Fox Trl
Karen Pl
Karen Ct
Dinkla Ln
Gelis St
Schwing Ln
E Peniel Rd
Peniel Church Rd
Boone Ave
Horseman Club Rd
Cedar Ln
Oak Ln
Blanchette Ave
Lemon Ln
Elderberry Ln
Buffalo Bluff Rd
Buffalo Bluff Ct
Lazy Ln
Greenbriar Rd
Grassy Ln
Devall Dr
Cable Tower Rd
Peacock Trl
Heidt Rd
Cherry Trl
Browns Landing Rd
Lundy Dirt Rd
Timber Ln
Herja Acre Ln
Sabrina Ln
Rachel Rd
Sunset Pt
Green Rd
Koffler St
Higgins St
Marlowe St
Wolfwood Ln
Raley Ln
Moody Ln
Point Of Woods Trl
Raintree Woods Trl
Redbud Woods Trl
Gas Pipeline Rd
Ansley Ln
Roddy Rd
Vintage Ln
Confederate Point Rd
Brandi Ln
Davis Lake Rd
Lake Shore Dr
PINE BREEZE LN
Latesha Ter
W Camelot Dr
E Camelot Dr
Stephanie St
Tami Dr
Sherri Ln
Terra Woods Dr
Round Lake Cir
Les St
Fraternal Ave
Corbett Rd
Burnham Dr
Pine Oak Dr
Barber Ln
Alabama Ave
Estates Dr
Lisa Ln
Creek Rd
Carole Rd
Quail Trl
Ellis Dr
Blair Dr
S Palm Ave
Meadows Ln
Underwood Dr
Butler Ln
Twigg St
Carter Ln
2nd Ave
3rd Ave
Florida Ave
Highland Ave
Kennedy St
Panther Dr
Viking Blvd
Viking Dr
College Rd
Zeagler Dr
Wellbaum Dr
Gill Ave
Rodgers Rd
Wolf Bay Ct
Mission Rd
Weaver Rd
Hudson St
W Madison St
Pontiac St
Royal St
Cobalt St
Ragsdale Dr
Skeet Club Rd
N Moody Rd
Phillips Dairy Rd
Carver St
Shadow Lawn St
Bentline St
Robinson Ave
W Towles Ave
E Towles Ave
W Miller St
W Pine St
W Oak St
W Palmetto St
E Lake St
W Bay St
E Bay St
E Hicks St
E Harris St
E Oak St
Magnolia St
Ash St
Cedar Ave
Date St
N Beach St
Old Jacksonville Rd
Carter Rd
N State Rd 17
Jax Ln
Crystal Cove Dr
Orange Dr
Palm Trl
Washington St
Ocean St
Bronson St
Peters St
Ida St
Pine St
Bill Dodd Ave
Ross Cir
Gilbert Dr
Catherine St
Lane St
Madison St
Reid St
St Johns Ave
Oak St
Gillis St
Laurel St
Carr St
Pink Orchid Way
Diana Dr
Alice St
Geary Ave
President St
Green St
Prosper St
Kate St
Campbell St
Roselle Ave
Country Club Ter
Putter Ln
Palma Ceia Ter
Palma Ceia St
Edgewater St
Wattles St
Citra Dr
Belmont Dr
Balsam St
Druid St
Tropic Ln
Tropic St
Coral St
Woodland St
Park St
Whitehall St
Aldan St
Bainbridge Rd
Nancy Pl
Sherman Ave
Locust Ave
Dellwood Ave
Cedar St
Lundy Rd
Oleander Dr
Belmont Ln
Mimosa Dr
Mangle Dr
Tanner Woods Ct
Thicket Ln
Park Ct
Geck Rd
Point Meek Dr
Hampard Ln
Grainger Ln
Dusty Ln
S Moody Rd
Phinney Rd
Pecan Grove Rd
Carlos Ct
Gaskin Rd
Ballard Ct
Old Peniel Rd
Heidt Rd
Blanchette Ave
Boone Ave
Peniel Church Rd
Cedar Ln
Horseman Club Rd
Lemon Ln
Elderberry Ln
Buffalo Bluff Rd
Buffalo Bluff Ct
Lazy Ln
Greenbriar Rd
Grassy Ln
Devall Dr
Cable Tower Rd
Peacock Trl
Heidt Ln
Cherry Trl
Browns Landing Rd
Lundy Dirt Rd
Kennedy St
Pink Orchid Way
Diana Dr
Geary Ave
President St
Green St
Prosper St
Kate St
Carr St
Oak St
Gillis St
Laurel St
Alice St
Twigg St
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Coral St
Woodland St
Park St
Whitehall St
Aldan St
Bainbridge Rd
Nancy Pl
Sherman Ave
Locust Ave
Dellwood Ave
Cedar St
Lundy Rd
Oleander Dr
Belmont Ln
Mimosa Dr
Mangle Dr
Tanner Woods Ct
Thicket Ln
Park Ct
Geck Rd
Point Meek Dr
Hampard Ln
Grainger Ln
Dusty Ln
S Moody Rd
Phinney Rd
Pecan Grove Rd
Carlos Ct
Gaskin Rd
Ballard Ct
Old Peniel Rd
Heidt Rd
Blanchette Ave
Boone Ave
Peniel Church Rd
Cedar Ln
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Elderberry Ln
Buffalo Bluff Rd
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Cable Tower Rd
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Heidt Ln
Cherry Trl
Browns Landing Rd
Lundy Dirt Rd
Timber Ln
Herja Acre Ln
Sabrina Ln
Rachel Rd
Sunset Pt
Green Rd
Koffler St
Higgins St
Marlowe St
Wolfwood Ln
Raley Ln
Moody Ln
Point Of Woods Trl
Raintree Woods Trl
Redbud Woods Trl
Gas Pipeline Rd
Ansley Ln
Roddy Rd
Vintage Ln
Confederate Point Rd
Brandi Ln
Davis Lake Rd
Lake Shore Dr
PINE BREEZE LN
Latesha Ter
W Camelot Dr
E Camelot Dr
Stephanie St
Tami Dr
Sherri Ln
Terra Woods Dr
Round Lake Cir
Les St
Fraternal Ave
Corbett Rd
Burnham Dr
Pine Oak Dr
Barber Ln
Alabama Ave
Estates Dr
Lisa Ln
Creek Rd
Carole Rd
Quail Trl
Ellis Dr
Blair Dr
S Palm Ave
Meadows Ln
Underwood Dr
Butler Ln
Twigg St
Carter Ln
2nd Ave
3rd Ave
Florida Ave
Highland Ave
Kennedy St
Panther Dr
Viking Blvd
Viking Dr
College Rd
Zeagler Dr
Wellbaum Dr
Gill Ave
Rodgers Rd
Wolf Bay Ct
Mission Rd
Weaver Rd
Hudson St
W Madison St
Pontiac St
Royal St
Cobalt St
Ragsdale Dr
Skeet Club Rd
N Moody Rd
Phillips Dairy Rd
Carver St
Shadow Lawn St
Bentline St
Robinson Ave
W Towles Ave
E Towles Ave
W Miller St
W Pine St
W Oak St
W Palmetto St
E Lake St
W Bay St
E Bay St
E Hicks St
E Harris St
E Oak St
Magnolia St
Ash St
Cedar Ave
Date St
N Beach St
Old Jacksonville Rd
Carter Rd
N State Rd 17
Jax Ln
Crystal Cove Dr
Orange Dr
Palm Trl
Washington St
Ocean St
Bronson St
Peters St
Ida St
Pine St
Bill Dodd Ave
Ross Cir
Gilbert Dr
Catherine St
Lane St
Madison St
Reid St
St Johns Ave
Oak St
Gillis St
Laurel St
Carr St
Pink Orchid Way
Diana Dr
Alice St
Geary Ave
President St
Green St
Prosper St
Kate St

2045 CITY of Palatka
COMPREHENSIVE PLAN UPDATE

Economic Development Element

Data & Analysis

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01. Introduction to the Economic Development Element

The primary intent of this Element is to establish and enable the planning mechanisms needed to support the economic development needs of Palatka's current and projected population through the 2045 planning horizon. Although not explicitly required by Florida Statutes, the City of Palatka identified a need for economic development planning to support the City's success and growth. As such, the overarching objective of this document is to determine whether the City's existing conditions warrant revising the Comprehensive Plan's current economic development goals, objectives, and policies, while advancing the shared community vision outlined in the *2024 City of Palatka Vision Plan*.

The purpose of the Data & Analysis (D&A) portion of the Economic Development Element (EDE) is threefold: (1) analyze Palatka's existing economic development initiatives, (2) identify the City's future needs to support its economic base, and (3) identify potential strategies for supporting and expanding Palatka's economic development initiatives through the 2045 planning horizon.

Economic Development Plan

In 2022, Palatka adopted an Economic Development Plan to serve as guiding principles for advancing its economic development vision. In pursuit of building resources and assets within the local economy, the City identified nine goals:

1) Address blight,
2) Support downtown development,
3) Improve public safety,
4) Improve access to affordable housing,
5) Begin a business incubator study,
6) Explore possibilities of the municipal airport,
7) Improvement broadband internet access,
8) Explore urban service boundaries or joint planning areas with Putnam County, and
9) Examine current City policies.

Together, these nine goals shape how Palatka is working to strengthen the City's neighborhoods and downtown, and to reinvest in existing community assets.

The EDE uses the above goals as the framework for analysis, guiding the City's inventory of existing assets and helping identify future strategies to improve economic development in Palatka.

02. Existing Conditions Analysis

The City of Palatka is located along the St. Johns River, part of the larger Jacksonville-Kingsland-Palatka, FL-GA Combined Statistical Area. While the City was once a port town rivaling nearby Jacksonville, contemporary Palatka's economy is more centered on retail,

accommodations, and manufacturing, mirroring that of other semi-rural municipalities across Putnam County. More recently, Palatka has begun expanding and strengthening its ecotourism offerings to attract visitors from across the state to the beautiful parks, trails, green spaces, and waterways located within and just outside its municipal boundaries. To provide a better understanding of the City's current economy, this section serves as a profile of the City's existing economic conditions, providing data on employment, employers, household income, and relevant demographic information.

02.A. Employment

The following subsections outline employment and income data relevant to economic development in the City of Palatka. Industry diversity, major employers, unemployment rates, and household income serve as indicators that provide a more comprehensive understanding of the City's current economic conditions.

02.A.1. Industry Diversity

Table EDE – 1 below identifies the prevalence of major industries by industry sector within the City of Palatka, accounting for both the number of businesses and the number of employees per sector. This dataset, adapted from Environmental Systems Research Institute, Inc.'s (ESRI) ArcGIS Business Analyst Online (BAO), classifies industry sectors using industry codes from the North American Industry Classification System (NAICS). Maintained by the U.S. Census Bureau, the NAICS is a standard classification system used by Federal statistical agencies to help classify business establishments by type of work performed.

Table EDE – 1. *Employment by Industry*

Rank	Industry	Number of Businesses	% of Total Businesses	Number of Employees	% of Total Employees
1	Retail Trade[1]	147	15.7%	2,201	21.0%
2	Health Care & Social Assistance	141	15.1%	1,784	17.1%
3	Public Administration	72	7.7%	1,349	12.9%
4	Accommodation & Food Services	77	8.2%	972	9.3%
5	Educational Services	25	2.7%	841	8.0%
6	Other Services (except Public Administration)[3]	138	14.7%	554	5.3%
7	Professional, Scientific & Technical Services	63	6.7%	275	2.6%
8	Construction	33	3.5%	204	1.9%
9	Finance & Insurance[2]	42	4.5%	210	2.0%
10	Arts, Entertainment & Recreation	16	1.7%	212	2.0%

Rank	Industry	Number of Businesses	% of Total Businesses	Number of Employees	% of Total Employees
11	Real Estate, Rental & Leasing	46	4.9%	172	1.6%
12	Wholesale Trade	14	1.5%	170	1.6%
13	Manufacturing	15	1.6%	153	1.5%
14	Transportation & Warehousing	13	1.4%	131	1.3%
15	Information	21	2.2%	117	1.1%
16	Administrative	18	1.9%	61	0.6%
17	Management of Companies & Enterprises	6	0.6%	20	0.2%
18	Agriculture	4	0.4%	9	0.1%
19	Unclassified Establishments	40	4.3%	3	0.0%
—	Total	936	100.0%	10,464	100.0%

[1] Retail Trade includes: motor vehicle & parts dealers, furniture & home furnishings, electronics & appliance, building material & garden supply, food & beverage, health & personal care, gasoline stations, clothing & accessories, sporting goods, hobby, book, music, and general merchandise stores.

[2] Finance & Insurance includes: banks, credit intermediation, securities, commodity contracts, and financial vehicles.

[3] Other Services includes: repair & maintenance, personal & laundry services, and civic & other organizations.

Source: ESRI BAO, 2025.

As shown in the table, the leading industries in the City of Palatka are Retail Trade (21.0% of employees), Healthcare & Social Assistance (17.1% of employees), and Public Administration (12.9% of employees). These three industries alone account for 51% of the City of Palatka's employees. These shares are also generally represented in the overall proportion of industry sectors to the number of businesses; however, some areas, like Education and Other Services, are notable. Notably, education is the fifth-largest sector by employment numbers.

Some of Palatka's most important industry sectors, as will be reaffirmed in the following sections, may not be represented accordingly in the table above. Sectors with high employment and business numbers, like Retail and Public Administration, are necessary for a functioning local economy, but ultimately do not define it. When the City initially adopted an EDE, it outlined clear goals to support and incentivize sectors of the economy that would attract

A Note on ESRI BAO

Business Analyst Online is a browser-based tool created by ESRI's ArcGIS suite to provide a host of financial and economic data. Due to its integration with other ESRI software and its ease of use for comparative analysis, ESRI BAO was used in place of data from the U.S. Census Bureau or the American Community Survey (ACS). ESRI BAO sources data through in-house projections using recent Census and ACS data, retaining as much accuracy as possible and ensuring transparency in data integrity.

regional visitors, such as the arts, ecotourism, and waterfront recreation. Although these sectors may not be as significant as what is shown in **Table EDE – 1**, they are essential to the City's vision for its economic activity through the 2045 planning horizon.

02.A.2. Major Employers

The City has a variety of local, regional, and multinational employers, including satellite locations of several large manufacturing facilities for Georgia-Pacific, Saint-Gobain, and Veritas Steel. **Table EDE – 2** below lists five of the area's major employers, as listed by the Putnam County Chamber of Commerce, along with their respective industry sectors, to provide a more comprehensive picture of Palatka's economic output.

Table EDE – 2. *Area Major Employers*

Employer	Industry
Georgia-Pacific	Pulp & Paper Mill
Veritas Steel	Structural Steel Fabrication
Saint-Gobain	Building Products (Gypsum)
Putnam County School District	Education
HCA Florida Putnam Hospital	Regional Healthcare System

Source: Putnam County Chamber of Commerce, 2025.

Manufacturing, healthcare, and public administration or education are among Putnam County's largest employers, located within or around the City of Palatka. Many of these employers have expressed interest in, or are in the process of expanding operations and, therefore, increasing employment. Georgia-Pacific is currently in the process of developing a branch addition on its current site. Saint-Gobain announced a massive expansion plan in 2023 that is ongoing and expected to create over 100 new jobs. Although not all of these employers are located within the city limits, they have a demonstrated impact on Palatka's local economy and, as shown in **Table EDE – 1**, employ many city residents. The City needs to continue supporting these industries and employers, which, in turn, will benefit Palatka's residents and economy.

02.A.3. Unemployment

According to **Table EDE – 3** below, 46.4% (3,759 persons) of Palatka's working-age population is engaged in the labor force, per the 2023 5-Year American Community Survey (ACS). Compared to unemployment rates in nearby Green Cove Springs (4.0%) and in all of Putnam County (5.3%), Palatka has a relatively high working-age unemployment rate of 6.3%. This figure is roughly 3 points higher than the statewide unemployment rate of 3.8%. Unemployment rates are highest among young adults and adults aged 16 to 54; trends not seen in Green Cove Springs, but mirrored to a lesser extent in countywide figures. (Note: Green Cove Springs is located in Clay County, 35 miles north of Palatka along the St Johns River. Clay County is a growing suburban county in the Jacksonville area. Also note, the most current unemployment rates are from August 2025, before the Federal Government Shutdown.)

Table EDE – 3. Unemployment Comparison

Age Group	Total Population	Employed Population	Unemployed Population	Unemployment Rate	Labor Force Participation Rate
16+ (Total)	8,101	3,499	231	6.9%	46.4%
16 to 24 years	1,231	565	58	9.3%	50.6%
25 to 54 years	3,452	2,095	188	8.2%	66.1%
55 to 64 years	1,195	546	15	2.7%	46.9%
65 years and older	2,223	293	0	0.0%	13.2%

Source: ESRI BAO, 2025.

As shown in the table above, Palatka's workforce is mainly composed of adults aged 25 to 54, accounting for approximately 59.9% of the City's total workforce, and a labor force participation rate of 66.1%. Palatka's labor force participation rate for this demographic is nearly 16 points lower than the statewide figure of 82.0%, indicating a local economy that is weaker than those of surrounding municipalities. Notably, Palatka's senior (aged 65 and up) unemployment rate is 0.0%, indicating that seniors not working have officially retired or are not actively seeking employment. This suggests that the root of Palatka's comparatively high unemployment rate is in its young adult and adult populations.

02.B. Educational Attainment

Educational attainment is a notable indicator of economic strength at the municipal level, and public efforts to improve education have direct positive impacts on economic development. As shown in **Table EDE – 4** below, overall educational attainment in the City is generally comparable to countywide figures but is noticeably lower than Green Cove Springs, a nearby municipality with a similar population and geography to Palatka.

Table EDE – 4. Educational Attainment Comparison

	City of Palatka		Green Cove Springs		Putnam County	
	*Population**	*Population Percentage*	*Population**	*Population Percentage*	*Population**	*Population Percentage*
> High School	1,448	20.8%	569	8.1%	9,443	17.8%
High School /Equivalent	2,855	40.9%	1,995	28.4%	21,575	40.6%
Some College or Associate's degree	1,829	26.2%	2,530	36.1%	14,590	27.5%
Bachelor's degree	847	12.1%	1,921	27.4%	7,483	14.1%
Total	**6,979**	**100.0%**	**7,015**	**100.0%**	**53,091**	**100.0%**

**Population figures represent each subject area's population of persons 25 and older.*

Source: ESRI BAO, 2025.

As shown above, 21.1% of Palatka's residents have a Bachelor's degree or higher, significantly lower than in Green Cove Springs (27.4%) and the statewide figure (33.2%). Greater levels of economic mobility are generally associated with higher educational attainment. Palatka—like many incorporated communities within Putnam County—is uniquely positioned to direct its economic development efforts toward expanding educational and youth development programs, while also strengthening existing industries to create and retain employment opportunities for students who do not intend to pursue higher education.

02.C. Household Income

Table EDE – 5 below presents a comparison of median household income figures for Palatka, Green Cove Springs, and Putnam County, as of July 2025. Palatka's median household income is approximately $25,000 lower than Green Cove Springs' and almost $10,000 lower than the countywide figure, and $32,000 less than the State of Florida.

Table EDE – 5. *Median Household Income Comparison*

City of Palatka	City of Green Cove Springs	Putnam County	State of Florida
$45,943	$70,642	$54,510	$78,205

Source: ESRI BAO, 2025.

The data presented in **Table EDE – 5** indicates that the average household in Palatka earns less than in neighboring municipalities; however, income data alone does not provide a comprehensive picture of affordability or financial health. To supplement this data, **Table EDE – 6** below shows the number of households in three income brackets—low, middle, and upper—to better discern affordability and the cost of living from the income figures presented above.

Table EDE – 6. *Household Income Comparison*

	City of Palatka		City of Green Cove Springs		Putnam County	
	Number of Households	Percentage of Total	Number of Households	Percentage of Total	Number of Households	Percentage of Total
Low Income Tier[1]	1,721	41.5%	837	21.9%	8,961	28.8%
Middle Income Tier[2]	2,280	55.0%	2,450	64.1%	19,574	62.8%
Upper Income Tier[3]	148	3.6%	537	14.0%	2,610	8.4%
Total	**4,149**	**100.0%**	**3,824**	**100.0%**	**31,145**	**100.0%**

[1]Low-income refers to households at or below 80% of the area median income (AMI)

[2]Middle-income refers to households between 80% to 120% of the AMI

[3]Upper-income refers to households above 120% of the AMI

Source: ESRI BAO, 2025.

As of July 2025, Palatka has a significantly higher proportion of low-income households than Green Cove Springs and the countywide average. While middle-income households between the three jurisdictions are similar, Palatka also has a notably lower share of upper-income households. These income tiers are calculated by ESRI using area median income (AMI) figures defined by each jurisdiction's boundaries. This means that Palatka's higher proportion of low-income households is not a reflection of its lower median household income; instead, it points to a greater proportion of low-income households despite this figure. Affordability and the cost of living are likely areas of concern in local economic development planning. The City should take steps to support business incubation and natural wage growth for households in need.

03. Projected Needs Analysis

This section examines Palatka's current economic base, the local sectors the City has a vested interest in supporting, and the region's available economic development initiatives, to inventory significant economic contributors and evaluate whether initiatives are sufficient to support local goals.

03.A. Economic Base

Palatka stands at a crossroads in its approach to economic development, specifically in defining the character of the local economy. Historically, the City thrived as a port town due to its proximity to the St. John's River and its abundant agricultural production; however, as alternative forms of transportation became more popular in the early 20th century, the City's economy began to wane. More recently, the City has focused on supporting existing industries and on building Palatka's reputation as a tourism destination for the arts, environment, and waterfront.

03.A.1. Municipal Airport

Owned and operated by the City, the Palatka-Kay Larkin Airport (28J) is a general aviation terminal with three runways, accommodating mid-size general aviation business aircraft and meeting the general aviation needs of visitors and local operators. The Florida Department of Transportation (FDOT) estimates that, as of its most recent reporting in 2022, the airport's annual economic impact is $5.0M in payroll and $8.0M in value-added, totaling $19.3M in overall economic impact (output) on the local economy. According to the FDOT, the airport primarily serves as a regional hub for recreational and sport flying, such as skydiving. It also serves as an infrequent base of operations for the forestry service and the National Guard and provides fuel for transient pilots passing through the region. While the airport's total economic output is not significant compared to other public-use airports in the region, it is notable that, as of 2023, wages in the Florida aviation industry exceed those of all other sectors by an average of over 27% ($84,438 vs. $66,446). Additionally, FDOT anticipates continued growth at the airport, which, in tandem with its higher average wages, suggests that the City should focus on aviation-related industries to diversify its economic base.

03.A.2. Regional Healthcare

HCA Florida Putnam Hospital (HCA), a major regional healthcare center, is located in Palatka. In addition to being a major employer, HCA offers patients a 24/7 emergency room, various healthcare specialists, local community courses on topics such as first aid and drug education, and inpatient rehabilitation services. According to its 2017 community report, HCA is also a premier cardiology center in the region, employing a range of specialized cardiologists, performing specialized procedures, and featuring an on-site cardiac catheter lab. According to ESRI BAO, as of 2025, the healthcare industry alone accounted for the largest share of businesses and employees within the city limits. While HCA is not the only healthcare employer in the city, it is by far the largest, and the City should continue to support it through coordination and incentives to attract value-added industries like medical sales and private practice.

03.A.3. Manufacturing

While not reflected in business and employee shares, construction, fabrication, and materials manufacturing make up significant portions of Palatka's local economy in gross production, captured under this section as manufacturing. Some of the largest employers in this sector, such as Georgia-Pacific, PDM Bridge, and Veritas Steel, are significant to the regional economy and exert influence and generate employment that extends far beyond Palatka's city limits. While the City and the County do not keep specific employment numbers, the Putnam County Chamber of Commerce lists the four companies above as major employers in the area.

The City has also invested in incubating and retaining these industries and continues to coordinate with local organizations to grow the influence of the local manufacturing industry. Projects like the Putnam County Business Park, Mathews Industrial Park, and recently announced improvements to Georgia-Pacific's Palatka plant also represent the City's tangible efforts to support manufacturing operations in the area throughout the 2045 planning horizon. Although many of the largest manufacturing employers are located just outside the city limits, they still employ city residents, and, in line with previously established economic development goals, the City should continue to support their activity and growth.

03.A.4. Ecotourism

Although not represented as strongly in current data, the City has committed to building out infrastructure to support ecotourism within and around Palatka in recent years by coordinating with private organizations and local jurisdictions. In the City's 2017 update to its EDE, it enacted policies to leverage local waterways, green spaces, and state-operated parks, supporting tourism by expanding recreational opportunities such as biking, kayaking, fishing, hunting, and hiking. Existing ecotourism opportunities in the city include attractions like Ravine Gardens State Park and Palatka Waterworks, linkages to statewide trail networks, waterfront access and boat ramps along the St. Johns River, and lodging that serves nearby natural areas like Tanglewylde Nature Park, Horseshoe Point, Rice Creek, Murphy Creek, and Dunns Creek State Park.

03.B. Economic Development Initiatives

The City, sometimes in collaboration with the Putnam County Chamber of Commerce, Putnam County, the Northeast Florida Regional Council, and the State of Florida, offers a variety of local, regional, and statewide economic development initiatives to support and expand the city's local businesses and industries. Palatka benefits from two Federal Opportunity Zones, a program that promotes local economic development in distressed areas by deferring capital gains taxes. While not all are currently utilized, the initiatives that the City may reasonably pursue for economic development goals are as follows:

03.B.1. Local Initiatives

HUBZone Business Zones

A program that helps businesses gain preferential access to federal procurement opportunities, with a preference for small businesses. To obtain HUBZone certification, businesses must employ staff who live in a HUBZone area and maintain a "principal office" in Putnam County.

Florida Small Business Development Center (SBDC) at the University of North Florida

The SBDC is a network of small business consultants across North Florida that provides access to no-cost consulting, affordable and high-quality resources, innovative tools, and the knowledge of experienced small business experts, all aimed at cultivating local growth.

03.B.2. Regional Initiatives

Florida Seaport Transportation and Economic Development (FSTED) Council

Recently extended to serve Putnam County to aid municipalities along the St. Johns River, the FSTED is a council of port directors across 16 publicly owned seaports tasked with carrying out the state's economic development mission by implementing seaport capital improvement projects at the local level.

Florida Power and Light's Economic Development Rider

Economic Development Riders (EDRs) offered by the region's electric utility provider, Florida Power and Light, to attract new investment and create more jobs in the Putnam County area, including Palatka. As part of this EDR, eligible companies receive discounts on new electric demand for up to five years.

03.B.3. State Initiatives

Qualified Target Industry (QTI) Tax Refund

A tool available to Florida communities to encourage quality job growth in targeted high-value-added businesses; if approved, it allows the applicant to receive refunds on taxes it pays, including corporate income, sales, ad valorem, intangible personal property, insurance premiums, communications services, and certain other taxes.

Quick Response Training Grant

Provides grant funding for customized, skills-based curriculum development and training, through partial reimbursement, to new or expanding businesses in Florida's targeted industries as a method of promoting competitiveness in Florida's economy.

Florida Recreation Development Assistance Program (FDRAP)

Grant funding that is administered to local governments to provide financial assistance for the acquisition or development of land for public outdoor recreation, including physical sites and facilities, to support local parks, conservation, and ecotourism initiatives undertaken by municipal governments, in partnership with the Florida Department of Environmental Protection (FDEP).

Community Development Block Grants (CDBG)

Grant funding that is administered to local governments to provide financial assistance for community and economic development projects that benefit low- and moderate-income residents. These funds may be used for activities such as housing rehabilitation, infrastructure improvements, neighborhood revitalization, and job creation, helping communities address critical needs and enhance quality of life. The program is administered in partnership with the Florida Department of Commerce (FloridaCommerce) through the Community Development Block Grant (CDBG) program, which supports locally driven efforts to promote equitable growth and economic resilience.

04. Strategies for Addressing Projected Needs

The City has clear, tangible interests in developing its economic base through the utilization of available economic development initiatives and the activation of its existing resources. Following the 2017 planning session, the City drafted an EDE to lay the groundwork for planning efforts targeted toward Palatka's financial health and, in 2022, adopted an *Economic Development Plan* in collaboration with the Northeast Florida Regional Council.

1. *Re-establish a Main Street program.* In the past, Palatka had a Main Street Organization affiliated with the national non-profit organization, Main Street America. Through Main Street America, Main Street communities are built to lead local efforts that strengthen local businesses, catalyze business incubation, and participate in place-based economic development. The adopted *2024 Palatka Vision Plan* and various preceding engagement efforts have demonstrated a clear interest in revitalizing downtown Palatka, offering more destinations for residents and tourists by eliminating vacancies and building new attractions through adaptive reuse. The City should, in collaboration with local entrepreneurs and activists, seek to reestablish a Main Street organization in Palatka aligned with the City's downtown redevelopment goals.
2. *Improve collaboration with local businesses and partners.* Palatka does not currently utilize many of the economic development initiatives mentioned in the preceding

sections. With the Putnam County Chamber of Commerce located in Palatka's central business district, the City has the unique opportunity to collaborate closely with the chamber and other relevant organizations to promote tourism, redevelopment, and business activities across the City. Through these partnerships, the City may help catalyze new events, festivals, investment, and business incubation to draw in tourists, residents, and employees.

3. *Activate the riverfront.* One common goal among residents, City staff, and City officials is to redevelop the waterfront along Palatka's eastern boundary for recreational activities. Coupled with the revitalization of the City's downtown through programs and incentives mentioned throughout the Data & Analysis series, this combined vision of the waterfront supports a reinvigorated, active downtown for residents and tourists alike. This can be achieved through many means, including promoting partnered events held in Riverfront Park or other areas adjacent to the St. Johns River, attracting businesses that residents have noted interest in like semi-aquatic vehicle tours, improving linkages between existing trail networks and the waterfront, and continuing to maintain, improve, and expand waterfront access, such as marinas, boat ramps, fishing piers, and campgrounds.

Future Land Use Element

Goals, Objectives, & Policies

Goal FLUE - 1. Guide future growth to maintain a coordinated, efficient, and compatible land use pattern that supports community needs, avoids urban sprawl, and ensures the availability of public facilities and services.

~~Goal 1 9J-5.006(3)a; F.S.187.201(16)3 Preserve and protect the City's natural resources and quality of life by establishing a pattern of development that is harmonious with the City's natural environment and provides a desired lifestyle for City residents.~~

Commented [JBP1]: Addressed in Goal 1 above.

Obj. FLUE - 1.1. Future Land Use Categories & Map

Ensure that all future development is consistent with the property's underlying Future Land Use Map (FLUM) designation and corresponding Future Land Use Category (FLUC).

Policy FLUE - 1.1.1. All new development within the City shall align with the typical uses, densities, and intensities established for each FLUC.

Policy FLUE - 1.1.2. The maximum density and intensity for each FLUC shall be measured as follows, unless otherwise specified:

A. Density: Dwelling units per gross residential acre (DU/AC).

B. Intensity: Floor Area Ratio (FAR), calculated by dividing a building's gross floor area by the total square footage of the site.

Policy FLUE - 1.1.3. **Table FLUE – 1** identifies the use types and maximum density and intensity permitted within each FLUC.

Table FLUE – 1. Future Land Use Categories

FLUC	Description	Maximum DU/AC	Maximum FAR
Residential, Low-Density (LDR)	Predominantly areas of low-density residential character supported by limited multi-family development and civic uses such as schools, parks, and other neighborhood-serving activities.	5	0.7
Residential, Medium-Density (MDR)	Moderate-density residential areas containing a mix of single- and multi-family development supported by civic uses such as schools, parks, and other neighborhood-serving activities.	10	0.7
Residential, High Density (HDR)	Predominantly areas of high-density residential character supported by civic uses such as schools, parks, and other neighborhood-serving activities.	18	1
Mixed-Use (MU)	Areas intended to accommodate a concentrated mix of residential, commercial, civic, and recreational uses within a walkable.	20	4.0

Commented [JBP2]: Per the LDC's FLU/Zon implementation table.

Commented [JBP3]: Max DU/AC and FAR remains unchanged, however, the City may want to increase this slightly in the future (6-8 du/ac?) to incentivize further infill.

Commented [JBP4]: Per the LDC's FLU/Zon implementation table.

Commented [JBP5]: Max DU/AC and FAR remains unchanged, however, the City may want to increase this slightly (12-15 du/ac?) to incentivize further infill in the future.

Commented [JBP6]: Max DU/AC and FAR remains unchanged.

Commented [JBP7]: FLUC name is intentionally non-locational, in case another area of the City beyond the CBD/DT may warrant mixed-use development.

Commented [JBP8]: Title, description, and max. density/intensity are derived from what's allowed within the Downtown Zoning districts. All properties currently featuring Downtown Zoning designations will be assigned this new FLU designation as part of this update.

	interconnected setting. Residential development may include a range of housing types and densities, with an emphasis on multi-family formats that support a compact urban form. Nonresidential uses may consist of a diverse mix of retail, office, civic, and service activities that primarily support the surrounding neighborhoods and residential component of the mixed-use area.		
Commercial (COM)	Areas of commercial character accommodating retail, service, and office uses serving local to regional needs.	0	1.5
Industrial (IND)	Areas of industrial character accommodating manufacturing, processing, distribution, and related employment activities.	0	1
Recreation (REC)	Lands designated for public and private recreation and open space uses.	0	0.1
Conservation (CON)	Environmentally sensitive lands designated for habitat protection and passive recreation.	0	0.1
Public Buildings & Grounds (PB)	Lands designated for civic, institutional, and governmental facilities.	0	1
Other Public Facilities (OPF)	Lands designated for utilities, infrastructure, and essential public services. This category may also allow for floating solar facilities, as defined in §163.32051, Florida Statutes.	0	0.5

Commented [JBP9]: Max DU/AC and FAR remains unchanged.

Commented [JBP10]: Max DU/AC and FAR remains unchanged.

Commented [JBP11]: Max DU/AC and FAR remains unchanged.

Commented [JBP12]: Max DU/AC and FAR remains unchanged.

Commented [JBP13]: Max DU/AC and FAR remains unchanged.

Commented [JBP14]: Max DU/AC and FAR remains unchanged.

~~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~~

~~1. Residential~~

~~Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides for a variety of land use densities and housing types.~~

~~Low Density (1730acres) - provides for a range of densities up to 5 units per acre and a floor area ratio not to exceed 0.7 (Ordinance # ?).~~

~~Medium Density (231 acres) - provides for a range of densities up to 10 units per acre and a floor area ratio not to exceed 0.7 (Ordinance # ?).~~

~~High Density (477 acres) - provides for a range of densities up to 18 units per acre and a floor area ratio not to exceed 1.0 (Ordinance # ?).~~

~~Residential development within the 100-year floodplain will be required to meet the standards of Policy A.1.1.1 for construction, Policy A.1.1.3 for placement of septic tank sewerage systems, and Policy A.1.4.1 for density.~~

Mobile homes will be permitted in accordance with F.S. 320.8285(5) 723.083, manufactured homes will be permitted in accordance with F. S. 553.38, and community group residential homes shall be permitted in accordance with F.S. 419.001(2), (3).

2. Commercial (1,210 acres)

Land designated for commercial use is intended for activities that are predominantly associated with the sale, rental, and distribution of products or the performance of service. Commercial land use includes offices, retail, lodging, restaurants, services, commercial parks, shopping centers, or other similar business activities. Public/Institutional uses and recreational uses are allowed within the commercial land use category. Residential uses are allowed within Downtown zoning districts, at an overall density of 20 units per acre and are subject to additional project density, design and locational standards set forth in these zoning districts (Ordinance # 11-22). The intensity of commercial use, as measured by impervious surface, should not exceed 70 percent of the parcel and a floor area ratio of 1.5, except that a floor area ratio of up to 4.0 is allowed in downtown zoning districts. Intensity may be further limited by intensity standards of the Zoning Code. The maximum height should not exceed 40 feet. (Ordinance # 12-50). Land Development Regulations shall provide requirements for buffering commercial land uses (i.e., sight access, noise) from adjacent land uses of lesser density or intensity of use. See Policy A.1.3.2.

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 and a floor area ratio not to exceed 1.0. Intensity may be further limited by intensity standards of the Zoning Code. The maximum height of development shall not exceed 45 feet. (Ordinance # ?)

4. Recreation (158 acres)

Land designated for recreation is intended for a variety of leisure time activities. Included in this land use classification are both resource-based and activity-based sites and facilities. Resource-based sites and facilities are oriented toward natural resources; activity-based sites and facilities are those that require major development for the enjoyment of a particular activity. Activity-based sites and facilities include ball fields, golf courses, tennis courts, etc.; resource-based facilities include lakes, trails, picnic areas, etc.

New recreational facilities must be sited in locations which are compatible or can be made compatible with adjacent land uses.

Impervious surface land coverage of recreation land use shall not exceed 50 percent for active recreational development; 10 percent for passive recreational development. Floor area ratios shall

not exceed 0.1, and intensity may be further limited by intensity standards of the Zoning Code (Ordinance # ?).

5. Public Buildings and Grounds (11 acres)

Lands designated in this category of use include a broad variety of public and quasi-public activities such as schools, churches, government buildings, hospitals, colleges and ancillary uses including student residences, administrative offices, and sports facilities, etc. and similar uses (Ord. # 12-25). The intensity of development in this land use category, as measured by impervious surface, shall not exceed 65 percent. The maximum height shall not exceed 40 feet. Floor area ratios shall not exceed 1.0, and intensity may be further limited by intensity standards of the Zoning Code (Ordinance # ?).

6. Other Public Facilities (1,041acres)

Lands designated as Public Facilities are intended for use as potable water, sanitary sewer treatment facilities, transportation, stormwater / drainage control structures, etc.

The intensity of this land use is dependent upon its use. For example, roads may cover 100 percent of the land area while a parking/maintenance facility may cover an impervious area of only 25 percent. Floor area ratios shall not exceed 0.50, and intensity may be further limited by intensity standards of the Zoning Code (Ordinance # ?).

7. Conservation (58 acres)

Conservation lands are parcels that are environmentally or ecologically significant. Floor area ratios shall not exceed 0.1, and intensity may be further limited by intensity standards of the Zoning Code (Ordinance # ?).

Preservation

The 58 acres of Ravine Gardens State Park that are committed to botanical gardens and natural environment are designated as conservation land use in this Plan and are considered "preservation lands" permitting no development.

Limited Development

Wetlands that are under two (2) acres in size that are not classified as “conservation” do have an assigned restriction on development. Development is restricted to residential land use at a density of no greater than 1 DU/5 acres with permitted development to occur on the upland portion of the site or that portion of the site least effected by construction activity.

8. Historic Resources (40 acres)

There are three historic structures and two historic districts within the City. The density/intensity of development within an area of historic significance shall be limited to that which will not reduce the historical significance or integrity of the site or structure physically or aesthetically.

~~9. Agriculture (18 acres)~~

~~The City projects continued growth out to the year 2010 and beyond. Every parcel of land will not be developed by 2010, with the remaining undeveloped parcels scattered throughout the City. Beyond the year 2010, these individual lots will be developed as in-fill parcels.~~

~~No land will be designated as "vacant or undeveloped" on the Future Land Use Map. There are 18 acres of land designated as "Agriculture" by the Future Land Use Map. It is not anticipated that, when annexed into the City, undeveloped lands designated by the county as "agriculture" will remain as such.~~

~~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). (Ord. # 12-15)~~

~~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. (Ord. # 12-??)~~

Policy FLUE - 1.1.4. All residential FLUCs shall allow for mobile homes, group home facilities, foster care facilities, and housing for low-, very-low-, and moderate-income households, including affordable workforce housing as defined in Section 380.0651, Florida Statutes, and, where appropriate, affordable housing for persons 60 years of age or older. These uses shall be regulated by the zoning and use standards established within the Land Development Regulations (LDRs).

Policy FLUE - 1.1.5. ~~Policy A.1.11.5~~ The property known as "Oaks Landing" shall have a land use designation of ~~Residential / Medium Density~~MDR and~~with~~ a maximum gross

density of 7.75 ~~units per acre~~du/ac, which cannot exceed 120 du total~~and a maximum number of units of 120 dwelling units~~.

Policy FLUE - 1.1.6. Amendments to the FLUM shall be evaluated in accordance with the analysis and urban sprawl criteria set forth in Section 163.3177, Florida Statutes.

Obj. FLUE - 1.2. Land Development Regulations Implementation
Adopt, amend, and enforce the LDRs to implement the provisions of the Comprehensive Plan.

~~Objective A.1.9 F.S. 187.201(2)(b)2 The City shall manage future growth and development through the preparation, adoption, implementation and enforcement of Land Development Regulations.~~

~~Policy A.1.9.1 9J-5.006 Adopt Land Development Regulations that shall contain specific and detailed provisions required to implement the adopted Comprehensive Plan.~~

Policy FLUE - 1.2.1. Within one year of adopting an amendment to the Comprehensive Plan, the City shall update the LDRs, if applicable, to implement the amendment and maintain consistency between the two documents.

Policy FLUE - 1.2.2. The City shall ensure that zoning districts established in the LDRs are consistent with the Comprehensive Plan's FLUCs and provide more detailed regulations for the specific uses, densities, and intensities allowed within each category.

~~Policy A.1.9.2 9J-5.006(3)(c)7 Land Development Regulations shall be adopted which address the location and intensity of land uses in accordance with the Future Land Use Map and the policies and regulations which describe the categories, acreage allocations, densities and intensities of land use contained in this Element.~~

~~Policy A.1.10.1 9J-5.006(3)(c)2 The City shall monitor and take positive action to guide development in a manner that is consistent with the comprehensive plan and land development regulations.~~

~~Policy A.1.3.3 9J-5.006(3)(c)1 By June 2008, the Building Official shall review the City's Subdivision Regulations and Zoning Code and where necessary revise these ordinances to ensure that land use categories are regulated in accordance with the Future Land Use Map and that controls are adopted for the regulation of sub-divisions and the use of land in flood prone areas in accordance with applicable FEMA regulations and Policies D.1.1.1 and D.2.2.5.~~

Policy FLUE - 1.2.3. The Planned Unit Development (PUD) overlay shall be established through the LDRs and applied only in a manner consistent with the FLUM and corresponding FLUCs. The PUD overlay is intended exclusively for projects that demonstrate a superior design and development approach that cannot

Commented [JBP15]: Assumed we could not get rid of this, so just revised for formatting and clarity.

Commented [JBP16]: Incorporated in Obj. above.

Commented [JBP17]: Incorporated in policy above.

Commented [JBP18]: Incorporated above.

Commented [JBP19]: Statutory requirement

Commented [JBP20]: Addressed in policy above.

Commented [JBP21]: Very broad policy and covered elsewhere. Recommended for deletion.

Commented [JBP22]: Very broad policy and covered elsewhere. Recommended for deletion.

be achieved through standard zoning provisions. Projects approved with a PUD overlay should achieve one or more of the following outcomes:

A. Coordinated, master-planned development that integrates a compatible mix of uses;

B. Site and building design that results in exceptional community character, environmental protection, and open space preservation;

C. Improved efficiency in the provision and long-term maintenance of infrastructure and public services; or

D. Inclusion of public amenities and benefits that advance the goals, objectives, and policies of this Comprehensive Plan.

The LDRs shall establish eligibility criteria, application and review procedures, and performance standards for the PUD overlay, ensuring that any approved PUD maintains compatibility with surrounding development, protects natural and cultural resources, and does not exceed the maximum densities or intensities established in the Comprehensive Plan unless otherwise authorized therein.

~~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).~~

Commented [JBP23]: The objective and corresponding policies are really just speaking about PUDs with minor exceptions. Considering that PUD provisions are handled in the code, we just consolidated these CP provisions within one policy.

~~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.~~

~~Policy A.1.8.3 9J-5.006(3)(c)1, 3 The Land Development Regulations shall be structured to provide definite benefits for developer application of innovative land development techniques, for example:~~

~~A. Additional density bonuses (up to 5 percent of permitted density) shall be allowed for developments which integrate into their design particular features of significant public benefit. These may include bonuses for the provision of low and moderate income housing units and the installation or extension of potable water and/or sanitary sewer systems.~~

~~Changes to the underlying FLUM density/intensity of use shall require a Plan amendment in accordance with s.163.3187, F.S.~~

~~B. To promote infill, delays may be granted for the availability of infrastructure where such action will not adversely affect public health, safety or welfare, in accordance with F.S. 163.3180.~~

Policy FLUE - 1.2.4. The City may consider adopting a density bonus program in the LDRs that allows a development to exceed the maximum residential density permitted by the property's zoning by up to 25%, so long as said bonus is not greater than 25% of the maximum residential density allowed by the site's underlying FLUM designation. Public benefits that could qualify a development for a density bonus may include, but are not limited to:

A. The provision of dedicated affordable housing units (as described in the Housing Element);

B. The preservation or adaptive reuse of historic resources;

C. The dedication of land or improvements for public parks, trails, or other community amenities; or

D. The incorporation of sustainable design features or infrastructure extensions that serve the broader public interest.

Policy FLUE - 1.2.5. New development shall be designed to ensure safe and efficient access and circulation, consistent with applicable state, regional, and local standards, as implemented through the LDRs.

~~Policy A.1.7.1 9J-5.006(3)(c)4 Access to major/minor arterials, adequate parking and sufficient buffering shall be considerations in approving proposed development in accordance with FDOT standards. At the time of issuing a building permit or at site plan review preliminary to issuing a plat approval, the building official shall ensure that the following FDOT standards are met~~

Commented [JBP24]: Standards are suitable for the LDC, not the FLUE of the CP. Recommend removing these and adding a summary policy above.

Minimum Lane & Buffer Width Roadway	Lane Width	Buffer [1]
Parkway [2,3]	12'	25'
Major Arterial [2,3]	12'	15'
Minor Arterial [3]	11'	10'
Major Collector [3]	11'	10'
Minor Collector	11'	10'
Local	N/A	4.5'
Alley	N/A	N/A
Cul-de-sac	- [4]	N/A

[1] Landscaped strip between edge of pavement and sidewalk. The swale shall serve as the minimum buffer on roadways where the swale is greater than the minimum buffer.
[2] Median width is 30 feet.
[3] Provide 5 foot bike lanes on the outer side of roadway.
[4] The cul-de-sac may include a center island with a 30' radius and an outside radius of 50' as approved by the Public Services Director.

Minimum Offset Distance Between Driveways or Intersections of Undivided RoadwaysRoadway Classification	Minimum Offset 1
Major Arterial [2,3]	600' [2], 300' [3]
Minor Arterial [3]	220'
Major Collector [3]	220'
Minor Collector	150'

[1] Measured centerline-to-centerline of opposing driveways on intersections
[2] Posted speed 45 mph or greater
[3] Posted speed 40 mph or less

Policy A.1.7.2 9J-5.006(3)(c)3 Commercial development adjacent to major and minor arterial roads shall provide sufficient depth to allow adequate set back distance and clearance to accommodate FDOT near and long range roadway improvements.

Obj. FLUE - 1.3. Public Facilities

Coordinate land use decisions with the availability and efficient provision of infrastructure and services to maintain level-of-service (LOS) standards established within the Capital Improvement Element (CIE).

Policy FLUE - 1.3.1. Coordinate the timing, location, and capacity of public facilities and services with land use decisions to ensure efficient service delivery, support planned growth patterns, and avoid premature or inefficient extensions of infrastructure.

Policy FLUE - 1.3.2. Approve new development only when it can be demonstrated that adequate public facilities and services, including required utility connections, will be available consistent with the requirements of the Public Facilities Element

(PFE), performance standards in the CIE, and development standards in the LDRs.

~~Policy A.1.1.3 9J-5.006(3)(c)3 The City shall, as a condition of issuing a building permit or other development order, require proposed developments to hook up to the City central sewer systems in accordance with the revised City zoning code and subdivision regulations based upon Chapter 381, Florida Statutes, and Division 64E, Florida Administrative Code.~~

Commented [JBP25]: Already stated in the PFE

~~Policy A.1.1.7 9J-5.006(3)(c)2 The City Building Official shall not issue a building permit or other final development order, or issue final plat approval, until it has been certified that infrastructure facilities and services exist or shall be available pursuant to an executed development agreement to satisfy demands generated by the development in accordance with adopted City levels of service standards. By June 1, 2008, the City shall incorporate into the land development regulations a method for establishing transportation proportionate fair share. Availability of infrastructure will be certified through the Building Official issuing a "Certificate of Concurrency."~~

Commented [JBP26]: Already stated in PFE

Commented [JBP27]: Already stated in PFE

Policy FLUE - 1.3.3. Ensure that adequate and suitably located land is available for public facilities to serve existing and planned development.

~~Objective A.1.7 9J-5.006(3)(b)8; F.S. 187.201(17)(a) Upon Plan adoption, the City shall ensure the availability of suitable land for utility facilities necessary to support proposed development.~~

Commented [JBP28]: Incorporated into policy above.

~~Policy A.1.7.3 9J-5.006(3)(c)3; F.S. 187.201(16)(a)(b)4 Land required for utility facilities to support future development, when identified, shall be designated on the Future Land Use Map by Plan amendment procedures and a means shall be established for acquiring the sites through either private or public acquisition.~~

Commented [JBP29]: Incorporated into policy above.

Policy FLUE - 1.3.4. Electric substations shall be permitted in all FLUCs except for Recreation and Conservation.

Commented [JBP30]: New state preemption (163.3208, F.S.)

Obj. FLUE - 1.4. Infill & Redevelopment

Promote the infill and redevelopment of the City in a manner that strengthens community character, addresses substandard living conditions and blight, maximizes the use of existing infrastructure, and supports sustainable economic growth.

~~Objective A.1.2 9J-5.006(3)(b)2 Upon Plan Adoption, the City shall implement the following policies in order to provide the means for redevelopment and renewal of blighted properties.~~

Commented [JBP31]: Objective is addressed above in new Obj. language.

~~Objective A.1.6 9J-5.006(3)(b)7 Upon Plan adoption, the City shall discourage urban sprawl. Land Development Regulations shall be adopted that implement the following policies:~~

Commented [JBP32]: Could fall under multiple objectives, but is addressed primarily within this objective.

Policy FLUE - 1.4.1. The City shall direct growth toward areas with existing infrastructure and services, prioritizing infill and redevelopment through the FLUM, LDRs, capital improvement programming, and other growth management tools.

Policy FLUE - 1.4.2. Evaluate incentives to encourage infill development in areas served by existing public facilities. Potential incentives may include, but are not limited to:

A. Allowing additional permitted land uses or accessory units, such as accessory dwelling units ("mother-in-law" units) with separate kitchens.

B. Expanding opportunities for small-scale, home-based businesses consistent with neighborhood character.

C. Streamlining development review or providing expedited permitting for qualifying infill projects.

D. Reducing or waiving certain development fees for projects that utilize existing infrastructure capacity.

E. Offering density or intensity bonuses for projects that incorporate dedicated affordable housing units, historic preservation elements, or other public benefits.

F. Providing flexible dimensional standards, parking requirements, or open space requirements to accommodate site constraints in developed areas.

G. Supporting public-private partnerships to assemble parcels, remediate underutilized sites, or improve infrastructure to facilitate redevelopment.

~~Policy A.1.6.1 9J-5.006(3)(c) Provide incentives which direct development to infill in areas of the City with in-place water/sewer lines and paved road. These incentives may include, but not be limited to providing additional permitted land uses through special use designations under the City Zoning Code such as approved "mother-in-law" units with separate kitchens or home office operations for limited business activities.~~

Commented [JBP33]: Addressed above.

~~Policy A.1.6.2 9J-5.006(3)(c)3 Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling within already developed commercial areas as identified on the Future Land Use Map.~~

Commented [JBP34]: Not sure this needs to be explicitly stated.

Policy FLUE - 1.4.3. Support the City's three Community Redevelopment Areas — the North Historic District, the Central Business District, and the South Historic

District — and their adopted CRA Plan, including the continued use of Tax Increment Financing (TIF) and other funding tools, to implement projects and programs consistent with this Objective.

Policy FLUE - 1.4.4. Identify and designate additional redevelopment areas as needed, based on a finding of necessity conducted in accordance with Section 163.340, Florida Statutes, to guide public and private investment and redevelopment.

~~Policy A.1.2.2 The City has one Community Redevelopment Area that is comprised of three Tax Increment Finance (TIF) districts: the North Historic District, the Central Business District, and the South Historic District. These three TIF districts are governed by the Community Redevelopment Agency and guided by the Community Redevelopment Area Plan. This plan's original sunset of December 27, 2013 has been extended by the Agency and the City Commission to continue with an amended sunset of December 27, 2043. (Ordinance 12-29)~~

Commented [JBP35]: Addressed in policy above.

~~Policy A.1.2.1 9J-5.006(3)(b)(2) The minimum housing code shall be utilized to upgrade existing housing within designated revitalization areas. Designation of proposed revitalization areas will be made subsequent to on-site housing surveys conducted by the City staff. (Note: Florida law mandates utilization of the Florida Building Code)~~

Commented [JBP36]: Strange requirement, but functionally already addressed above and within the Housing Element.

~~Policy A.1.1.4 By June 1, 2009, the City's Subdivision and Zoning Code shall be reviewed and where necessary revised to address drainage and stormwater issues as identified in the Public Facility Element; open space requirements as addressed in the Recreation and Open Space Element; and on-site traffic flow and vehicle parking as addressed in the Traffic Circulation Element.~~

~~A. Open space requirements will meet the LOS adopted in the Recreation and Open Space Element.~~

~~B. On-site traffic will, at a minimum, require that adjacent commercial, high density / medium density (or combinations thereof) properties provide interconnections to reduce requirements for road trips.~~

~~C. Parking requirements shall be specified in terms of number of parking space units per type and size of facility.~~

Commented [JBP37]: Strange requirement, spanning multiple topic areas, different elements, and the LDC itself. Recommend deletion.

Policy FLUE - 1.4.5. The City shall encourage the preservation of recreational and commercial working waterfronts along the St. Johns River for water-dependent uses by maintaining land use and zoning provisions that prioritize such activities, supporting reinvestment in existing facilities, and promoting partnerships that sustain their economic, cultural, and public value.

Commented [JBP38]: 163.3177, F.S. requirement.

Obj. FLUE - 1.5. Community Character & Compatibility

Ensure that new development, redevelopment, and public improvements preserve or enhance the established character of the community and its neighborhoods by promoting compatible land use

patterns, high-quality design, and smooth transitions between areas of differing scale, intensity, or use.

Policy FLUE - 1.5.1. The City shall maintain regulations in the LDRs for signage, building design, site design, and related development features that preserve or enhance community character and prevent adverse impacts on adjacent properties, public rights-of-way, and the St. Johns River.

~~*Policy A.1.1.5 9J-5.006(3)(c)1 Upon Plan adoption, the City Building Official shall review the City Zoning Code to ensure that current signage regulations preserve the character of the City. Where, through citizen participation, it is determined that current signage regulations regarding location, size, height, motion, etc., should be revised, changes to the current regulation shall, be discussed in public hearing and proposed changes considered for adoption by the City Commission. By June 2008, the City shall review the land development regulations to ensure that signage maintains the character of the City and does not adversely impact adjoining properties, public rights-of-way, and the St. Johns River.*~~

Commented [JBP39]: Policy was addressed above and opened to other items beyond simply signage.

~~Objective A.1.3 9J-5.006(3)(b(3); 187-.201(16)a Upon Plan adoption the City shall pursue the elimination or reduction of land uses inconsistent with the uses identified on the Future Land Use Map or associated adopted Goals, Objectives and Policies.~~

Commented [JBP40]: Addressed in policy form below.

Policy FLUE - 1.5.2. ~~Policy A.1.3.1 9J-5.006(3)(c)2~~ The LDRs shall include ~~The Building Official shall utilize the Land Development Regulations, specifically the City Zoning Code, to reinforce its current~~ provisions regarding the elimination of non-conforming land uses, to include all uses which are inconsistent with the adopted ~~Future Land Use Map 2005~~FLUM or cannot be made compatible with adjacent land uses. The requirement of this provision shall be enforced by the City's designated Building Official or their designee upon application to the City for building permits to repair or improve such structures.

Policy FLUE - 1.5.3. ~~The Building Official or designee shall ensure the City's LDC establishes clear and enforceable buffering and separation requirements between land uses of different densities or intensities of use to ensure compatibility between uses.~~The Planning Director~~Building Official~~ or designee shall ensure the City's LDRs~~C~~ promotes neighborhood compatibility by encouraging smooth, natural transitions in building form, scale, design, and land use, intensity, and density rather than relying solely on separation or buffering, so that neighborhoods evolve cohesively. Pursuant to this policy, the City will review its LDR's~~C~~ buffering, separation, and building standards.

~~Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring capability between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include: Noise and sight~~

Commented [JBP41]: Not sure this needs stating within the confines of a Comprehensive Plan.

~~incompatibility -- screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 80 percent.~~

~~Policy A.1.3.4 9J-5.006(3)(c)2 The City shall not issue variances, special use permits, building permits or zoning changes in any case where the proposed land use is not consistent with the City of Palatka adopted Comprehensive Plan.~~

Policy FLUE - 1.5.4. Consistent with the provisions of the Intergovernmental Coordination Element (ICE), guide annexations to areas where land use patterns, infrastructure capacity, and service availability can support development that is compatible with surrounding neighborhoods and preserves community character.

Policy FLUE - 1.5.5. Coordinate annexation-related land use decisions with adjacent jurisdictions, as outlined in the ICE, to prevent incompatible uses along jurisdictional boundaries and maintain harmonious community character.

~~Objective A.1.10 9J-5.006(3)(b)3 Upon Plan adoption, the City shall coordinate land development with adjacent jurisdictions or may pursue annexation of surrounding areas whose proposed land uses may adversely impact the City.~~

Commented [JBP42]: Addressed in new policies above.

Policy FLUE - 1.5.6. ~~Policy A.1.10.2 By June 2008, the City shall establish~~Establish and maintain a "Memorandum of Agreement" with local governments of adjacent jurisdictions to coordinate~~arbitrate~~ the siting of "Locally Undesirable Land Uses" (LULUs) within two ~~(2)~~ miles of adjacent local government boundaries and implement procedures for reviewing such cases.

Policy FLUE - 1.5.7. As detailed in the ICE, coordinate land use decisions with the Putnam County School District to ensure adequate, appropriately located sites for current and future educational facilities.

Commented [JBP43]: Required in 163.3177, F.S.

Goal FLUE - 2. Preserve and enhance the City's natural systems, environmental resources, historic assets, and other significant community features while ensuring compatible, safe, and sustainable development.

~~Objective A.1.4 9J-5.006(3)(b)4; 187.201(23)(a)(b)1 Upon Plan adoption the City shall ensure the protection of natural resources and historic resources through implementing the following policies.~~

Obj. FLUE - 2.1. Floodplain & Wetland Protection
Consistent with the provisions of the Public Facilities (PFE) and Conservation Elements (CONE), limit development in floodplains and wetlands to protect public safety and environmental integrity.

~~Objective A.1.1 9J-5.006(3)(b)1; F.S. 187.201(16)1, 5 Upon Plan adoption, the City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.~~

Policy FLUE - 2.1.1. Continue to utilize the latest Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps to identify the 100-year floodplain and other flood-prone areas within the City.

~~Policy A.1.1.1 9J-5.006(3)(c)1; F.S. 187.201(25)(2) The City of Palatka shall use the latest version of the Flood Insurance Rate Maps promulgated by FEMA to determine the location of the 100-year floodplain and flood prone areas in the City. The City shall, within its Land Development Regulations provide specifications for regulating construction/development within these areas. These specifications will include:~~

Policy FLUE - 2.1.2. Continue to refine construction and development standards in the LDRs for flood-prone areas to minimize flood risk, protect natural floodplain functions, and ensure consistency with applicable state and federal requirements.

~~A. Development within the FEMA 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps;~~

~~B. Dredging and filling of lands within floodplains shall be limited to that approved by federal and State agencies having the authority to regulate and police such activities. All proposed development shall be clustered and located on the non-floodplain portions of the site, or, for proposed development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated on pilings; and~~

~~C. In addition, the following criteria will apply to development in the 100-year floodplain:~~

~~1. No hazardous materials or waste shall be stored within the 100-year floodplain;~~

~~2. Clearing of native vegetation will be minimized in the 100-year floodplain by establishing the following open space ratios for the land uses identified below:~~

~~Residential land use: 60% open space~~

~~Commercial land use: 50% open space~~

~~Industrial land use: 45% open space~~

~~3. Use of septic tanks in flood prone areas will be restricted as specified by the County Health Department. Existing Development shall be required to connect to central sewage systems when system collection lines are within 250 feet of subject property. New development will be required to connect to centralized sewer pursuant to Public Facilities Element Policy D.1.4.1.~~

Commented [JBP44]: Addressed throughout the Comprehensive Plan, but most notably in the above Objective.

Commented [JBP45]: Revised into the above policy.

Commented [JBP46]: Development standards that are best deferred to the Land Development Code.

~~4. Any development within a flood prone area will maintain the natural topography and hydrology of the development site.~~

Policy FLUE - 2.1.3. ~~Policy A.1.4.1 9J-5.006(3)(c)2~~ Restrict ~~Development~~development in wetland/flood-prone areas ~~will be restricted~~ to ~~low density residential land use at~~ a density no greater than 1 unit per 5 acres, with permitted development clustered on the upland portion of the site or in that portion of the site least affected by construction activities.

Policy FLUE - 2.1.4. The City shall utilize the "City of Palatka Wetlands Protection Ordinance" ~~contained in Chapter 30 of the Land Development Regulations~~ to ensure that wetlands are adequately protected from development activities.

Policy FLUE - 2.1.5. Protect public water well fields from adverse impacts of development by maintaining a minimum 500-foot setback consistent with the Wellhead Protection Area definition in Rule 62-521.200, Florida Administrative Code (FAC). Within this area, only non-polluting land uses such as recreation, conservation, low- and medium-density residential, and limited commercial uses that do not involve the production, storage, use, or sale of hazardous materials shall be permitted. Expansion or improvement of nonconforming uses within the setback shall be prohibited.

~~Policy A.1.4.2 9J-5.006(3)(c)2, 6 Public water well fields shall be protected from adverse impacts of development by requiring a 500-foot radial setback buffer consistent with the definition of a "Wellhead Protection Area" as defined in 62-521.200, F.A.C.~~

Commented [JBP47]: Addressed above.

~~Non-polluting land uses shall include Recreation and Conservation land uses, low and medium density residential land use and commercial land uses that do not, in their operations, produce, store, use nor sell toxic materials as defined in SARA Title III (consolidated list of hazardous materials).~~

~~Any non-conforming land use located within 500 feet of a well serving the public will not be permitted to expand or be improved.~~

Policy FLUE - 2.1.6. ~~Policy A.1.4.3 9J-5.006(3)(c)6 The City shall ensure, through regular review, that the Land Development Regulations specify~~The LDRs shall include and be periodically updated with acceptable erosion control practices to be implemented during construction (such as temporary covering of straw, hay-bale obstruction in drainage swales, etc.) to reduce soil erosion from wind and water during ~~the construction phase of~~ development.

Policy FLUE - 2.1.7. ~~Policy A.1.4.4 9J-5.006(3)(c)4~~ A 50-foot set-back measured from the waterfront will be required for all new construction along the St. Johns River.

Policy FLUE - 2.1.8. ~~Policy A.1.4.5 9J-5.006(3)(c)4~~ A vegetated, upland buffer with a minimum width of ~~fifteen (~~15~~)~~ feet and an average width of ~~twenty-five (~~25~~)~~ feet shall be required in any new development abutting a wetland.

Policy FLUE - 2.1.9. ~~Policy A.1.4.6 9J-5.006(3)(c)4~~ Every two years, the City shall review the City of Palatka and Ravine State Gardens Stormwater Quality Master Plan to ensure that it continues to meet the needs of the City.

Policy FLUE - 2.1.10. The LDRs shall include and be periodically updated with standards that protect and enhance the quality of surface and groundwater resources, consistent with the requirements of the PFE, CIE, and applicable Florida and federal water quality regulations.

~~Policy A.1.4.7 9J-5.006(3)(c)4 The City shall adopt Land Use Regulations which will provide for maintaining the quality of surface waters in accordance with the standards specified in Policy D.1.1.1 .~~

Commented [JBP48]: Addressed in new policy above.

~~Policy A.1.1.2 9J-5.006(3)(c)6; F.S. 187.201(25)(a)(b)2, 5 The City shall revise its site plan review ordinance to require that permits required by law from the Water Management District, the Department of Environmental Protection, and the Army Corps of Engineers be secured prior to the issuance of a land clearing, fill, building, or other land development permit by the City.~~

Commented [JBP49]: Addressed in new policy above.

Policy FLUE - 2.1.11. ~~Policy A.1.4.8 9J-5.006(3)(c)4~~ Riverfront and lakefront development shall be designed so as not to affect the water quality of adjacent waters through stormwater run-off. Design standards shall include:

A. Appropriate limitations on development density and setbacks to protect water quality;

B. Setbacks for structures and onsite sewage treatment systems (including septic tanks and drainfields) from surface waters, in accordance with applicable state regulations, including those adopted by FDEP; and

C. The installation and/or preservation of vegetative buffers between development and water bodies to minimize runoff and preserve water quality.

~~limitation of density; a 50-foot set back of buildings from waterfront; set back of sanitary sewer drainfield (septic tank) from water's edge as specified in the Department of Health issued construction permit HRS-H Form 4016; based upon Rules 10D-6.063(1)(a)1 through 3 for siting of a septic tank and drainfield "within the mean high water line of tidal water bodies or of the ordinary high water line of lakes, ponds or other non-tidal surface waters~~

Commented [JBP50]: Incorporated and clarified in provisions above.

~~and a 50-foot vegetative buffer required between building site and waterbody.~~

Policy FLUE - 2.1.12. ~~Policy A.1.4.9 9J-5.006(3)(c)6~~ The City shall, through available ~~S~~state and federal programs, promote the acquisition of floodplains along the St. Johns River.

Obj. FLUE - 2.2. **Historic Resource Protection**

Ensure land use decisions, redevelopment activities, and infrastructure investments protect and enhance the City's historic resources and districts, consistent with the Historic Preservation Element (HPE).

Commented [JBP51]: Required to be addressed in the FLUE per 163.3177, F.S., but best left clarified in the actual Historic Preservation Element.

~~Objective A.1.5 9J-5.006(3)(b)4; F.S. 187.201(16)(a)(b)5 Upon Plan adoption, The City, through implementing the following policies, shall increase public awareness of the historical significance of the City and provide incentives to maintain and restore historically significant areas and structures within the City limits.~~

Commented [JBP52]: Addressed above.

Policy FLUE - 2.2.1. Require that new development, redevelopment, and site improvements within or adjacent to designated historic districts or properties are compatible in scale, form, and character, as implemented through the LDRs.

Policy FLUE - 2.2.2. Coordinate FLUCs and FLUM designations, zoning districts and maps, and redevelopment initiatives with the HPE to support preservation, adaptive reuse, and reinvestment in historic resources and districts.

~~Policy A.1.5.1 9J-5.006(3)(c)8 Historic resources shall be protected through designation as historic sites by the State or City. Such designated sites shall require plan review procedures for proposed alterations or remodeling that will ensure, through the permitting process that the proposed activity will not degrade or destroy the historical / archaeologic significance of the site.~~

Commented [JBP53]: Addressed above and in greater detail in the HPE.

~~Policy A.1.5.2 9J-5.006(3)(c)8 Neither the owner of, nor the person in charge of, a structure within a historic district, or a structure that has been designated a national, State or local historical landmark shall permit such structure to fall into a state of disrepair which may result in the deterioration of exterior appurtenances or architectural features so as to produce or tend to produce, in the judgment of the board, a detrimental effect upon the character of the district as a whole or the life and character of the structure in question.~~

Commented [JBP54]: Addressed above and in greater detail in the HPE.

~~Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be non-conforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.~~

~~Policy A.1.5.3 9J-5.006(3)(c)8 Proposed development projects shall be reviewed at the time of issuing a building permit to determine potential impacts on known historic sites. Where such construction or other development activity may impact adversely on a historic/archaeological site, the proposed development must provide sufficient buffering (spatial separation, physical wall, or other method approved by the City Planning Board) before a permit is issued.~~

Commented [JBP55]: Addressed above and in greater detail in the HPE.

~~Policy A.1.5.4 9J-5.006(3)(c)8 The City shall seek funding and technical support from the Department of State, Division of Historic Resources to review and conduct further field surveys to identify any additional historical/archaeological sites that may exist within the City limits. The City shall update Figure A-2 and the Housing Element Appendix accordingly.~~

Commented [JBP56]: Addressed above and in greater detail in the HPE.

~~Policy A.1.5.5 The City shall support public activities which disseminate information regarding the historic significance of the City of Palatka and its historic sites.~~

Commented [JBP57]: Addressed above and in greater detail in the HPE.

Obj. FLUE - 2.3. Airport Compatibility

~~Policy A.1.1.6 9J-5.006(3)(c)2~~ The City shall maintain standards and procedures in accordance with Chapter 333 F.S., "airport zoning" to ensure that incompatible land uses will be restricted from placement in accident and noise zones surrounding the airport.

Commented [JBP58]: Kept this section as is, considering its close alignment with F.S. However, section should be revisited in a standalone update in partnership with airport leadership.

Policy FLUE - 2.3.1. ~~Policy A.1.1.6a 9J-5.006(3)(c)2~~ The City shall not permit the placement of tall structures such as high-rise buildings or radio/TV towers within areas that are take-off or landing zones or are otherwise defined as areas of special safety concern. In accordance with Section~~s.~~ 333.025, Florida Statutes,~~.S.~~ the City shall require FDOT review and approval and, when applicable, the FCC and/or FAA prior to the issuance of any City permit.

Policy FLUE - 2.3.2. ~~Policy A.1.1.6b 9J-5.006(3)(c)2~~ The City shall coordinate with the county regarding land use issues that affect operations at Kay Larkin Airport.

Policy FLUE - 2.3.3. ~~Policy A.1.1.6c~~ The City shall not allow future amendments that change the ~~Future Land Use Map~~FLUM designation to ~~Residential Medium~~MDR and ~~Residential High~~HDR within the Residential Restricted Zone, as ~~indicated by Map A-7~~depicted in the adopted FLUM~~Future Land Use Map~~ series. ~~-~~This shall not include the designation of lands with City ~~land use categories~~FLUCs comparable to existing ~~C~~county FLUCs~~land use categories~~ when such properties are annexed into the City. ~~(Ord. # 12-20)~~

Policy FLUE - 2.3.4. ~~Policy A.1.1.6d~~ The City shall not allow new public or private primary or secondary educational facilities within the Educational Restricted Zone, as depicted in the ~~indicated by Map A-8 in the Future Land Use Map~~adopted FLUM series, except for improvements and additions to existing facilities

approved in a state college campus master plan as amended on an ongoing basis in the future, or aviation-related educational facilities. ~~(Ord. # 12-20)~~

Policy FLUE - 2.3.5. ~~Policy A.1.1.6e~~ The City shall maintain and regularly update the Kay Larkin Airport Master Plan (AMP) in accordance with Section~~s.~~ 333.06, Florida Statutes.~~S.~~

~~Objective A.1.11 187201(15)(b)1, 2, 3 The City shall protect private property rights and recognize the existence of private interest in land use.~~

Commented [JBP59]: Objective and subsequent policies are essentially addressed in the new Private Property Rights Element.

~~Policy A.1.11.1 The City will regulate the use of land only for valid public purposes in a reasonable manner, in accordance with due process.~~

~~Policy A.1.11.2 187.201(15)(b)3 The City shall consider the acquisition of lands by State, county, or local governments where regulation will severely limit practical use of real property~~

~~Policy A.1.11.3 The City shall give public notice to land owners of any proposed land use change or change of zoning and will provide an opportunity for comment by the land owner and affected residents of the City prior to making a final decision on any land use change or rezoning proposal.~~

~~Policy A.1.11.4 9J-5.006(3)(c)6 Applications by land owners for a land use amendment to the Comprehensive Plan shall, as part of filing procedures, require the payment of a fee and provisions by the land owner of topographic, soil condition, flood hazard zone and wetland zone and wetland information on all land surveys filed in support of a land use amendment, zoning change or land subdivision. Exceptions may be made by the City on a case by case basis for small-scale amendments when the property in question is (1) already developed or (2) is of a size, shape, and location that the normal permitting processes are sufficient.~~

Housing Element

Goals, Objectives, & Policies

Goal HE - 1. **Cultivate a safe, diverse, and high-quality housing supply that meets the needs of current and future residents.**

Commented [JBP1]: Reflects the new/updated objectives and Element organization.

~~**Goal C.1 Plan for and assist providing adequate and affordable housing for the current and projected populations of the City.**~~

Obj. HE - 1.1. **Diversify & Expand the Local Housing Stock**

Provide opportunities to expand and diversify the City's housing supply by permitting a range of housing types, sizes, and price points that meet the needs of current and future residents.

Policy HE - 1.1.1. The City shall ensure that the provisions of the Comprehensive Plan and the Land Development Regulations (LDRs) provide sufficient designations, densities, uses, and locations to allow for a well-balanced mix of housing types, sizes, and price points across the City.

Policy HE - 1.1.2. The City shall consider updates to the LDRs that could support and enable the further expansion and diversification of the City's housing stock, such as:

A. Amending zoning standards to allow for a broader range of housing types throughout the City, including missing middle housing (e.g., duplexes, triplexes, cottage courts).

B. Providing more flexible lot size and dimensional standards to support and accommodate infill and redevelopment.

C. Reducing existing parking requirements that may prevent the development of smaller or more dense housing types.

D. Adopting design standards that encourage innovative and non-traditional housing formats while maintaining neighborhood compatibility.

E. Broaden opportunities for accessory dwelling units (ADUs) in residential districts, including adjustments to location, size, and design standards to encourage their development while ensuring neighborhood compatibility.

~~Policy C.1.1.4 The City shall allow small accessory dwelling units in single-family zoning districts.~~

Commented [JBP2]: Addressed in new policy above.

Policy HE - 1.1.3. Regularly work with the development community to identify opportunities to diversify the City's housing inventory while meeting local housing demand.

Policy HE - 1.1.4. The City shall evaluate and address the housing demands of special needs households, including persons who are homeless, elderly, or have disabilities, as well as households requiring temporary or transitional housing. This evaluation shall be conducted in coordination with local service providers, nonprofit agencies, and regional housing organizations, and shall include:

A. Regular assessment of existing special needs housing capacity, service availability, and barriers to access.

B. Prioritization of available funding, including federal, state, and local sources, to address the greatest identified needs.

C. Support for the development, rehabilitation, or adaptation of housing units and facilities that meet accessibility, safety, and supportive service requirements.

D. Facilitation of partnerships among public, nonprofit, and private entities to increase the availability of permanent supportive housing, transitional housing, and emergency shelter.

E. Promotion of programs that enable aging in place and independent living for elderly and disabled residents.

~~Objective C.1.2 The City shall support the provision of adequate housing for special needs households (housing for the homeless, handicapped, elderly).~~

Commented [JBP3]: Addressed in policy immediately above.

~~Policy C.1.2.1 The City shall continue to evaluate special needs housing, housing for the homeless, temporary shelters and transitional housing, and target available funding to the areas of greatest need.~~

Commented [JBP4]: Addressed in policy immediately above.

~~Policy C.1.1.3 The City shall pursue annexation and/or unified urban service delivery with the County, which will result in increased development efficiency, higher density, and reduced costs that translate to more affordable housing.~~

Commented [JBP5]: This is a bit of "A to C" policy and likely redundant of existing and new FLUE policies. As such, it has been deleted.

Policy HE - 1.1.5. To maintain a balanced, inclusive, and diverse housing supply, the City shall ensure that the LDRs support the development of large-lot, executive-level housing options within the City.

Obj. HE - 1.2. Expand & Preserve Dedicated Affordable Housing Units

Cultivate a sufficient inventory of dedicated affordable housing units

for very low-, low-, and moderate-income households by supporting the development, preservation, and continued investment in subsidized and income-restricted units.

~~Objective C.1.1 Upon Plan adoption, the City shall promote the provision of adequate and affordable housing in the city.~~

Commented [JBP6]: Expanded into Objective 1.2. and Objective 1.3.

Policy HE - 1.2.1. Actively engage in local and regional housing committees, task forces, and working groups to assess local housing needs, share data and resources, coordinate funding opportunities, and develop policies and programs that result in the creation and preservation of dedicated affordable housing units.

~~Policy C.1.1.1 The City shall participate in local and regional affordable housing committees and working groups and support such activities in identifying, analyzing, and addressing the growing need for affordable housing, and exploring and supporting the delivery of affordable housing.~~

Commented [JBP7]: Addressed in policy immediately above.

Policy HE - 1.2.2. The City shall support public, private, and nonprofit developers in the creation and long-term stewardship of dedicated affordable housing units by providing assistance that may include, but is not limited to:

A. Identifying sites suitable for residential development;

B. Utilizing relevant federal, state, and local funding sources, such as the Community Development Block Grant (CDBG) Program, State Housing Initiatives Partnership (SHIP), and HOME Investment Partnerships Program (HOME)

C. Offering technical support in navigating the development review and approval process;

D. Providing guidance on site and building design to ensure compliance with the LDRs and compatibility with surrounding uses;

E. Connecting developers with local partners, programs, and community-based organizations that can provide additional resources, expertise, or support services.

~~Policy C.1.1.5 The City shall encourage and support a local public/private partnership to promote, facilitate, develop, and finance the creation and maintenance of affordable housing to effectively meet the housing needs of its low and moderate income households.~~

Commented [JBP8]: Addressed in policy immediately above.

~~Policy C.1.1.2 The City shall provide technical assistance and formal support to public, non-profit, and private agencies and organizations in developing affordable housing that is in keeping with the~~

~~City's Comprehensive Plan. These organizations include but are not limited to Habitat for Humanity, Inc.; Palatka Housing Authority, and Florida Housing Finance Corp. tax credit applicants.~~

~~Policy C.1.3.3 The City shall continue to support and assist the Palatka Housing Authority in maintaining the condition and appearance of subsidized housing units in the City.~~

Policy HE - 1.2.3. The City shall consider amending the Land Development Regulations to incentivize the development of new dedicated affordable housing units. Such amendments may include:

A. Allowances for increased density, height, floor area, or lot coverage in appropriate locations to improve project feasibility;

B. Increased flexibility in meeting dimensional, parking, and open space standards;

C. Reduced or waived impact fees; and

D. Expedited development review and permitting for projects that meet established affordability criteria.

~~Policy C.1.4.2 The City shall endorse the maintenance of existing permitting system so that affordable housing projects will not experience unnecessary delays.~~

Policy HE - 1.2.4. The City shall assist in the establishment and growth of community land trusts, which provide dedicated affordable housing units with long-term affordability requirements.

Policy HE - 1.2.5. Pursuant to section 166.0451, Florida Statutes, the City shall maintain and update at least every three years a publicly available inventory of City-owned properties appropriate for dedicated affordable housing units, and prioritize disposition or development strategies that ensure long-term affordability.

Policy HE - 1.2.6. The City shall ensure that dedicated affordable housing units are dispersed throughout the City and within individual developments, and that these units are designed to match the appearance and quality of market-rate housing, while contributing positively to the neighborhood character.

~~Policy C.1.4.4 The City shall avoid encouraging or requiring concentrations of affordable housing units in limited and specific areas, and shall support scattered site affordable housing that meets basic design standards, thereby enhancing property values~~

Commented [JBP9]: Addressed in policy immediately above.

Commented [JBP10]: Incorporated into policy above.

Commented [JBP11]: Relatively new requirement in Florida Statutes.

Commented [JBP12]: Incorporated into policy above.

Obj. HE - 1.3. **Preserve and Enhance Naturally Occurring Affordable Housing**
Protect and improve naturally occurring affordable housing so it continues to offer viable living options for very low-, low-, and moderate-income households in the City.

Policy HE - 1.3.1. The City shall identify and monitor naturally occurring affordable housing within city limits to track changes in condition, occupancy, and affordability over time.

Policy HE - 1.3.2. The City shall pursue the strategic acquisition of naturally occurring affordable housing at risk of market-rate conversion and partner with qualified nonprofit, public, or mission-driven private entities to preserve these units, thereby preventing resident displacement.

Policy HE - 1.3.3. The City shall seek funding from federal, state, and local sources to support the preservation of naturally occurring affordable housing, including weatherization, energy efficiency, and structural repair programs.

Policy HE - 1.3.4. The City shall encourage the rehabilitation of naturally occurring affordable housing through code compliance assistance, access to repair and renovation programs, and partnerships with nonprofit housing organizations.

Policy HE - 1.3.5. The City shall encourage property owners of naturally occurring affordable housing to maintain affordability through voluntary agreements, participation in incentive programs, or partnerships with community land trusts.

Policy HE - 1.3.6. The City shall promote neighborhood stability and livability in areas with naturally occurring affordable housing by implementing targeted infrastructure improvements, enhancing code enforcement, and providing access to public amenities.

Obj. HE - 1.4. **Rehabilitate & Replace Substandard Housing**
Improve the quality and safety of the City's housing stock by prioritizing the rehabilitation and repair of substandard units, extending their useful life, and replacing those that are beyond feasible repair through safe demolition and redevelopment.

~~Objective C.1.3 Upon plan adoption, the City shall target the rehabilitation of existing substandard units by adopting the following policies.~~

Commented [JBP13]: New Objective to make a clear distinction between dedicated affordable housing (i.e., subsidized/income-restricted for an extended period of time) vs. naturally occurring affordable housing (i.e., older/smaller units that are priced below median rents/mortgages in the area). These are often treated the same, but I feel they are two distinct concepts worthy of discussion in comprehensive plans.

Commented [JBP14]: Incorporated into the Objective above (note: this a requirement listed in 163.3177, F.S.)

Policy HE - 1.4.1. Identify substandard housing units through regular property condition assessments, code enforcement inspections, and coordination with local health and safety agencies.

Policy HE - 1.4.2. The City shall support the repair and rehabilitation of substandard housing as a first response before considering demolition by using tools such as financial assistance, technical support, and partnerships with nonprofit and private housing providers.

~~Policy C.1.3.1 The City shall target CDBG funds, when available, in low income areas of the City, to remove or rehabilitate existing substandard units and improve existing infrastructure. The City shall continue participation in the State Housing Initiative Partnership (SHIP) program in order to assist very low to low income borrowers with down payment and closing costs.~~

Commented [JBP15]: Summarized in new policy above.

Policy HE - 1.4.3. The City shall encourage the incorporation of energy efficiency, climate resilience, and accessibility upgrades into rehabilitation projects to enhance long-term livability and reduce household operating costs.

Policy HE - 1.4.4. When the City's designated Building Official or their designee determines that a housing unit is beyond feasible repair, the City shall proceed with demolition in accordance with the Code Enforcement Board's procedures and applicable nuisance abatement processes. Redevelopment of such sites should meet current building codes, complement neighborhood character, and address identified housing needs.

~~Policy C.1.3.4 The City shall continue the practice of demolishing substandard housing structures through the City's Code Enforcement Board Procedures. The City will also employ the procedures for nuisance abatement.~~

Commented [JBP16]: Deleted policy is required by F.S. but has been incorporated into the new policy text above.

Policy HE - 1.4.5. ~~Objective C.1.6~~ When occupied dwelling units are demolished in a public action, the occupants will be ensured adequate temporary shelter or housing in accordance ~~with the following policy. Policy C.1.6.1 The City shall continue to ensure the provision of relocation housing in accordance~~ with the Uniform Relocation Assistance Act.

Obj. HE - 1.5. Preserve and Enhance Historically Significant Housing

In alignment with the provisions of the Historic Preservation Element, safeguard historically significant housing within the City through proactive identification, regulatory protection, and reinvestment.

~~Objective C.1.5 The City shall ensure the preservation of its historically significant housing assets by adopting the following policies.~~

Commented [JBP17]: Deleted Objective is required by F.S. but has been incorporated into the new Objective text above.

Policy HE - 1.5.1. The City shall maintain an up-to-date inventory of historically significant housing by conducting periodic surveys in coordination with the Putnam County Historical Society and the Florida Division of Historical Resources, ensuring that all eligible properties are appropriately and sufficiently documented in the Florida Master Site File.

~~Policy C.1.5. The City shall support the Putnam County Historical Society in its efforts to identify and preserve structures of historical significance.~~

Commented [JBP18]: Incorporated into the above policy.

~~Policy C.1.5.4 The City shall request funding from the State Division of Historic Resources, Bureau of Historic Preservation to conduct a re-survey of the City to identify all significant historic and architectural sites in the City and ensure their inclusion on the Florida Master Site File.~~

Commented [JBP19]: Incorporated into the above policy.

Policy HE - 1.5.2. The City shall enforce the provisions of the Historic Preservation Ordinance to protect historically significant housing through appropriate design review, permitting, and enforcement measures.

Policy HE - 1.5.3. The City shall encourage rehabilitation practices for historically significant housing that retain defining architectural features, meet applicable building and safety codes, improve energy efficiency where feasible, and support long-term residential use.

Policy HE - 1.5.4. The City shall apply for and administer grants from public and nonprofit sources to support the rehabilitation, repair, and maintenance of historically significant housing.

~~Policy C.1.5.2 The City shall apply for and utilize federal and state historic preservation programs and grant funding.~~

Commented [JBP20]: Incorporated into the above policy.

~~Policy C.1.5.3 The City shall retain its Certified Local Government status, and utilize this along with REDI (Rural Economic Development Initiative) and other state and federal designation which provides incentives for historic preservation funding and programs.~~

Commented [JBP21]: Incorporated into the above policy.

Policy HE - 1.5.5. The City shall promote public awareness of the value of historically significant housing through outreach programs, preservation workshops, and partnerships with local schools, historical societies, and community organizations.

~~Objective C.1.4 The City's Zoning Code shall continue to provide for the siting of housing for low and moderate income families, mobile homes and group home facilities.~~

Commented [JBP22]: This should be reserved for the FLUE

~~Policy C.1.4.1 Upon Plan adoption, the City shall allow the siting of sheltered homes and similar group homes and foster home facilities in single family or multi-family zoning in accordance with Chapter 419, F.S.~~

Commented [JBP23]: This should be reserved for the FLUE

~~Policy C.1.4.3 The City shall retain, and utilize when appropriate for new development, zoning which allows mobile home developments and parks.~~

~~Objective C.1.7 The City shall establish policies that commit the City to improve and maintain the quality and integrity of its residential neighborhoods.~~

~~Policy C.1.7.1 The City shall enforce current provisions regarding the elimination of non-conforming land uses to include all uses which are inconsistent with the Future Land Use Map or cannot be made compatible with adjacent land uses. New development or redevelopment shall require buffering between land uses of different densities or intensities of use that are sufficient to ensure compatibility between land uses.~~

Commented [JBP24]: This should be reserved for the FLUE

Commented [JBP25]: Should be addressed in the FLUE.

Commented [JBP26]: Should be addressed in the FLUE.

2045 CITY of Palatka
COMPREHENSIVE PLAN UPDATE

Mobility Element

Goals, Objectives, & Policies

Goal ME - 1. **Ensure a multimodal network that serves the needs of the City of Palatka's residents, visitors, and local economy with safe and efficient motorized and non-motorized movement of people and goods in a manner that is consistent with desired land use patterns, conserves energy, and protects the natural environment.**

~~**Obj. ME - 1.1:** **Transportation Master Plan**~~
~~Develop a comprehensive long-range transportation master plan to enhance the functionality and accessibility of the overall transportation network. Upon plan adoption, the City shall work to enhance a safe and efficient transportation system for vehicles, bicycles, pedestrians, and transit riders.~~

~~**Policy ME - 1.1.1:** The City shall adopt and maintain a Long-Range Comprehensive Transportation Master Plan, which shall include considerations for modal priorities. The plan shall include, at minimum, analyses for vehicular travel, transit, bicycling, and pedestrian modes of travel, and incorporate the following as base elements of the overall plan:~~

~~A. Roadway~~

~~B. Transit~~

~~C. Pedestrian Connectivity~~

~~D. Bicycle and Alternative Transportation~~

~~E. Water Transit~~

~~F. Freight~~

~~G. Complete Streets and Wayfinding Program~~

~~**Policy ME - 1.1.2:** The development of a Long-Range Comprehensive Transportation Master Plan/Approach and its implementation shall be context-sensitive to land use patterns and urban design.~~

~~**Policy ME - 1.1.3:** The City shall develop and maintain as part of its Transportation Master Plan/Approach an inventory, including maps, of sidewalks/trails, bicycle lanes, and transit routes and stops, focusing on the City's collector and arterial road system. Utilizing this mobility inventory, the City shall conduct a~~

"gap" analysis that identifies and prioritizes improvements needed to fill in gaps of pedestrian, bicycle, and transit routes (working with Ride Solution and other transit providers) as part of a Complete Streets and "First/Last Mile" program for the Transportation Master Plan/Approach.

Policy ME - 1.1.4. The City shall review all proposed transportation plans and improvements to determine the impacts such projects or proposals will have on the City's traffic circulation system, and to ensure that projects provide for multi-modal movement, including vehicles, bicycle lanes, sidewalks, and transit stops.

Policy ME - 1.1.5. The City shall ensure that the transportation network is planned, designed, and maintained in a context-sensitive manner to provide safe usage for users of all ages and abilities, including pedestrians, dockless mobility users, bicyclists, transit users, motorists, and freight vehicles.

Policy ME - 1.1.6. The City will work to implement a Complete Streets program, providing access and safety for all users of all ages, including pedestrians, bicyclists, motorists, and transit riders. This program emphasizes the following elements: sidewalks; bike lanes (or wide paved shoulders); wayfinding; frequent and safe street crossing opportunities; accessible pedestrian signals; desirable appearance including landscaping, shade and design; "tree lawns" between street and sidewalk for safety and comfort; comfortable and accessible public transportation stops; median islands; narrower travel lanes; roundabouts; and special bus lanes.

Policy ME - 1.1.7. Working closely with the Florida Department Of Transportation (FDOT) and Putnam County, the City shall identify roads in need of a "road diet" (overbuilt roads with excessive available capacity), based on current and future land use, and plan for future conversion of unnecessary traffic lanes to bicycle, pedestrian, and transit greenways as part of its Transportation Master Plan/Approach. The City will regularly evaluate its road diet planning list and adjust as appropriate.

Obj. ME - 1.2. **Roadway Planning**
Ensure the roadway system is planned and implemented to provide adequate connectivity and mobility in Palatka, as well as develop safe systems that prioritize safety and protect vulnerable road users.

Policy ME - 1.2.1. Level of Service (LOS) standards for City-maintained roadways are adopted within the Capital Improvement Element (CIE). The City adopts by reference

~~LOS standards mandated by FDOT and Putnam County for state and county roads, respectively.~~

~~**Policy ME - 1.2.2.** The City shall monitor and inventory existing rights-of-way in the City, and regularly evaluate the City's roadway network for LOS and safety.~~

~~**Policy ME - 1.2.3.** The City shall minimize the need for roadway width expansion, except where necessary to improve mobility for bicycles, micromobility, or other alternative mobility options and sharing services, as well as for pedestrians, or to effect intersection improvements. The City will continue to focus its efforts on implementing Complete Streets.~~

~~**Policy ME - 1.2.4.** The City shall plan for future multimodal facilities designed to correct the projected failing LOS for Crill Avenue in 2035, and segments of Reid Street in 2035 and 2045.~~

~~**Policy ME - 1.2.5.** Palatka shall consider opportunities and methods to partner on and support roadway "shared space" efforts, such as, but not limited to, the (re)design of appropriate rights-of-way to best accommodate festivals, parades, open-air markets, urban trails, placemaking engagements and activities, and other events that encourage social interaction, safety education, and community building.~~

~~**Obj. ME - 1.3.**~~**Obj. ME - 1.1. Pedestrian Mobility**

Ensure a safe network that maximizes pedestrian accessibility and mobility for Palatka's neighborhoods as part of a multimodal transportation system.

~~**Policy ME - 1.3.1.**~~**Policy ME - 1.1.1.** The City shall maintain an inventory of existing rights-of-way within the City and regularly evaluate safety and ensure the proper upkeep of pedestrian facilities.

~~**Policy ME - 1.3.2.** Continue to implement the design concepts in areas of high pedestrian traffic, which include, but are not limited to, street trees, canopies/arcades, patterned colored pavement, and street signage, as well as area-specific recommendations, such as those in the vicinity of local schools.~~

~~**Policy ME - 1.3.3.**~~**Policy ME - 1.1.2.** Provide pedestrian safety by ensuring well-lit streets, intersections, pedestrian refuges, midblock crossings, and sidewalks. As needed, the City will conduct lighting analyses in areas with high pedestrian crash incidents.

~~Policy ME - 1.3.4.~~ ~~The City's Land Development Regulations (LDRs) shall require sidewalks or clearly marked, separate pathways as part of construction and maintenance of traffic plans, except where not feasible.~~

~~Obj. ME - 1.4.~~Obj. ME - 1.2. **Bicycle Mobility/Micromobility Devices**

Ensure a complete network that accommodates bicycling and micromobility devices as a viable primary mode of transportation, complementing Palatka's multimodal transportation network. Micromobility devices include any motorized transportation device made available for private use that is not capable of traveling at a speed greater than 20 miles per hour on level ground.

~~Policy ME - 1.4.1.~~Policy ME - 1.2.1. The City shall maintain a listing of existing bicycle infrastructure and a prioritized inventory of missing bicycle links and facilities within the City, inclusive of location and infrastructure needs for each missing link.

~~Policy ME - 1.4.2.~~Policy ME - 1.2.2. When streets and bridges are reconstructed, bicycles, micromobility, or other alternative mobility options, including sharing services facilities, shall be considered in street redesign plans when appropriate.

~~Policy ME - 1.4.3.~~Policy ME - 1.2.3. The City shall support its status as a designated Florida Trail Town by enhancing connectivity to the regional bicycle and greenways network through planning and implementation of new bicycle connections to trailheads. To the extent possible, the City will evaluate and include in its Master Plan appropriate cross-city connections between the trailheads of different trails and greenways, such as for the Palatka-to-Lake Butler Trail, to local businesses, points of interest, or any other future connections to other trails in the vicinity of the City.

~~Policy ME - 1.4.4.~~Policy ME - 1.2.4. The City shall encourage partner agencies to conduct ongoing safe bicycle, micromobility, and other alternative mobility options and sharing services as part of Safe Routes to Schools/Safe Routes to Parks programs, including semi-annual safety educational programs for children and adults.

~~Policy ME - 1.4.5.~~Policy ME - 1.2.5. Where possible, the City shall enhance bikeway, micromobility or other alternative mobility options and sharing services information and way-finding signage along bicycle routes.

~~Obj. ME - 1.5.~~Obj. ME - 1.3. **Transit**

Provide for current and future regional and local transit mobility and accessibility as part of the overall multimodal network.

~~Policy ME - 1.5.1.~~Policy ME - 1.3.1. The City shall continue to support efforts toward a regional transit service and shall, as needed, evaluate first and last mile transportation improvements, techniques, and implementable transit programs for public education, and transit demand management in support of local stops development for any local and regional transit network.

~~Policy ME - 1.5.2.~~Policy ME - 1.3.2. Planning and implementation for any transit stations and stops in the City shall identify needs for improvements such as shade, ADA compliance, well-designed shelters, bicycle parking, route information, benches, and waste receptacles. Such future stops will be located within walking distance of activity generators, and access routes for pedestrians and bicycles, micromobility or other alternative mobility options, and sharing services to transit should be as direct as possible, promoting both pedestrian and bicycle connectivity, including to Amtrak and Greyhound Stations.

~~Policy ME - 1.5.3.~~Policy ME - 1.3.3. The City shall plan for future stops in assigning right-of-way space, including in consideration of any road diets. Such spaces may be utilized as part of wider sidewalks, parking, seating, and/or landscaped areas until such time as transit facilities are needed.

~~Policy ME - 1.5.4.~~Policy ME - 1.3.4. The City shall cooperate with public agencies, private businesses, and civic associations responsible for the planning and operation of transportation disadvantaged to promote efficient coordination of transit service delivery.

~~Policy ME - 1.5.5.~~Policy ME - 1.3.5. The City shall support efforts by Ride Solution and any other transit service deemed appropriate by the City Commission to develop short-term and long-term needs and operation plans.

~~Policy ME - 1.5.6.~~Policy ME - 1.3.6. The City will continue to work toward the development of a water transit/water taxi system on the St. Johns River, including planning for two passenger ferries that will ply the river between Palatka, Murphy Island, Welaka, and Crescent City, and providing for a new Water Taxi Terminal by the Mary Lawson Brown Municipal Marina and boat ramp. The City will work to connect this new facility through first and last-mile multimodal infrastructure to integrate the Water Taxi into the greater multimodal network.

Goal ME - 2. **Obtain the highest possible value and utility from investments in the City's transportation network.**

Obj. ME - 2.1. **General Mobility Implementation and Operations**
Ensure the development of a Complete Multimodal Network to enhance general mobility, based on core principles of connectivity, accessibility, safety, and reliability.

Commented [JBP1]: Amended provision per Plan Board recommendation at 11/04 hearing.

Policy ME - 2.1.1. The City shall regularly collect and evaluate available safety data, such as through Signal4, to evaluate and plan for local transportation safety improvements. Palatka will utilize this data to collaborate with regional partners to inform street planning, design, maintenance, operations, and law enforcement, thereby enhancing roadway safety.

Policy ME - 2.1.2. The City shall maximize the traffic-carrying capacity and operational efficiency of a roadway through Transportation System Management (TSM) measures. A list of such measures includes, but is not limited to, encouraging off-peak use of transportation facilities, improving traffic signal timing and spacing, reducing the number of curb and median cuts, minimizing on-street parking, and improving pedestrian access.

~~**Policy ME - 2.1.3.** Continue to evaluate and implement pedestrian and transit design standards as they relate to incorporating transit, carpool, pedestrians, and bicycle amenities in different commercial, industrial, and office buildings on Main Street and any future activity generators.~~

~~**Policy ME - 2.1.4.**~~**Policy ME - 2.1.3.** Ensure accessibility and connectivity by providing ADA-compliant sidewalks, bicycle paths, trails, lighting, transit and rideshare facilities, and/or roads between new developments and existing neighborhoods.

~~**Policy ME - 2.1.5.**~~**Policy ME - 2.1.4.** The City shall use operational improvements, where possible, such as intersection design, traffic signals improvements and coordination, turn lanes, signage, pavement striping, and traffic calming measures when necessary to ensure smooth and safe traffic flow.

~~**Policy ME - 2.1.6.**~~**Policy ME - 2.1.5.** The City, in cooperation with the state and county governments, shall review existing standards addressing traffic flow within the Central Business District (CBD). Where necessary, the City shall adopt design criteria providing for parking, pedestrian traffic, bicycle use, and loading facilities and accesses that provide safety as well as convenience.

~~Policy ME - 2.1.7.~~Policy ME - 2.1.6. The City of Palatka shall reduce the amount of existing on-street parking permitted along major and minor arterials except in those areas in which on-street parking provides needed customer parking for the adjacent commercial properties or where on-street parking will have a traffic calming effect that will improve safety.

~~Policy ME - 2.1.8.~~Policy ME - 2.1.7. The City shall evaluate potential candidates for road diets, which involve redesigning existing roadways to improve safety and better balance space for drivers, pedestrians, bicyclists, and other users, for the following roadway segments:

A. St. Johns Ave. between Palm Ave. and SR 19
B. Palm Ave.
C. The six-lane stretch of SR 19
D. Husson Ave.

Obj. ME - 2.2. **Funding**

Explore all available sources for transportation funding to ensure implementation of an integrated, cost-effective transportation system.

Policy ME - 2.2.1. The City shall coordinate roadway improvements with Putnam County and the Florida Department of Transportation to ensure effective application of available revenue.

Policy ME - 2.2.2. The City shall pursue federal, state, and local funding sources that could supplement the Palatka budget for road construction and maintenance.

Policy ME - 2.2.3. The City shall evaluate the need for potential multimodal impact fees based on infrastructure needs. In determining developer responsibilities for project transportation impact mitigation, the City shall also consider project conditions benefits such as capture of internal trips through mixed-use development, and other relevant factors. Developers may provide actual improvements or pay into a transportation mitigation fund, with such payments limited to documented impacts.

Commented [JBP2]: Moved (and adapted/revised) from second half of adopted Policy B.1.1.7

Policy ME - 2.2.4. Explore opportunities for developers, companies, non-profits, and other private sector entities to participate in the implementation, operation, and maintenance of the transportation system.

Obj. ME - 2.3. **Transportation and Land Development Regulations**

Connect transportation, growth, and land use policies so that Palatka

develops in a planned and orderly manner, which is compatible with the framework established in the Future Land Use Element.

~~**Policy ME - 2.3.1.** The City shall create and implement standards for right-of-way widths through the application of context-sensitive measures within its Land Development Regulations as part of a Complete Streets Program.~~

~~**Policy ME - 2.3.2.**~~**Policy ME - 2.3.1.** Where some types of development may contain situations where roadway construction requirements for right-of-way vary, the City may elect to alter the right-of-way requirements on a case-by-case basis and as determined by the City Commission based upon the recommendation of the Public Works Director and City Manager.

~~**Policy ME - 2.3.3.**~~**Policy ME - 2.3.2.** The City shall ensure that the necessary transportation facilities, including motorized and non-motorized vehicle parking, are in place when a development permit is issued, or a development permit is issued subject to the condition that the necessary transportation facilities will be in place when the impacts of development occur. The City Commission, with advice from the Planning Board, shall consider the following criteria in evaluating development projects with transportation impacts of more than 100 daily trips, when such projects will directly result in the available capacity of adjacent and impacted roadways being reduced to less than 10%.

A. demonstrated need for turning lanes;

B. connection to City, county, and state road system through collector or arterial roadways;

C. need for vicinity improvements (within two miles) to sidewalks, bicycle lanes, and greenway trails to assist with filling in sidewalk and bicycle lane “gaps”; and

D. transit route opportunities, including provision of bus shelters.

~~**Policy ME - 2.3.4.**~~**Policy ME - 2.3.3.** ~~The City shall establish access management standards, coordinating planning, regulation, and design of access between roadways and land development in the land development regulations to ensure safety and appropriate, efficient access to the City's transportation network. The City shall minimize the connection of access points of driveways and roads to roadways by addressing subdivision regulations and driveway access management in the Land Development Regulations.~~

~~**Policy ME - 2.3.5.**~~ The City of Palatka should regularly review all transportation plans to emphasize the connection of residential areas to park and recreation areas, schools, and major shopping centers, with such connections including pedestrian ways and bikeways, and should require a transportation and circulation analysis as part of all development review processes. Connectivity between non-residential projects should be required of all new development and redevelopment, except when not feasible due to environmental factors, cost burdens, or objections of existing developed properties.~~The City of Palatka shall regularly review all transportation plans to emphasize the connection of residential areas to park and recreation areas, schools, and major shopping centers, with such connections including pedestrian ways and bikeways, and shall include transportation and circulation analysis as part of all development review processes. Connectivity between non-residential projects shall be required of all new development and redevelopment, except when not feasible due to environmental factors.~~

~~**Policy ME - 2.3.6.**~~**Policy ME - 2.3.4.** The City will require developers to comply with City road design standards and to pave all internal roadways for all new subdivisions and participate in access road improvements. The City shall include these standards under the street portion of the code to address those situations not covered by the subdivision portion of the code.

~~**Policy ME - 2.3.7.** The City shall adopt requirements for bicycle and pedestrian facilities as appropriate into its Land Development Regulations. Development plans for new developments and redevelopment of residential and non-residential sites shall show any existing and proposed bicycle and pedestrian access to adjacent properties and transit stops.~~

~~**Policy ME - 2.3.8.**~~**Policy ME - 2.3.5.** The City shall consider in its Land Development Regulations opportunities and incentives for the provision of appropriate facilities to support pedestrians, bicycles, micromobility, or other alternative mobility options and sharing services, such as lockers and bicycle parking, and transit, by new development or redevelopment.

Obj. ME - 2.4. **Palatka Lt. Kay Larking Airport**

Ensure the continued development and maintenance of Lt. Kay Larkin Airport as a vital component of transportation infrastructure for the regional network and emergency management services.

~~**Policy ME - 2.4.1.** A Master Plan for the Palatka Lt. Kay Larkin Airport, assessing aviation facility and infrastructure needs to optimize existing facilities, resources, and airport operations, will be maintained and updated at least every 5 years.~~

~~Policy ME - 2.4.2.~~Policy ME - 2.4.1. Kay Larkin Airport development shall be coordinated with the Continuing Florida Aviation System Planning Process (CFASPP) and in accordance with the Comprehensive Plan.

~~Policy ME - 2.4.3.~~Policy ME - 2.4.2. The City shall establish methods to provide long-range airspace planning that recognizes requirements for aviation use, urban development, communications, and industrial development.

~~Policy ME - 2.4.4.~~Policy ME - 2.4.3. The City shall enforce the Airport Education Restriction Zone and the Airport Residential Restriction Zone rules as outlined in the Future Land Use Element. The City shall continue to enforce Part 77, Title 14 of the Code of Federal Regulations entitled "Objects Affecting Navigable Airspace" and require advanced written approval from the Federal Aviation Administration (FAA) for any structure, temporary or permanent, within a one-mile radius of the airport.

~~Policy ME - 2.4.5.~~Policy ME - 2.4.4. The City shall monitor developments in Advanced Air Mobility (AAM) and coordinate with FDOT, the FAA, and regional partners to understand potential applications, siting considerations, and regulatory requirements. Coordination shall focus on information sharing, education, and readiness planning to ensure the City remains informed as state and federal guidance evolves.

~~Policy ME - 2.4.6.~~Policy ME - 2.4.5. As AAM facilities or services are proposed within the City, they shall be evaluated for consistency with applicable safety standards, infrastructure capacity, and compatibility with surrounding land uses and community character. Any City participation, investment, or facility development shall occur only through separate actions with identified funding sources and demonstrated public benefit.

Goal ME - 3. Ensure a cohesive transportation network among local, regional, state, and national infrastructure that will provide increased accessibility and mobility for Palatka's residents, visitors, and businesses.

Obj. ME - 3.1. **Resource Coordination with State and Regional Entities**
Support the connectivity of Palatka's transportation network with the region, state, and national networks through resource coordination.

Policy ME - 3.1.1. Although the City of Palatka does not constitute a metropolitan organization as defined under Chapter 339.175, F.S., and is located outside the jurisdictional limits of any Transportation Planning Organization (TPO),

intergovernmental coordination and resource planning shall be accomplished through the continued cooperation and communication with the Northeast Florida Regional Council (NEFRC) when and where appropriate.

Policy ME - 3.1.2. The City shall supplement the requirements of Chapter 427, F.S., by providing local participation on the designated official planning agency "coordinating board." The City shall continue to implement and support the transit system as prescribed by the City's existing and future goals.

Commented [JBP3]: CG: Transportation Disadvantaged Board.

Obj. ME - 3.2. **Support National and Regional Transit Options**

Encourage the connectivity of Palatka's transportation network with the regional, state, and national transit networks.

Policy ME - 3.2.1. The City shall continue to coordinate with existing providers of local and regional transit, including Greyhound and non-profits like the Ride Solution, to promote continued operations within Palatka. To further this support, Palatka shall consider in its capital improvements priorities for first- and last-mile connectivity, including improved pedestrian, bicycle, local transit, and micromobility infrastructure, which will improve accessibility to the Amtrak Train/Greyhound Bus Station and local bus stops as applicable.

Policy ME - 3.2.2. The City shall coordinate with Amtrak as needed to ensure that service to the City, such as those provided by the Floridian and Silver Meteor Lines, continues to be provided for the benefit of residents and businesses. To further this support, Palatka shall consider in its capital improvements priorities for first- and last-mile connectivity, including improved pedestrian, bicycle, local transit, and micromobility infrastructure, that will improve accessibility to the Amtrak Train/Greyhound Bus Station.

Obj. ME - 3.3. **Regional Trails and Greenways**

Ensure integration of regional trails and recreational networks to increase mobility and accessibility to Palatka.

Policy ME - 3.3.1. The City shall coordinate with Putnam County and the Florida Department of Transportation to complete and maintain regional trails that increase accessibility and mobility, including for recreational purposes, to Palatka.

3.3.1.1. The City shall work and coordinate with FDOT and the Office of Greenways and Trails to complete the Palatka-Lake Butler State Trail within the City limits, and to maintain the trail on an ongoing basis.

3.3.1.2. The City shall work and coordinate with Putnam County to enhance connectivity, parking, and education of various regional routes to residents and businesses, such as:

- Palatka to Keystone Heights
- Palatka to Brown's Landing Route
- Palatka to Bucknam Lock Loop
- Palatka to Dunns Creek Loop
- Palatka to Hastings Loop

3.3.1.3. The City shall work and coordinate with the Florida Department of Transportation, Office of Greenways and Trails, and Putnam County to promote and encourage connectivity for residents and businesses to the Palatka to St. Augustine State Trail.

Recreation & Open Space Element

Goals, Objectives, & Policies

Goal ROSE - 1. ~~Goal F.1~~ Provide~~The City of Palatka shall ensure the provision of~~ **sufficient parks and recreational facilities to meet the needs of Palatka's~~its~~ residents and visitors.**

Obj. ROSE - 1.1. **Park Access**

~~Objective F.1.1. Upon plan adoption, the City shall implement the following policies to ensure~~The City shall ensure public access to all identified recreational facilities.~~:~~

Policy ROSE - 1.1.1. ~~Policy F.1.1.1~~ The City shall adhere to the park and recreation level of service (LOS) standards adopted in the Capital Improvements Element of this plan. ~~adopt the following Level of Service Standards:~~

~~Park Type~~	~~Facility Per Population~~
~~Regional Park~~	~~1 acre per 50~~
~~Community Park~~	~~1 acre per 500~~
~~Neighborhood Park~~	~~1 acre per 500~~
~~Equipped Play and Tot Lot~~	~~1 acre per 2,000~~

~~Type of Facility~~	~~Unit of Measure~~	~~Population Served~~
~~Baseball/Softball Fields~~	~~1 Field~~	~~5,000~~
~~Football/Soccer Fields~~	~~1 Field~~	~~6,000~~
~~Equipped Play Area~~	~~1 Play Area~~	~~10,000~~
~~Basketball Courts~~	~~1 Court~~	~~5,000~~
~~Boat Ramp (Lanes)~~	~~1 Lane~~	~~5,000~~
~~Tennis Courts~~	~~1 Court~~	~~2,000~~
~~Swimming Pools~~	~~1 Pool~~	~~25,000~~
~~Hiking (miles)~~	~~1 Mile~~	~~6,750~~
~~Picnic Area (Tables)~~	~~1 Table~~	~~6,000~~

Policy ROSE - 1.1.2. ~~Policy F.1.1.3~~ The City shall continue to ensure that City recreational facilities within the City limits shall be accessible to all people, including the handicapped, the elderly, and the transportation disadvantaged.

Policy ROSE - 1.1.3. The City shall continue to explore the feasibility of maintaining and expanding waterfront recreational activities following guidance from the Michael Redd Riverfront Master Plan.

Obj. ROSE - 1.2. **Delivery of Parks Service**

~~Objective F.1.2~~ The City shall coordinate public and private resources to ensure that Level of Service (LOS) ~~S~~standards ~~(LOSS)~~ do not fall

below acceptable levels, and that means of improving the delivery of service are reviewed annually. ~~through implementation of the following policies:~~

Policy ROSE - 1.2.1. ~~Policy F.1.2.1~~ The City shall include private recreational facilities open to the public (whether or not a fee is charged) in the Comprehensive Plan's Level of Service (LOS) calculations ~~of this plan~~.

Policy ROSE - 1.2.2. The City shall explore public-private partnerships and funding opportunities to develop, upgrade, or expand community facilities, including, but not limited to, community centers, public pools, and kayak launches.

~~The City shall continue to maintain and update its Land Development Regulations (LDRs) to ensure that development may not occur if it is determined that it would cause the park and recreation system to fall under the adopted LOS standards.~~

~~Policy F.1.4.1 The City shall continue to require the designation of 25 acres per 1,000 persons of open space in its subdivision and zoning regulations as a prerequisite of for development approval. This requirement may be satisfiedmet on-site, or may take through the form of a cash payment, or donationed of a parcel of land (acceptable to the City), located off- the development site but within the City limits.~~

Policy ROSE - 1.2.3. ~~Policy F.1.4.2~~ The City shall continue to implement the Parks and Recreation Facilities Impact Fee, and shall monitor its ~~effects and update it as necessary~~ to meet the adopted levels of service for recreational facilities/reserve open space.~~consider re-instituting the Parks and Recreation Facilities impact fee as a means of raising revenue to purchase land and construct recreational facilities/reserve open space to meet adopted levels of service.~~

Commented [LJ1]: Removed update as necessary

Policy ROSE - 1.2.4. ~~Policy F.1.2.2~~ The City shall coordinate its recreational facility planning ~~plans for recreational facilities~~ with Putnam County, nonprofit organizations, civic groups, and other private entities ~~and local private/civic groups~~ to maximize~~ensure that the greatest~~ the benefit ~~is derived from~~ of City recreational funding.

Policy ROSE - 1.2.5. The City shall use interlocal agreements with Putnam County and other local and state agencies to work together to meet the recreational needs of City residents.

Policy ROSE - 1.2.6. ~~Policy F.1.4.3~~ The City shall support~~assist~~ programs maintained by the Chamber of Commerce~~'s~~ and Downtown Palatka's non-profit organizations~~program~~ to promote tourism and provide~~the provision of~~ open space activities for ~~City~~ residents and visitors. The City shall request ~~to receive~~ an Annual Report from the Chamber of Commerce Tourist Development Council and the CRA on their~~its~~ activities and coordination with the City of Palatka ~~in order~~ to evaluate the success of these efforts~~this policy~~ and update this Policy as necessary.

Policy ROSE - 1.2.7. The City shall consider installing clear and consistent signage at all public park pavilions with information on rental procedures, contact details, and user responsibilities for maintenance and cleanup..

Obj. ROSE - 1.3. **Concurrency Management System**

~~Objective F.1.3 The City, through its Concurrency Management System, shall ensure that the adopted Recreation and Open Space Level of Service Standards (LOSS) are maintained and that defined recreational needs, for planning purposes, are entered into the City's Capital Improvement Plan five years in advance of actual need.~~ The City shall align its park and recreation goals with the existing Concurrency Management System to ensure that recreational needs are met for Palatka's current and future population.

Policy ROSE - 1.3.1. The City shall adhere to the park and recreation level of service (LOS) standards adopted in the Capital Improvements Element of this plan.

Policy ROSE - 1.3.2. ~~Policy F.1.3.1~~ The City shall ensure that there are sufficient recreational facilities to meet adopted Level of Service (LOS) ~~Ss~~tandards ~~(LOSS),~~ in accordance with its Concurrency Management System and the requirements of 163.3180, F.S.~~, and Rule 9J-5.0055, F.A.C~~.

~~Policy F.1.3.2 Upon Plan adoption, the City adopts recreational Levels of Service Standards (LOSS) as identified in Table F-4 of the Recreation and Open Space Element and an open space Level of Service Standard (LOSS) of 25 acres per persons.~~

~~Upon plan adoption, the City will improve its recreation and open space LOS standards by updating its LDRs and Concurrency Management System (CMS) to provide:~~

- ~~A formal open space management system that (1) establishes an inventory of open space lands, (2) enforces LOS standards for open~~

space, and (3) implements development standards that require new residential development to dedicate land to the City's open space inventory, or;

An informal open space system that does not utilize an open space inventory or strict LOS standards but does require specified new developments to set aside land to maintain adequate open space.

Policy ROSE - 1.3.3. Policy F.1.3.3 Upon plan adoption, the City shall improve any existing LOS deficiencies in parks or recreation facilities throughby budgeting for such improvements in its fFive-yYear Capital Improvement Plan (CIP).

Policy ROSE - 1.3.4. The City will meet the recreational needs of the adopted LOS standards by assessing public open space and vacant lands to identify future recreational development priorities. If capacity allows, this assessment will lead to a public open space and vacant lands inventory.

Policy F.1.3.4 Where of mutual benefit, the City shall enter into interlocal agreements with Putnam County to meet the recreational needs of City residents.Policy F.1.3.5 Open space/recreational lands shall be designated on the Future Land Use Map Series (Figure A-1). These lands shall be protected from adjacent incompatible land uses and development through the adoption and implementation of land development regulations that control the spatial distribution of land use on adjacent lands in accordance with that designated on the Future Land Use Map (Figure A-1) and control the density/intensity of land use in accordance with Policy A.1.9.3.

Commented [JBP2]: Moved to Policy ROSE 1.2.7

Objective F.1.4 The City shall annually review its activities pertaining to the provision of recreation and open space for its residents, and identify means of improving the delivery of service by five percent by the year 2010 through implementing the following policies:

Conservation Element

Goals, Objectives, & Policies

Goal CONE - 1. ~~Goal E.1~~ **Conserve and protect the natural resources of the City of Palatka and maintain an acceptable quality of life for its citizens.**

Obj. CONE - 1.1. **Environmentally Sensitive Lands**
Conserve Palatka's inventory of environmentally sensitive lands and protect them from the impacts of new development.

Policy CONE - 1.1.1. Environmentally sensitive lands in the City shall include areas adjacent to the St. Johns River and its tributaries, wetlands, sensitive aquifer recharge zones, and other lands that support vulnerable native vegetation or habitat for species of concern.

Policy CONE - 1.1.2. ~~Policy E.1.7.2~~ The City shall develop a conservation master plan for ~~connected greenway system of~~ public lands (and private lands under conservation easement) that identifies environmentally sensitive lands, supports the future conservation of threatened habitats and wildlife, ~~to~~ provides for stormwater and flood control, ~~and also~~and explores possible, low-impact ~~for~~ recreational uses like ~~(~~hiking and kayaking~~)~~.

Policy CONE - 1.1.3. ~~Policy E.1.2.8~~ The City shall require a~~A~~n average fifty (50)-foot vegetated upland buffer of native plant species, with a minimum width of twenty-five (25) feet ~~shall be required~~ for any waterfront development along the St. Johns River.

Policy CONE - 1.1.4. The City shall require a~~A~~ vegetated, upland buffer with a minimum width of fifteen (15) feet and an average width of twenty-five (25) feet ~~shall be required~~ in any new development abutting a wetland. These buffers may accommodate vegetated stormwater retention areas, and less than 10% of buffer space may be utilized for boathouses, boardwalks, docks, and non-pervious walkways.

Policy CONE - 1.1.5. ~~Policy E.1.3.5~~ The City shall enforce land use regulations which ensure that ~~the~~its wetlands ~~identified in Figure E-1~~ are protected through controlling development density in wetlands to no greater than one (1) unit per five (5) acres, and requiring that the total number of approved units be clustered on the least sensitive portion of the land parcel.

Policy CONE - 1.1.6. ~~Policy E.1.2.17~~ The City shall protect environmentally sensitive lands from incompatible uses or ~~N~~new development by ensuring that it:

A. ~~shall~~ Uses~~utilize~~ and/or preserves native vegetation, or;

B. U~~u~~ses drought-resistant plants for landscaping to the greatest practicable extent.

Native or ~~drought tolerant~~drought-tolerant plants include, but are not limited to, those in the Florida Native Plant Society's Native Plants for Landscaping in Florida, or comparable guidelines.

Obj. CONE - 1.2. Air Quality

~~Objective E.1.1The City of Palatka will take steps if needed to e~~Ensure that ~~the~~ air ~~quality in the City of Palatka shall be maintained~~quality is maintained without ~~no~~ further degradation, in line with air quality levels established by the Florida Department of Environmental Protection.

Policy CONE - 1.2.1. ~~Policy E.1.1.1~~ The City shall report any apparent industrial pollution problems to the ~~Jacksonville~~Florida Department of Environmental Protection (FDEP) ~~office~~.

Policy CONE - 1.2.2. ~~Policy E.1.1.2~~ The City shall require new ~~Developments of Regional Impact, future~~ power generation projects, ~~future~~ major transportation projects, and ~~future~~ industrial projects~~y shall be required~~ to evaluate their impacts on the air quality of Palatka~~the City~~ as a condition of receiving an approved development order from the City.

Policy CONE - 1.2.3. ~~Policy E.1.1.3~~ The City Commission will work with local industry to acquire whatever ~~S~~state and federal assistance may be available to reduce levels of air pollution ~~being~~ generated by ~~business~~ businesses already sited within the City.

Obj. CONE - 1.3. Surface Water Resources

~~Objective E.1.2 Upon Plan adoption, the City, through enforcing adopted objectives and policies, shall e~~Ensure that no degradation will occur in either the quality or quantity of the St. Johns River and other current projected water sources.

Policy CONE - 1.3.1. ~~Policy E.1.2.1~~ No new landfills shall be located within the City limits.

Policy CONE - 1.3.2. ~~Policy E.1.2.2~~ The City's designated Building Official or their designee shall not issue a building permit or other development order until the appropriate permitting agency~~Department of Health~~ has provided a permit for the sizing and siting of an on-site sewage disposal system. Septic tanks may be installed only in accordance with all applicable provisions of the Public

Facilities Element and the City's Land Development Regulations (LDRs)~~Policy D.1.4.1~~.

Policy CONE - 1.3.3. ~~Policy E.1.2.3~~ Any waterbody or wastewater treatment plant having wasteload allocations shall meet or exceed established water quality standards enforced~~through enforcement~~ by FDEP, the City, and the county.

Policy CONE - 1.3.4. ~~Policy E.1.2.4~~ Wastewater effluent shall not adversely impact the surface water quality of area lakes or rivers.

Policy CONE - 1.3.5. ~~Policy E.1.2.5~~ The City shall prohibit the dumping of raw sewage from live~~-~~aboard vessels. ~~and~~

Policy CONE - 1.3.6. ~~t~~The City shall require that sewage pumpout facilities at future designated marinas ~~to~~ meet or exceed established water quality standards enforced~~through enforcement~~ by FDEP, the City, and the county.

Policy CONE - 1.3.7. ~~Policy E.1.2.6~~ Secondary containment around all underground storage tanks and attached piping located within waterfront marinas shall meet or exceed established water quality standards enforced~~through enforcement~~ by FDEP, the City, and the county.

Policy CONE - 1.3.8. ~~Policy E.1.2.7~~ New waterfront development shall be designed so that stormwater runoff and erosion do not degrade the ambient water quality of adjacent waters.

Obj. CONE - 1.4. Groundwater Resources

Conserve and protect the quality and quantity of current projected groundwater sources.

Policy CONE - 1.4.1. ~~Policy E.1.2.10~~ The City will cooperate with the St. Johns River Water Management District (SJRWMD) to promote public education and awareness of the benefits of conserving water.

Policy CONE - 1.4.2. ~~Policy E.1.2.12 Unless proven to be economically, environmentally, or technologically unfeasible, all new subdivisions and nonresidential development shall include reuse / reclaimed water lines.~~ In pursuit of the City's long-standing policy to require reuse / reclaimed water lines to be installed when economically or environmentally feasible, the City shall make efforts to expand its reuse and reclaimed water capacity by constructing new facilities and extending service areas. ~~**Note:** *it has been, and continues to be, the policy of the City of Palatka to require reuse / reclaimed water lines to be installed when feasible.*)~~

Policy CONE - 1.4.3. ~~Policy E.1.2.18~~ The City shall coordinate with the St. Johns River Water Management District (SJRWMD) to ensure that groundwater supplies for public wellfields ~~be~~ are maintained and protected from competing, man-made, non-potable uses, in accordance with Florida Administrative Code. ~~the requirements of Rule 40C-2.381, F.A.C., as it relates to the illegal use of water or leaking wellheads or valves that legally can be observed through the City's police authority. Infractions of Rule 40C-2.381 shall be reported to the SJRWMD for action.~~

Policy CONE - 1.4.4. ~~Policy E.1.2.19~~ The City shall ~~R~~require all new water-to-air heat pumps to have return wells.

Policy CONE - 1.4.5. ~~Policy E.1.2.20~~ The City will enforce ~~S~~state regulations for the area around ~~the City~~ well ~~field~~s that constitutes ~~the~~ its ~~well field's~~ cone of influence and provide ~~setback~~ setbacks of potentially polluting land uses around the site. Non-polluting land uses shall include Recreation and Conservation land uses, low and medium-density residential land use, and commercial land uses that do not, in their operations, produce, store, use, or sell toxic materials as defined in SARA Title III (Consolidated List of Chemicals).

Policy CONE - 1.4.6. The City shall enforce a 500-foot radial setback buffer consistent with the definition of a "Wellhead Protection Area" as defined in Rule ~~65~~62-521.200, F.A.C., for wellhead protection. ~~Non-polluting land uses shall include Recreation and Conservation land uses, low and medium density residential land use and commercial land uses that do not, in their operations, produce, store, use nor sell toxic materials as defined in SARA Title III (Consolidated List of Chemicals).~~ Any non-conforming land use located within the ~~five hundred (~~500~~)~~ ~~-~~ foot radial setback of a well serving the public will not be permitted to expand or be improved and will be phased out upon change of ownership.

Policy CONE - 1.4.7. ~~Policy E.1.2.14 By June 1, 2018, the City shall amend its~~ The City shall continue to enforce, maintain, and update as necessary the ~~land development regulations by adopting a~~ landscape irrigation and ~~X~~xeriscape ordinance. ~~based on "Standards for Landscape Irrigation in Florida."~~

Policy CONE - 1.4.8. ~~Policy E.1.2.16~~ The City will periodically conduct a water conservation public awareness campaign ~~for the purpose of communicating~~ to communicate to residents clear, concise, and consistent messages on water conservation.

Obj. CONE - 1.5. **River Level Rise**

~~Objective E.1.6 The City shall~~ Coordinate with relevant entities to

determine~~develop more specific findings regarding~~ the probable extent ~~and results~~ of sea/river level rise and plan for the mitigation of its impacts.

Policy CONE - 1.5.1. ~~Policy E.1.6.1~~ The City shall coordinate with the St. Johns River Water Management District (SJRWMD) to ~~i~~identify areas of the City that are vulnerable to river level rise, utilizing elevation, soil, hydrographic, and other relevant data.

Policy CONE - 1.5.2. ~~Policy E.1.6.2~~ The City shall explore the possibility of ~~i~~identifying "vulnerability zones" in which relocation, accommodation, or protection shall be required in the event of sea/river level rise.

Policy CONE - 1.5.3. The City shall coordinate with the SJRWMD to ~~Policy E.1.6.3~~ d~~D~~evelop a timeframe that projects~~for~~ river level rise through the planning horizon.

Policy CONE - 1.5.4. ~~Policy E.1.7.1~~ The City shall determine the feasibility of utilizing~~e~~ public funds and pursuing~~e~~ grants to acquire privately-owned lands within recognized vulnerability zones.

Policy CONE - 1.5.5. ~~Policy E.1.7.3~~ The City shall develop a vegetative planting strategy for riverfront lands to improve flood control and water quality, noting~~with an eye toward~~ future salinity changes that would impact freshwater marsh vegetation.

Policy CONE - 1.5.6. ~~Policy E.1.7.4~~ The City shall develop an inventory and plan for the potential relocation of ~~vulnerable~~ public buildings and infrastructure vulnerable to sea/river level rise.

Policy CONE - 1.5.7. ~~Policy E.1.7.5~~ The City shall investigate the efficacy of~~plan for~~ shoreline stabilization measures and flood control, with a preference on "soft" stabilization through vegetated wetland creation and expansion, and the use of "hard" stabilization armoring structures, utilized only if ~~absolutely~~ necessary or in support of~~conjunction with~~ soft stabilization.

Policy CONE - 1.5.8. ~~Policy E.1.7.6~~ The City shall develop incentives and provisions~~regulations~~ in its LDRs that cluster future riverfront and floodplain development while improving and expanding vegetated wetlands along the riverfront.

Policy CONE - 1.5.9. ~~Policy E.1.7.8~~ The City shall revise its Floodplain Management Ordinance~~Flood Code~~ to ensure that development within present and future flood zones will be elevated appropriately to a height of at least two feet above the 2025~~2017~~ base flood elevation and will not diminish flood zone

capacity. This height shall be adjusted as base flood elevation data~~information~~ is updated~~becomes more current~~.

Policy CONE - 1.5.10. ~~Policy E.1.7.7~~ The City shall require that notice be provided to purchasers of property within the vulnerability zones to inform them of vulnerability elements and Flood Code requirements.

Policy CONE - 1.5.11. The City shall investigate initiatives to implement in the LDRs and municipal building code that address climate change and ensure that new development meets building resiliency standards.

Policy CONE - 1.5.12. ~~Policy E.1.7.9~~ The City shall explore development alternatives such as floating structures and stilt structures connected by boardwalks.

~~***Objective E.1.7 The City shall plan for mitigation of sea/river level rise.***~~

Obj. CONE - 1.6. Mining and Minerals

~~Objective E.1.3Upon Plan adoption, the City shall implement the following policies to e~~Ensure that remaining minerals, soils, native vegetative communities, and other resources are not reduced due to inefficiently regulated land use practices.

Policy CONE - 1.6.1. ~~Policy E.1.3.3~~ The City shall enforce the Future Land Use Element and Future Land Use Map ~~density, and~~density, intensity, and use provisions to ensure that existing natural reservations ~~identified in the Future Land Use and the Recreation and Open Space Elements~~ are sufficiently protected from development intrusion.

Policy CONE - 1.6.2. ~~Policy E.1.3.1~~ Developers shall be required to use the Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual published by the FDEP ~~Florida Department of Environmental Protection,~~ Nonpoint Source Management Program~~,~~ as the guiding Best Management Practices (BMPs) erosion control document~~, and shall~~. Developers shall ~~be required to~~ adhere to the requirements therein both during and after construction.

~~Policy E.1.3.2 The Building and Zoning Department shall continue to enforce the City tree and landscape ordinance. This ordinance specifies:~~

~~A. The permitting requirements for clearing a parcel prior to development;~~

~~B. The number of trees to be preserved or replaced in a development site; and~~

~~C. The requirements for xeriscape planting.~~

~~An occupancy permit Certificate of Occupancy shall not be issued by the Building Official unless the standards required by the ordinance are adhered to.~~

Commented [JBP1]: First half redundant with Policy CONE 1.7.2; second half is implemented through the new Policy CONE 1.7.3

Obj. CONE - 1.7. Wildlife and Habitats

~~Objective E.1.4Upon Plan adoption, the City shall~~ Protect and preserve ~~implement the following policies to achieve a goal of no more than two (2) percent loss of~~ wildlife ~~habitat~~ and marine habitats within city limits from incompatible land uses through the planning horizon.~~the City for both the five year planning and long term planning horizons.~~

Policy CONE - 1.7.1. To maintain its status as a Tree City, the City shall determine the feasibility of implementing an urban forestry program that supports, maintains, and plants local trees and vegetation in designated areas.

Policy CONE - 1.7.2. ~~Policy E.1.4.1~~ The City shall continue to enforce its tree and landscape ordinance to control potential destruction of wildlife habitat within the ~~C~~city limits that ~~has~~have been identified by the Florida Fish and Wildlife Conservation Commission (FFWCC) as a known habitat of listed endangered or threatened wildlife or plant species of special concern.

Policy CONE - 1.7.3. In support of the tree and landscape ordinance, the City's designated Building Official or their designee shall not issue a Certificate of Occupancy unless the standards required by the ordinance are adhered to by new development.

Policy CONE - 1.7.4. The City shall develop new regulatory incentives within its LDRs to protect native vegetation and natural resources and promote sustainable development practices. These incentives shall encourage:

A. Clustered development that minimizes the footprint of development on riverfront, conservation, and other environmentally sensitive lands;

B. Long-term conservation and restoration of environmentally sensitive lands;

C. Protection of water resources through the implementation of Low-Impact Development (LID) strategies, and;

D. Enhancement and expansion of native vegetation to support habitat connectivity, water quality, and ecological resilience.

Policy CONE - 1.7.5. ~~Policy E.1.3.4~~ The City shall coordinate with the county to ensure that the St. Johns River and unique vegetative communities that are shared between the two jurisdictions are protected from degradation or intrusion by development.

Policy CONE - 1.7.6. The City shall coordinate with the St. Johns River Water Management District (SJRWMD), FFWCC, and other relevant entities to identify endangered species within the City, map the locations of these species, and direct development away from these sensitive areas.

Policy CONE - 1.7.7. The City will cooperate with the SJRWMD to, as necessary, help protect and preserve vulnerable marine life in the St. Johns River and other identified major surface waters.

Obj. CONE - 1.8. Hazardous Waste Mitigation

~~Objective E.1.5~~ The City shall manage the disposal of hazardous waste to prevent adverse effects on natural resources~~implement the following policies to manage hazardous waste so as to protect natural resources~~.

Policy CONE - 1.8.1. ~~Policy E.1.5.1~~ The City shall continue to provide in-kind support to Keep Putnam Beautiful so~~in order~~ that ~~City residents, businesses and facilities will be informed through~~ public education on~~f~~ hazardous waste disposal locations and proper methods of disposal will be readily available for residents, businesses, and facilities.

Policy CONE - 1.8.2. ~~Policy E.1.5.2~~ The City shall continue to cooperate with the FDEP to enforce the proper disposal of hazardous waste, including used automobile and truck tires and batteries.

Policy CONE - 1.8.3. ~~Policy E.1.5.3~~ The City shall continue to require that City Fire Department personnel have the proper training to respond to~~in regard to~~ hazardous materials spills and evacuation procedures in the event that hazardous materials are released ~~due to train or truck accidents or other causes~~.

Policy CONE - 1.8.4. ~~Policy E.1.5.4~~ Information currently obtainable from the EPA, FDEP, and Putnam County regarding hazardous materials~~,~~ and evacuation procedures shall be made available for distribution to City residents.~~,~~ These materials~~and~~ shall be available at the City Hall and fire stations.

Public Facilities Element

Goals, Objectives, & Policies

Goal PFE - 1. Ensure the City's public facilities operate as an integrated and efficient network that delivers reliable service, meets adopted level of service (LOS) standards, and supports well-planned, coordinated growth and development.

~~Goal D.1 The City of Palatka shall ensure the provision of potable water, sanitary sewer, drainage, solid waste facilities and services and maintain aquifer recharge to meet existing and projected demands identified in this Plan.~~

Commented [JBP1]: Addressed in Goal 1 above.

~~Goal D.2 The City shall ensure that natural resources are protected from potential adverse impacts associated with sewer facilities, stormwater drainage, and solid waste disposal.~~

Commented [JBP2]: Addressed in Goal 1 above.

Obj. PFE - 1.1. Public Facility Planning & Maintenance

Plan, fund, and manage the construction, operation, and maintenance of public facilities to provide capacity where needed, support planned growth, and maintain system performance.

~~Objective D.1.1 Upon Plan adoption, the City of Palatka shall enforce adopted Concurrency Management System procedures to ensure that at the time a building permit or other development order is issued, infrastructure facility capacity is available to meet the demand of development without lowering adopted Levels of Service Standards (LOSS), or provide the opportunity for such development to provide the needed capacity.~~

Commented [JBP3]: Addressed below.

Policy PFE - 1.1.1. ~~Policy D.1.1.1 The following level of service~~ The City's public facilities LOS standards, as adopted in the Capital Improvement Element (CIE), shall serve as ~~be~~ the basis for ~~determining the~~evaluating ~~availability of facility~~ facility demands~~capacity against the demand~~ generated by new development.~~:~~

~~Facilities~~	~~Level of Service Standards~~
~~A. Potable Water~~	
~~1. Central Water System~~	
~~a. Main Design Flow~~	~~Residential - 130 gallons per capita per day (CCD)~~ ~~Commercial/Industrial - 110 gallons per acre per day (GAD)~~
~~b. Storage Capacity~~	~~2,000,000 gallons (ground and elevated)~~

Commented [JBP4]: LOSS for each system will be consolidated in the Capital Improvements Element to avoid issues that arise when the same standard is located in two places (or in this case, two separate elements).

c. Pressure Level	67 to 72 lbs/square inch at plant
2. Private Well	
a. Must be located more than 250 feet from a central water plant distribution line. b. Must be permitted by the Florida Department of Environmental Protection. c. Must meet the standards of Rule 40C-3.512 and Rule 62-532.500, F.A.C., for a private well; Rule 40C-3.512through (g) and Rule 62-550.300 F.A.C. for a well serving the public.	
B. Sanitary Sewer	
1. Central Sanitary Sewer System	
a. Average design flow	Residential - 125 gallons per capita per day (GCD) Commercial/Institutional/Industrial - 110 gallons per acre per day (GAD)
b. Peak design flow	249 gallons per capita per day
c. Water quality	Discharge water quality of wastewater treatment plants shall meet the minimum requirements of the St. Johns River Water Management District and Florida law.
2. Septic Tank System Standards	
a. No on-site sewage disposal system shall be installed until an "On-site Sewage Disposal System Construction Permit" (DH Form 4016) has been obtained from the Florida Department of Environmental Protection. Septic tank sanitary sewage systems shall not be constructed until an application form DH 4016 is submitted and a construction permit is issued. b. The sizing and location of septic tank sanitary sewer disposal systems shall be in accordance with the minimum requirements of the Florida Department of Environmental Protection and with Chapter 62-6.005 and 62-6.008, F.A.C., and s.381.0065, F.S. c. Site evaluation for the location of septic tanks shall meet the site evaluation criteria established by the Florida Department of Environmental Protection and specified in Chapter 62-6.006, F.A.C.	
C. Solid Waste	
Per Capita Per Day	6.4 lbs/person/day
D. Drainage Facilities	

~~Interim Standards~~	~~See Policy PFE – 4.2.2~~
~~Water Quality~~	~~Criteria for surface water quality shall meet the minimum standards of the St. Johns River Water Management District and Florida Department of Environmental Protection, and of 62-302.200, F.A.C.~~
~~Wetland Stormwater Discharge~~	~~Permits for wetland stormwater discharge shall follow the minimum requirements of the St. Johns River Water Management District, and of 62-25.042, F.A.C.~~
~~Stormwater Discharge Facilities~~	~~Permits for the construction of new stormwater discharge facilities shall follow the minimum requirements of the St. Johns River Water Management District, and shall follow 62-330.301, F.A.C.~~
~~Closed Conduits~~	~~10-year frequency, 24-hour duration; Intensity-Duration-Frequency (IDF) Curve, Zone 5, most recent FDOT Drainage Manual.~~
~~Open Channels~~	~~10-year frequency, Roadside, Median, and Interceptor Ditches or Swales~~ ~~25-year frequency, outfalls~~ ~~25-year frequency, canals~~ ~~2-year, Temporary Roadside and Median Ditches or Swales~~ ~~5-year, Temporary Outfalls and Canals~~ ~~Most Recent FDOT Drainage Manual~~
~~Retention/Detention~~	~~Shall meet minimum requirements of the St. Johns River Water Management District (retain the first inch of stormwater for drainage basins over 100 acres; the first one-half inch of stormwater for drainage basins under 100 acres).~~

Policy PFE - 1.1.2. Maintain adopted public facility LOS standards for the entire service area by designing and constructing replacements, expansions, or capacity improvements in locations that best serve both new and existing developments.

Policy PFE - 1.1.3. Site and distribute new or expanded public facilities in locations that support the City's planned growth pattern and are consistent with the Future Land Use Map.

~~Policy D.1.1.2 All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for the facilities and that distribution of these facilities/services is consistent with the Future Land Use Map.~~

Commented [JBP5]: Incorporated into policy above.

Policy PFE - 1.1.4. The City shall continue to loop potable water distribution lines to improve system reliability, maintain pressure, enhance water quality, and support fire protection.

~~Policy D.1.5.4 The City shall continue its ongoing project of "looping" all lines in the potable water system.~~

Commented [JBP6]: Incorporated into policy above.

Policy PFE - 1.1.5. ~~Policy D.1.2.6.~~ The City shall annually review and rank the need for new or expanded public infrastructure and, based on this review, consider amendments to the CIE to refine the Capital Improvements Schedule (CIS) or to adjust adopted LOS standards. This review shall be conducted in accordance with the following criteria~~The City shall review and rank the need for new and additional public infrastructure as detailed in the Comprehensive Plan with the advice of the City department heads and public advisory groups annually in accordance with the requirements of set forth in Policy D.1.3.1 and the following criteria~~:

A. ~~elimination~~Elimination of public hazards;

B. ~~elimination~~ Correction of existing capacity deficits;

C. ~~locational~~Locational needs based on projected growth and redevelopment patterns;

D. ~~accommodation~~Accommodation of new development and redevelopment; and

E. ~~financial~~ Financial feasibility.

~~Based on the results of this review, the City shall annually update the Capital Improvements Elements (CIE) of the Comprehensive Plan and LOS standards, if necessary.~~

~~Objective D.1.2 Capital projects needed to ensure support facility and development concurrency will be evaluated annually and when financially feasible become part of the five year schedule of capital expenditures in the Capital Improvement Program. This update of the CIP will be an annual amendment to the City's adopted Comprehensive Plan. In order to preserve adopted Level of Service Standards (LOSS), the City of Palatka, upon Plan adoption, shall continue to coordinate the extension of, or increase of, facilities to meet future needs, through implementing the following policies.~~

Commented [JBP7]: Language that is better suited for the CIE.

~~Policy D.1.2.2 Upon reaching 90 percent of system capacity, the City Commission shall review the City's current debt service (for consideration of issuing bonds), federal/State grant potential and other sources of funding to determine future policies relating to system expansion.~~

~~Policy D.1.2.3 The Concurrency Management System shall be implemented and shall, at a minimum, include a Capital Improvement Program that is financially feasible and include both necessary facilities to maintain adopted Level of Service standards to serve new development and the necessary facilities required to eliminate existing deficiencies which are a priority to be eliminated during the five year CIP planning period.~~

~~Objective D.1.3 To correct deficiencies as well as to coordinate the extension of facilities to meet future needs, the City shall maintain a five-year schedule of capital improvement needs for public facilities. This five-year plan will be updated annually in conformance with a coordinated review and update process for the Capital Improvement Element of this plan.~~

~~Policy D.1.3.1 The City Commission shall coordinate, evaluate, and rank capital improvement projects proposed for inclusion in the five-year schedule of capital improvement needs, utilizing the following priority level guidelines.Level One - Whether the project is needed to protect public health and safety, and to provide the City's legal commitment to provide services.~~

~~Level Two - Whether the project provides service to developed service areas shown for such facilities in the Future Land Use element of this plan.~~

~~Level Three - Whether the project represents a logical extension of facilities and services within a designated service area as shown on the City's Future Land Use Map.~~

~~Based on the results of this review, the City shall annually update the Capital Improvements Elements (CIE) of the Comprehensive Plan and LOS standards, if necessary, in accordance with Policy D.1.2.4.Policy D.1.3.2 Projects shall be completed in accordance with the schedule provided in the Capital Improvements Element of this plan.~~

Commented [JBP8]: Language that is better suited for the CIE.

Commented [JBP9]: Language that is better suited for the CIE.

Commented [JBP10]: Language that is better suited for the CIE.

Commented [JBP11]: Language that is better suited for the CIE.

Obj. PFE - 1.2. **Impacts from New Development on Public Facilities**
Ensure that impacts from new development do not cause the City's public facility systems to fall below their adopted LOS standard.

Policy PFE - 1.2.1. ~~Policy D.1.3.4~~ Consistent with public health and safety, required potable water, sanitary sewer, ~~solid waste,~~ drainage, and solid waste facilities ~~adequate water supplies, and potable water facilities~~ shall be in place and available to serve new development no later than the issuance ~~by the local government~~ of a Certificate of Occupancy or its functional equivalent.

~~Policy D.1.1.3 Potable water facilities, including all structures designed to collect, treat, or distribute potable water, including wells, treatment plants, reservoirs, and distribution mains, are to be authorized concurrent with development approval.~~

Commented [JBP12]: Incorporated above and made to apply to all public facility systems.

Policy PFE - 1.2.2. ~~Policy D.1.2.4~~ When the City's designated Building Official, or their designee, issues a building permit, or when the City approves a development order, an enforceable agreement shall be required to ensure that all necessary public facilities and services to support the development will be in place and available prior to the issuance of a Certificate of Occupancy, or its functional equivalent~~When the City a development order or permit, it shall require an enforceable agreement ensuring that all necessary public facilities to serve the project are in place before issuance of a certificate of occupancy or its functional equivalentAt the time of development order or development permit, there is an enforceable development agreement in place that ensures, prior to issuance of a Certificate of Occupancy or its functional equivalent, the necessary facilities and services for potable water and sanitary sewer will be available~~.

Policy PFE - 1.2.3. The City shall not approve development that would cause a public facility to operate below its adopted LOS standard unless proportionate mitigation is provided through an enforceable development agreement.

~~Policy D.1.2.5 The City shall prohibit or allow for the proportionate mitigation of impacts of any development that adversely affects the LOS standards established for the potable water and sanitary sewer system, solid waste disposal, or drainage. The City shall evaluate and update, if necessary, LOS standards in cooperation with the St. Johns River Water Management District during the annual update process for the Capital Improvement Element (CIE).~~

Commented [JBP13]: Incorporated above.

Obj. PFE - 1.3. Potable Water System

Provide for a safe and efficient potable water supply system capable of meeting the needs of Palatka's existing and projected population.

Policy PFE - 1.3.1. New development located within the City's potable water service area, and within 250 feet of an existing potable water main, shall connect to the central potable water system as a condition of development approval.

Policy PFE - 1.3.2. ~~Policy D.1.3.5~~ Prior to approval of a building permit or its functional equivalent, the City shall consult with the municipal water supplier to ~~determine whether~~ confirm that adequate water supplies ~~to serve the new development~~ will be available to serve the new development no later than the anticipated date of issuance of a ~~Certificate of Occupancy~~certificate of occupancy or its functional equivalent ~~by the City~~.

Policy PFE - 1.3.3. ~~Policy D.1.5.2~~ The City shall ensure that an adequate water supply is available through coordinating land use decisions with the St. Johns River Water Management District (SJRWMD) and their water supply plan. Prior to the approval of a development order, the City shall ensure that the municipal water supplier's Consumptive Use Permit (CUP) ~~issued by the St. Johns River Water Management District~~ has available capacity to serve the new development.

Policy PFE - 1.3.4. ~~Policy D.1.4.2~~ No new private well shall be allowed within 250 feet of an existing potable water distribution line. In cases where there are existing private wells, the City's designated Building Official or their designee shall notify the applicant that the facility will be required to convert to the City water system within twelve months of a distribution line reaching within 250 feet of the subject property line.

Policy PFE - 1.3.5. ~~Policy D.1.5.6~~ Public water wellfields shall be protected from adverse impacts of development by requiring a 500-foot radial setback buffer consistent with the definition of a "Wellhead Protection Area" as defined in Rule 62-521.200, F.A.C. Any non-conforming land use located within 500 feet of a well serving the public will not be permitted to expand or be improved and will be phased out upon change of ownership.

Policy PFE - 1.3.6. Potable water service outside the City limits shall be provided only in conjunction with an annexation agreement, unless the City Commission determines that such service will improve system efficiency, supports operations, protects the environment, promote economic development, and not encourage urban sprawl.

~~Policy D.1.2.1 The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous. Annexation of contiguous property receiving water or sewer service shall not be required if the City Commission determines that provision of service to a property, in substantive terms, improves the efficiency of the collection system, supports the system through additional service and user fees, achieves environmental protection, and promotes economic development; and does not promote urban sprawl.~~

Commented [JBP14]: Incorporated into policy above.

Policy PFE - 1.3.7. ~~Objective D.1.5 In order to fully utilize and efficiently protect and conserve potable water resources, the City shall continue~~ The City shall continue to

reduce per capita water consumption through implementing the following sub-policies~~specific measures in the policies listed below~~:

1.3.7.1. The City shall ensure that all wells no longer in use within the City limits are capped in accordance with the Land Development Regulations (LDRs) to prevent water loss from the Floridan Aquifer and contamination of the Surficial Aquifers.~~Policy D.1.5.5 Land Development Regulations shall require that wells no longer in use within the City limits be capped to prevent water loss from the Floridan Aquifer or contamination of the Surficial Aquifers. This requirement will be enforced by the Building Official.~~

1.3.7.2. ~~Policy D.1.5.3~~ The City's designated Building Official or their designee shall ensure that all new construction and substantial renovations comply with the plumbing fixture standards established in the Florida Building Code (FBC), including maximum allowable flow rates and water consumption levels.~~The City Building Official, in issuing a building permit or other development order, shall require that construction meet the Building Construction Standards of Chapter 553, F.S., which states that no new building shall be constructed which employs a tank-type water closet having a tank capacity in excess of 3.5 gallons of water, or employs a shower head or faucet that allows a flow of more than an average of three gallons of water per minute at 60 pounds of pressure per square inch. Compliance with this requirement shall be reviewed at final inspection. A Certificate of Occupancy shall not be issued if this requirement is not satisfied.~~

1.3.7.3. ~~Policy D.1.5.1~~ The City shall conduct a public information program in conjunction with the SJRWMD ~~in~~ to alert~~ing~~ water customers of wasteful water usage practices and promote~~ing~~ responsible and practical use of the water system~~ with the goal of maintaining a potable water level of service requirement of 130 GCD~~.

1.3.7.4. The City shall ensure that ~~W~~water conservation information ~~shall be~~is attached to every permit application and will be issued with all plumbing permits. ~~The City will cooperate with the SJRWMD to promote public education and awareness of the benefits of conserving water.~~

1.3.7.5. The City shall cooperate with SJRWMD during declared water shortage emergencies by conserving water resources and assisting with enforcement of water shortage emergency declaration, orders, and plans (Rule 40C-21, F.A.C., SJRWMD water shortage plan).

1.3.7.6. The City shall continue to implement its Water Conservation Plan that is associated with its CUP.

Policy PFE - 1.3.8. The City shall maintain a Water Supply Facilities Work Plan, in accordance with Florida Statutes, to ensure a safe, adequate, and sustainable water supply. The Work Plan shall be an integral part of the Comprehensive Plan and shall be implemented primarily through the following sub-policies.

1.3.8.1. The City's Water Supply Facilities Work Plan (2025-2035) is incorporated into the Comprehensive Plan as Appendix A of the Public Facilities Element.

1.3.8.2. The City shall maintain a water supply facilities work plan (WSFWP) that is coordinated with SJRWMD's North Florida Regional Water Supply Plan (NFRWSP). The WSFWP and related comprehensive plan policies will be updated, at a minimum, every five (5) years within 18 months of an update of the NFRWSP.

1.3.8.3. The WSFWP shall identify the traditional and alternative water supply projects and programs, along with the water conservation and reuse practices necessary to meet existing and future water demands.

1.3.8.4. The WSFWP shall address those project options identified in the NFRWSP and selected by the City for implementation (if any), along with any respective implementation schedules.

1.3.8.5. The City will participate in the development of updates to the NFRWSP and other water supply development-related initiatives facilitated by the SJRWMD that affect the City.

Obj. PFE - 1.4. Sanitary Sewer System

Provide for a safe and efficient sanitary sewer system capable of meeting the needs of Palatka's existing and projected population.

~~*Objective D.1.6 Upon Plan adoption, the City shall continue to take measures that will ensure that the City's sanitary wastewater system functions adequately (provides sufficient quantity of service) and correctly (does not pollute the environment) through implementing the following policies:*~~

Commented [JBP15]: Incorporated into new objective.

Policy PFE - 1.4.1. New development shall connect to the City's central sanitary sewer system when the following conditions apply:

A. **Residential subdivisions** –New residential subdivisions located within 1,320 feet of an existing sewer line, or a sewer line scheduled to be in place or under actual construction within three years of final development approval, provided that the site is accessible to the line via public right-of-way.

B. **Single-Family—**New single-family homes not in a subdivision and located within 250 feet of -an existing or planned sewer line, or a sewer line that will be in place or under actual construction within three years of final development approval, provided the site is accessible to the sewer line via public right-of-way.

C. **Large Industrial/Commercial—**New industrial and commercial developments with a gross leasable floor area of greater than 5,000 square feet and located within 1,320 feet of an existing or planned sewer line, or a sewer line that will be in place or under actual construction within three years of final development approval, provided that the site is accessible to the sewer line by public right-of-way.

D. **Small Commercial—**New commercial developments not in a subdivision, with a gross leasable floor area of 5,000 square feet or less and located within 250 feet of an existing or planned sewer line, or a sewer line that will be in place or under actual construction within three years of final development approval, provided that the site is accessible to the sewer line by public right-of-way.

~~Policy D.1.4.1 (a) New residential subdivisions, new industrial development, and new commercial development with a gross leased floor area of greater than 5,000 square feet connect to the City's sanitary sewer system when they are within 1,320 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way; or~~

~~(b) New single-family homes and commercial development that are not located within a subdivision subject to criteria above shall be required to connect to the City's sanitary sewer system when they are within 250 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three years of final development approval, providing that the site is accessible to the sewer line by public right-of-way.~~

~~Objective D.2.1 Upon plan adoption, the City shall protect surface water bodies from potential sanitary waste disposal/treatment impacts by enforcing specific measures listed in the policies stated below.~~

Commented [JBP16]: Objective not needed with new element structure. Addressed in policies below.

Policy PFE - 1.4.2. ~~Policy D.2.1.2 The City shall enforce current regulations that stipulate that no~~No septic tank shall be installed within 250 feet of an existing sewer line.

Policy PFE - 1.4.3. The City shall maintain and enforce LDRs requiring remaining septic tanks to be phased out of service according to the schedule in the five-year CIS for sewer line extensions.

Policy PFE - 1.4.4. The City and its designated Building Official or their designee shall require new septic tank installations to be sited appropriately based on soil conditions. It shall not approve a building permit without an onsite sewage treatment and disposal system (OSTDS) permit from the relevant permitting agency.

Policy PFE - 1.4.5. Existing single-family homes shall not be required to connect to the sanitary sewer system if the Public Works Director or their designee determines that topography makes a gravity connection infeasible.

~~Policy D.2.1.1 The City shall adopt Land Development Regulations which ensure that remaining septic tanks are phased out of service and that any tanks installed be properly sited in relation to soil conditions and that building permits are conditioned upon the receipt of a permit from the Putnam County Health Department for septic tank installation and a specific date for phasing out such tanks be established based upon the 5-year Capital Improvement Program for extending sewer lines. Existing single-family residential homes shall not be required to connect to sanitary sewer lines if, based on the determination of the Building Official, topography makes a gravity feed impossible.~~

Commented [JBP17]: Incorporated into several policies above.

Policy PFE - 1.4.6. The City shall maintain an inflow and infiltration (I&I) rate of no more than 10 percent in the sanitary sewer system and shall seek to reduce this rate where feasible.

Policy PFE - 1.4.7. The City shall conduct ongoing inspections, repair or replace deteriorated sewer lines as needed, and include necessary projects in the five-year CIS to maintain the adopted I&I standard.

~~Policy D.1.6.2 The City shall continue to maintain its sanitary sewer system so as to maintain an inflow rate of no more than 10 percent and as much as possible improve upon that rate. The City, through ongoing inspection, shall identify and repair deteriorated portions of the sanitary sewer lines in order to maintain the inflow/infiltration rate to no more than 10 percent. The City shall adopt in the annual update of its capital improvements program the inclusion of projects in the five-year schedule of capital improvement needs necessary to maintain its sanitary sewer system at an inflow/infiltration rate of no more then 10 percent.~~

Commented [JBP18]: Incorporated into several policies above.

~~Policy D.1.6.1 The City, through its water saving activities, shall set a goal of maintaining a sanitary sewer LOSS of 125 GPD for residential land use and 110 GPD for commercial/institutional/industrial land use.~~

Policy PFE - 1.4.8. ~~Policy D.1.6.3~~ The City ~~Public Works Director shall ensure that City~~shall ~~ensures~~ensure its personnel working with the~~serving, the~~ sanitary wastewater system are properly trained and certified in system maintenance and operating procedures.

Obj. PFE - 1.5. **Stormwater Management System**

Provide for a safe and efficient stormwater management system capable of meeting the needs of Palatka's existing and projected population.

~~Objective D.2.2 Upon Plan adoption, the City shall take specific flood protection measures that will also protect the St. Johns River from runoff pollution.~~

Commented [JBP19]: Incorporated into the above Objective.

Policy PFE - 1.5.1. ~~Policy D.2.2.1~~ Upon Plan adoption the City, through its designated Building Official and Public Works Director, or their designees, shall implement the following programs to contain and/or channel stormwater runoff:

A. ~~A.~~ The Public Works Director or designee shall implement a routine maintenance program of semi-annual inspection of drainage facilities.

B. ~~B.~~ The City's designated Building Official ~~Zoning Administrator~~ or designee shall not permit ~~to be removed~~the removal of buffers comprised of native vegetation adjacent to water bodies and wetlands, which provide filtration of stormwater pollutants.

C. ~~C.~~ The Public Works Director or designee shall design ~~its~~ new streets to direct storm drainage to be filtered through soils and native vegetation before the runoff enters the drainage system.

D. ~~D.~~ The City's designated Building Official or their designee shall not approve~~issue~~ a building permit until permits from jurisdictional agencies for dredge and fill, stormwater, and drainage are secured.

E. ~~E.~~ The Public Works Director or designee shall continue to provide monthly drainage status reports to the City ~~Manager~~.

Policy PFE - 1.5.2. Stormwater runoff shall be reviewed by the City as part of the development review process in accordance with the LDRs~~Policy D.2.2.4 The level of stormwater run-off shall be reviewed as part of the requirements of the Land Development Regulations~~.

Policy PFE - 1.5.3. Post-construction stormwater runoff from a site shall not exceed the pre-construction runoff level ~~and the level of stormwater run-off from a parcel during and after construction shall not exceed the level of run-off from the site experienced prior to construction~~.

Policy PFE - 1.5.4. ~~Policy D.2.2.3~~ All new development in flood-prone areas shall meet the following standards:

A. Development in the Federal Emergency Management Agency (FEMA) 100-year flood hazard zone shall be constructed so that the lowest floor elevation is at least two feet above the base flood elevation as established by the latest versions of the FEMA Flood Insurance Rate Maps.

B. ~~B.~~ Dredging and filling of lands within floodplains shall be limited to that approved by federal and ~~S~~state agencies having the authority to regulate and police such activities. All proposed development shall be clustered and located on the non-floodplain portions of the site, or, for proposed development areas that lie entirely within the 100-year floodplain, all structures shall be required to be elevated on pilings.

C. ~~C.~~ In addition, the following criteria will apply to development in the 100-year floodplain:

a. ~~1)~~ No hazardous materials or waste shall be stored within the 100-year floodplain;

b. ~~2)~~ Clearing of native vegetation will be minimized in the 100-year floodplain by establishing the minimum following pervious surface ratios for the following land uses ~~identified below~~:

Residential, single-family land use:	65%
Residential, multi-family land use:	45%
Commercial land use:	30%
Industrial land use:	10%

c. ~~3)~~ Use of septic tanks in flood-prone areas will be restricted as specified by ~~the County Department of Health~~ FDEP, and all such sewage disposal systems shall be required to connect to central sewage systems; and ~~in accordance with Policy D.1.4.1.~~

Commented [JBP20]: Statutory change

d. ~~4)~~ Any development within a flood-prone area will maintain the natural topography and hydrology of the development site.

Policy PFE - 1.5.5. ~~Policy D.2.2.2~~ The City shall continue to coordinate with the Florida Department of Transportation (FDOT) to seek means of improving maintenance of drainage facilities along ~~State~~ state roads.

Obj. PFE - 1.6. **Solid Waste System**

Provide for a safe and efficient drainage system capable of meeting the needs of Palatka's existing and projected population.

~~Objective D.2.3 The City shall take the following measures to meet the requirements for safe and sanitary disposal of solid waste:~~

Policy PFE - 1.6.1. All residential and nonresidential solid-waste generating uses within the City limits shall utilize the municipal solid waste collection program.

Policy PFE - 1.6.2. The City shall ensure that all solid waste collection, transfer, and disposal activities comply with applicable federal, state, and local environmental regulations.

Policy PFE - 1.6.3. The City shall coordinate with Putnam County, the Northeast Florida Regional Council (NEFRC), and other appropriate agencies to adopt and maintain LDRs establishing procedures for identifying, collecting, transporting, and disposing of hazardous waste generated within the City.

Policy PFE - 1.6.4. The City shall identify businesses with the potential to generate hazardous waste and work with Keep Putnam Beautiful to provide them with information on its proper handling and disposal, including materials supplied by federal, state, and county agencies. This information shall also be made available to the public at City Hall and through other public outreach methods.

~~Policy D.2.3.1 the City shall coordinate with NEFRC and Putnam County to adopt Land Development Regulations that establish procedures for disposal of hazardous waste materials and identify levels of hazardous waste generated. Business with the potential for generating hazardous waste will be identified. The City Commission will coordinate with Putnam County and the NEFRPC to establish procedures for the pick-up, transport and disposal of identified hazardous wastes.~~

Commented [JBP21]: Incorporated into policy above.

~~Policy D.2.3.2 The City shall coordinate with Keep Putnam Beautiful to distribute federal, State and county generated data regarding the handling and disposal of hazardous waste to all business identified as potential generators of such waste and make such literature available at City Hall for all its residents.~~

Commented [JBP22]: Incorporated into policy above.

Policy PFE - 1.6.5. The City shall seek to implement or support a recyclable materials recycling program in accordance with the standards outlined in Chapter 403.706, F.S.

~~Policy D.2.3.3 The City shall increase its recycling activities under its joint agreement with the county concerning a cooperative recycling effort. The City, through its water/sewer service billing process shall mail out information regarding the benefits of recycling to the community at large. Further, the City through resolutions will sponsor the activities of service/social groups in recycling programs. Through the recycling efforts of the City and its citizens, the City of Palatka will continue to reduce its solid waste by 30 percent as mandated by Chapter 403.706, FS and will increase its~~

~~recycling efforts in order to reduce its solid waste generation by 34 percent in order to remain consistent with county LOS standards.~~

Commented [JBP23]: Incorporated into policy above.

Policy PFE - 1.6.6. The City shall prohibit illegal dumping on public and private property and shall enforce penalties for violations in accordance with applicable ordinances.

Policy PFE - 1.6.7. The City shall implement public awareness measures, including the posting of notices in areas where illegal dumping has occurred, to discourage future violations and protect public health, safety, and the environment.

~~Policy D.2.1.3 The City shall control the disposal of solid waste. The City has established specific fines for dumping trash along roadways or private property and the City is required to post notices of such fines in locations where such dumping is known to have occurred.~~

Commented [JBP24]: Incorporated into policy above.

Public Facilities Element

Appendix A: Water Supply Facilities Work Plan

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01. Introduction to the Water Supply Facilities Work Plan

This Water Supply Facilities Work Plan (WSFWP) has been prepared pursuant to Section 163.3177(6)(c)4, Florida Statutes (F.S.). The purpose of the WSFWP is to identify and plan for the water supply sources, projects, and facilities necessary to serve existing and future development within the City's jurisdiction and water service area over a 10-year planning horizon. This WSFWP addresses the 10-year period from 2025 through 2035.

The St. Johns River Water Management District's (SJRWMD's) 2023 North Florida Water Supply Plan (NFRWSP) continues to identify north Florida, including the City of Palatka (City), as being within a Water Resource Caution Area (WRCA). WRCAs are geographic areas identified by a water management district as having existing water resource problems or areas in which water resource problems are projected to develop during the next twenty years. Therefore, in accordance with Section 163.3177(6)(c), F.S., the City is required to adopt and maintain a WSFWP and update the comprehensive plan, as necessary, to implement the WSFWP and address water supply-related legislative requirements. **Sub-Policy PFE – 1.3.8.1** incorporates the WSFWP into the comprehensive plan as Appendix A of the Public Facilities Element (PFE).

In accordance with Section 163.3177(6)(h), F.S., the City must ensure coordination of its comprehensive plan with SJRWMD's NFRWSP. Therefore, when SJRWMD updates its NFRWSP, and it affects the City, it will be necessary to update the City's WSFWP during the planning period. **Sub-Policy PFE – 1.3.8.2** contains enabling language to ensure maintenance of the work plan and coordination of the City's comprehensive plan with SJRWMD's NFRWSP. In accordance with Section 163.3177(6)(c)4, F.S., WSFWPs must be updated, at a minimum, every 5 years or within 18 months after a water management district approves an updated regional water supply plan.

02. Potable Water Supply and Service Agreement

02.A. Potable Water Supply

The City owns and maintains a potable water treatment and distribution system and is the only potable water supplier within its municipal limits. In addition, the City also provides potable water service to a small portion of unincorporated Putnam County. Generally, new development is required to annex into the City's municipal limits over time to obtain water service. While most City residences are on the central services, some residences utilize private domestic self-supply wells for their water supply.

02.B. Water Supply Agreement with Putnam County

The City of Palatka maintains a water service agreement with Putnam County, formalized through an interlocal agreement. Under this agreement, the Putnam County Port Authority is authorized to purchase potable water from the City for resale to a limited number of businesses along Comfort Road. The agreement strictly limits service to these identified users, and any future extension of service would require annexation into the City.

There are no current plans to terminate the agreement. However, the City has engaged in discussions with Putnam County and the Chamber of Commerce regarding potential development along US 17 near the Comfort Road connection. While this area is not currently annexed, the City is exploring whether to amend the existing interlocal agreement or establish a new agreement to provide municipal water and sewer services to the area.

Additionally, the City is aware that the County is extending water service along East River Road. If any request is made for County use of City-supplied water beyond the limits of the current interlocal agreement, a new or amended agreement with the City would be required.

Policy ICE – 1.5.1 of the Intergovernmental Coordination Element (ICE) contains enabling language relative to coordinating the provision of water and sewer services with Putnam County.

03. Potable Water Sources, Supplies, Facilities, and Demand

03.A. Consumptive Use Permit

The City's current Consumptive Use Permit (CUP, #8114) expires in 2027. The CUP authorizes the use of 3.09 million gallons per day (mgd) [average] of groundwater from the Floridan aquifer for public supply type uses, and an additional 4.56 mgd for essential services such as fire protection.

03.B. Potable Water Facilities

The City currently owns and operates one wellfield and one potable water treatment plant (WTP). In addition, the potable water system includes four storage tanks with a total capacity of 2.3 million gallons. The WTP has a design capacity of six (6) mgd. In 2024, the WTP use/flow was approximately 1.74 mgd. No WTP capacity-related capital improvements are anticipated during the planning period; only normal and routine maintenance-related capital improvements are expected.

03.C. Projections

Table 1 of this document contains the projected population and water demand for the City's potable water service area, along with the CUP allocation and WTP facility data for the planning period. The findings presented demonstrate that the City has an adequate potable water supply and facility capacity to accommodate existing projected growth within its service area throughout the planning period. However, it should be noted that the City's recent actual water usage (e.g., 2024 =1.7 mgd) was higher than the 2023 NFRWSP demand projection.

Table – 1. Potable Water Service Area Projections

	2025	2030	2035
2023 NFRWSP Population [1]	12,053	12,053	12,053
2023 NFRWSP Demand [1]	1.28	1.28	1.28
Palatka 2045 Population Projections [2]	11,198	11,742	12,174
Palatka 2045 Demand [3]	1.54	1.61	1.72
CUP Allocation (mgd) [4]	3.09	3.09	3.09
WTP Capacity (mgd)	6	6	6

[1] As identified in the 2023 North Florida Regional Water Supply Plan (2020-2045).
[2] As identified in the attached Palatka 2045 Comprehensive Plan Update – Population Projection Methods & Results memorandum
[3] As calculated within the Data & Analysis for the updated Public Facilities Element
[4] CUP expires in 2027. Therefore, the table extrapolates allocation from the end of the permit for 2030 and 2035.

04. Non-potable Water Suppliers, Sources, Services, and Facilities

The City owns and operates one wastewater reclamation facility (WRF) that has a permitted maximum average daily flow capacity of 3.5 mgd. In 2024, the annual average daily flow was approximately 1.7 mgd. One hundred percent (100%) of this daily flow is distributed for reuse irrigation at several facilities, including the Palatka Municipal Golf Course, airport, two commercial sod farms, several churches, athletic fields, and cemeteries. No WRF capacity-related capital improvements are anticipated during the planning period; only normal and routine maintenance-related capital improvements are expected.

05. Water Supply and Facility Concurrency

05.A. Potable Water Level of Service

The City is ultimately responsible for authorizing development within its municipal limits. All future development and redevelopment in the City are required to be compatible with the adopted LOS standards. Both the PFE and Capital Improvements Element (CIE) contain enabling language that establishes the City's level of service standards for potable water facilities.

05.B. Water Supply and Facility Concurrency

The current legislative requirements for concurrency [i.e., Section 163.3180(2), F.S.] require that the City's comprehensive plan and land development regulations ensure that both adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. In addition, the City must, prior to the approval of a building permit, determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. The PFE and CIE contains enabling language that addresses the water supply concurrency statutory provisions.

06. Traditional & Alternative Water Supply and Facility Capacity Projects

No WTP or WRF capacity-related capital improvements are anticipated during the planning period. Only normal and routine maintenance-related capital improvements are expected.

07. NFRWSP Project Options

SJRWMD's 2023 NFRWSP does not identify any 'project options' for selection or implementation by the City.

08. Water Conservation Practices

Water conservation is important to reduce potable water demand and efficiently meet existing and future water needs. The City currently implements several water conservation practices, including some that are enabled by comprehensive plan policies. These practices include the following:

- Conducting a public outreach program on water conservation in coordination with SJRWMD (**Policy CONE – 1.4.1**)
- Conducting water conservation public awareness campaigns (**Policy CONE – 1.4.8**)
- Requiring development to comply with building code standards (**Sub-Policy PFE – 1.3.7.2**)
- Requiring plugging of abandoned water wells **(Sub-Policy PFE – 1.3.7.1)**
- Requiring implementation of landscape irrigation and xeriscape standards (**Policy CONE – 1.4.7**)
- Requiring use of drought-resistant plants (**Policy CONE – 1.1.6**)

09. Reuse and Non-potable Water (Reuse) Practices

Utilization of reused/reclaimed water to meet non-potable water demand can conserve traditional freshwater supplies. The City currently implements several reuse practices, including some that are enabled by comprehensive plan policies, such as **Policy CONE – 1.4.2**, which requires new subdivisions and nonresidential development to include reuse/reclaimed water lines when feasible.

10. Water Source Protection Practices

Protection of the City's water supply source is important to maintain a safe water supply. The City currently implements several water source protection practices, including some that are enabled by comprehensive plan policies. These practices include the following:

- Implementing a Wellhead Protection Area and requiring setback buffers (**Policy CONE – 1.4.6)**

- Ensuring that wastewater effluent does not degrade surface water quality (**Policy CONE – 1.3.4**)
- Mandating compliance with water quality standards for facilities with wasteload allocations (**Policy CONE – 1.3.3**)
- Coordinating with SJRWMD to protect groundwater from development intrusion (**Policy CONE – 1.6.1**)
- Designing waterfront development to prevent stormwater runoff and erosion into water bodies (**Policy CONE – 1.3.8**)

Purpose

The comprehensive plan is a document that guides and enables the future actions of a community by establishing strategic planning directives and service standards. In Florida, the contents of these documents must abide by the provisions of Florida Statute §163.3177 (*"Required and optional elements of comprehensive plan; studies and surveys"*). Consistent with these statutory requirements, local government must ensure their plans provide sufficient public facilities and services to accommodate its future population growth.

Florida Statutes §163.3177(1)(f)3 identifies the State's requirements for municipalities establishing population projections as part of the comprehensive planning process:

> *"The comprehensive plan shall be based upon **permanent and seasonal population estimates and projections**, which shall either be those published by [the Bureau of Economic Business Research (BEBR)] or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by [BEBR] ... Absent physical limitations on population growth, **population projections for each municipality** … **must, at a minimum, be reflective of each area's proportional share of … the total county population growth**."*

In 2023, the City of Palatka began the process of updating its comprehensive plan to accommodate for a 2045 planning horizon. As stated above, the plan update will be required to demonstrate that the update is based upon the City's "permanent and seasonal population projections."

According to the BEBR's latest *Florida Estimates of Population,* **Palatka's permanent population was estimated to be 10,503 in 2024**. Like many local governments in Florida, the City has chosen to project its future population based on Palatka's proportional share of BEBR's forecasted countywide growth for Putnam County.

The purpose of this technical memorandum is to detail the methodology utilized by the City of Palatka to project its ***permanent***, ***seasonal***, and ***functional*** *(the sum of permanent and seasonal)* population through the plan's 2045 planning horizon. This methodology is inclusive of five steps:

Step 1. Review the population projected for Putnam County;

Step 2. Ascertain Palatka's proportionate share of Putnam County's projected population;

Step 3. Determine Palatka's projected *permanent* population;

Step 4. Estimate Palatka's projected *seasonal* population;

Step 5. Calculate Palatka's projected *functional* population.

These steps are explored in further detail as follows:

Step 1. Review the population projected for Putnam County (as reported by BEBR)

Permanent population projections for Putnam County through 2045 have been provided by BEBR as recently as January 2024 (BEBR Volume 57, Bulletin 198). As part of their projections for Putnam County, BEBR provides three growth models—titled *Low*, *Medium*, and *High*. According to Florida Statute §163.3177(1)(f)3, population projections for local governments must meet or exceed the populations

identified within BEBR's Medium projection model. As such, only BEBR's Medium and High population projection models for Putnam County are provided in **Table 1** below.

Table 1. Putnam County Population Projections (2025 – 2045)

Projection Model	2025	2030	2035	2040	2045
BEBR Medium	76,400	77,600	78,100	78,500	79,000
BEBR High	80,300	84,200	87,300	90,100	92,800

Source: BEBR, January 2024.

Step 2. Ascertain Palatka's proportionate share of Putnam County's projected population (by choosing between *historical* or *current* share methods)

Since BEBR's population projections are only available at the county level, most municipalities estimate their future growth by assuming it will follow a fixed rate based on the city's **historic or current proportion** of the county's total population.

Historical Proportion Method

Table 2 identifies Palatka's ***historical share*** of Putnam County's permanent population between 1970 and 2020, as reported by the U.S. Census Bureau.

Table 2. Palatka's Historical (1970—2020) Share of Putnam County's Permanent Population

Year	Putnam County	City of Palatka	Proportionate Share
1970	36,290	9,444	26.0%
1980	50,549	10,175	20.1%
1990	65,070	10,201	15.7%
2000	70,423	10,033	14.2%
2010	74,364	10,558	14.2%
2020	73,321	10,446	14.2%
50-Year (1970 – 2020) Average Population Share			17.4%
20-Year (2000 – 2020) Average Population Share			14.2%

Source: United States Census Bureau, 1970-2020.

As shown above, Palatka's population has historically represented 17.4% of Putnam County's permanent population over the past 50 years. However, this share has declined to 14.2% over the past 20 years, highlighting an ongoing decrease in Palatka's relative contribution to Putnam County's permanent population growth.

Current Share Method

Table 3 presents Palatka's ***current share*** of Putnam County's permanent population as of April 2024, as estimated by BEBR.

Table 3. Palatka's Current (2024) Share of Putnam County's Permanent Population

Year	Putnam County	City of Palatka	Current (2024) Population Share
2024	76,138	10,503	13.8%

Source: BEBR, April 2024.

As of 2024, the City of Palatka accounted for 13.8% of Putnam County's total permanent population, reflecting a 0.4% decrease from 2020, as shown in **Table 2**.

Method Determination (Historical v. Current Share)

Comparing the *historic 50-year average* population share (17.4%), the *historic 20-year average* population share (14.2%), and *current (2024) population share* (13.8%) demonstrates that Palatka's relative share of Putnam County's total population growth continues to decline. Due to this decreasing trend in population share, **the City of Palatka determined that it would use the current population share (13.8%) as a constant for determining its proportionate share of future countywide growth.**

Step 3. Determine Palatka's projected permanent population (by selecting an appropriate BEBR projection model)

The next step in the population projection process was to apply the City of Palatka's 13.8% population share as a constant to BEBR's countywide permanent population models and determine which growth model (Medium or High) would be more appropriate for anticipating the City's future growth through the 2045 planning horizon. **Table 4** shows the 13.8% population share applied to both BEBR Medium and High for Putnam County.

Table 4. Comparison of Palatka's Projected (2025-2045) Permanent Population Models

	BEBR Medium		BEBR High	
Year	Putnam County	City of Palatka [1]	Putnam County	City of Palatka [1]
2025	76,400	10,539	80,300	11,077
2030	77,600	10,705	84,200	11,615
2035	78,100	10,774	87,300	12,043
2040	78,500	10,829	90,100	12,429
2045	79,000	10,898	92,800	12,801

[1] Determined by multiplying the projected population for the County with the City's 13.8% population share.

Source: BEBR, January 2024.

Model Determination (BEBR Medium v. High)

Florida has experienced rapid population growth over the last several years. This growth has been typically concentrated within major urban counties such as Orange, Hillsborough, and Miami-Dade, as well as within more suburban counties such as Polk, Sumter, Marion, and Pasco. Although the City of Palatka is comparatively a more exurban area and has historically experienced population decline, the City and County have taken marked steps in recent years to promote economic development and increase the area's existing housing stock. In the last year alone, this has led to the creation of new permanent manufacturing jobs, new proposals by large-scale real estate developers, and the adoption of a five-year economic development plan by Putnam County. **Due to these factors, the City of Palatka has determined it will utilize the BEBR *High* growth model, rather than BEBR *Medium*, for population projection purposes.**

Step 4. Estimate Palatka's projected seasonal population

In addition to ***permanent*** population, Florida Statute 163.3177 also requires local governments to identify and plan for its projected growth in ***seasonal*** population. Section 163.3164 of Florida Statues defines seasonal population as "part-time inhabitants who use, or may be expected to use, public facilities or services, but are not residents and includes tourists, migrant farmworkers, and other short-term and long-term visitors."

Although population projections for permanent residents are provided for each county by BEBR, there is currently no state-recognized database that provides contemporary or projected seasonal population data at the county or city level. As such, it is up to each jurisdiction to determine an appropriate methodology for estimating their current and projected seasonal populations for comprehensive planning purposes.

To determine its current and projected seasonal population, the City relied upon data provided by the U.S. Census Bureau's 2018-2022 American Community Survey 5-Year Estimates. More specifically: *'Occupied Units'* were used to calculate the number of permanent households and *'Vacant Units for Seasonal, Recreational, or Occasional Use'* were utilized to calculate the number of seasonal households. These household figures were then multiplied by the City's average household size[1] to estimate the total number of permanent and seasonal residents. This process is shown in formulas below:

Permanent Residents	=	# of Occupied Units	x	Average Persons Per Household
Seasonal Residents	=	# of Vacant Units for Seasonal, Recreational, or Occasional Use	x	Average Persons Per Household

When this formula is applied to the 2018-2022 American Community Survey for Palatka, it is estimated that the City had *10,471 permanent residents* (calculated as 4,317 occupied units × 2.43 persons per household) and *114 seasonal residents* (calculated as 47 vacant units for seasonal, recreational, or occasional use × 2.43 persons per household) during this period. In other words, Palatka's seasonal population equates to just 1.1% of its permanent population. **To project the number of seasonal residents through the 2045 planning horizon for the City of Palatka, the City's 1.1% seasonal population share was applied to the projected permanent residential population, as shown in Table 5.**

Table 5. Projected (2025-2045) Seasonal Population for Palatka

Year	Permanent Population	Seasonal Population [1]
2025	11,077	121
2030	11,615	126
2035	12,043	131
2040	12,429	135
2045	12,801	139

[1] Determined by multiplying Permanent Population by Palatka's 1.1% Seasonal Population Share.

Step 5. Establish Palatka's projected functional population

As mentioned previously, the State of Florida requires local governments to plan for "permanent and seasonal population[s]" as part of the comprehensive planning process (§163.3177, Florida Statutes). **As**

[1] Average household size for Palatka was determined by dividing the City's *Total Population* (10,471) by the total number *Occupied Units* (4,317), as estimated by the American Community Survey 5-Year Estimates (2018-2022).

such, the Palatka 2045 Comprehensive Plan Update will be based on the City's projected functional population (i.e., permanent and seasonal), as identified in Table 6.

Table 6. Projected (2025-2045) Functional Population for the City of Palatka

Year	Permanent Population	Seasonal Population [1]	Functional Population [2]
2025	11,077	121	11,198
2030	11,615	126	11,742
2035	12,043	131	12,174
2040	12,429	135	12,564
2045	12,801	139	12,940

[1] See Table 5.
[2] Determined by adding *Permanent Population* and *Seasonal Population*.

A Note on Future Updates to Population Projections

The population projections for the City of Palatka used in the comprehensive plan update process are based on currently available data. As such, they are intended to serve as estimates rather than definitive figures. These projections will be periodically re-evaluated and adjusted, as needed, following the adoption of the Palatka 2045 Comprehensive Plan.

Intergovernmental Coordination Element

Goals, Objectives, & Policies

Goal ICE - 1. ~~**Goal G.1 The City shall improve coordination**~~**Coordinate with Putnam County and with local, regional, ~~S~~state, and federal agencies ~~in order to improve development activities and~~ to facilitate the development and infrastructure services needed to accommodate the needs of the City's existing and future ~~growth~~residents and businesses.**

Obj. ICE - 1.1. **Coordinated Planning**
Maintain interlocal consistency by collaborating with local, regional, state, and federal agencies and jurisdictions on planning and development initiatives.~~Objective G.1.1 The City shall continue to review the comprehensive or development plans of Putnam County, the Putnam County School Board, and other entities providing services to the City to ensure interlocal consistency.~~

Policy ICE - 1.1.1. ~~Policy G.1.1.1 As part of the Comprehensive Plan process, t~~The City will continue to compare its~~the City's~~ Comprehensive Plan with ~~the county's Comprehensive Plan and~~ those of neighboring municipalities and other development plans of authorities and agencies with which the City shares interlocal agreements.

Policy ICE - 1.1.2. The City shall work to establish an Interlocal Service Boundary Agreement (ISBA) with Putnam County to guide smart development practices in City-serviced areas that have not yet been annexed and efficiently provide utility services to residents while avoiding the duplication of services.

Policy ICE - 1.1.3. ~~Policy G.1.1.5~~ The City shall coordinate all land use amendments to its Comprehensive Plan that impact ~~on~~ development sites that abut the City/county boundary with ~~the~~ Putnam County's Planning and ~~, Building and~~ Zoning Department.

Policy ICE - 1.1.4. The City shall provide written notification to the county of all amendments to the Comprehensive Plan, including text amendments and amendments to the Future Land Use Map series.

Policy ICE - 1.1.5. The City shall work with Putnam County to partner with the Florida Seaport Transportation and Economic Development (FSTED) Council for assistance and coordination in services like capital infrastructure projects, funding and grants, and for seaport, freight mobility, and trade plans.

Policy ICE - 1.1.6. ~~Policy G.1.1.3~~ The City shall promote affordable housing through:

A. ~~a~~Active participation in the Northeast Florida Regional Council (NEFRC) Affordable Workforce Housing Taskforce;

B. ~~e~~Encouraging the Economic Development Council of the Putnam County Chamber of Commerce to address affordable housing as a function of job creation;

C. ~~e~~Encouraging higher wage industrial and commercial office employers to relocate or expand within the City; and

D. ~~by f~~Fostering partnerships between the Public Housing Authority, State Housing Initiative Partnership (SHIP) administrators, Community Development Block Grant (CDBG) administrators, and the private sector housing organizations, such as local and national home builders.

Obj. ICE - 1.2. **Coordinated Review Procedures**

~~Objective G.1.2 At the time of Plan implementation, the City shall~~ I~~i~~nstitute and maintain regular review procedures with local, regional, and state planning and regulatory agencies, including the Putnam County School Board, ~~as well as~~ Putnam County, and other agencies ~~any local governments~~ providing services to the City.

Policy ICE - 1.2.1. ~~Policy G.1.2.1~~ The City~~special intergovernmental coordinating committee~~ shall monitor and evaluate all interlocal agreements (ILAs), including those inventoried in the Data & Analysis Section of this Element, and assess the provision of adequate facilities and services concurrent with the impacts of City development programs.

Policy ICE - 1.2.2. The City Manager and the City Commission will be~~are~~ responsible for all ILAs~~interlocal agreements~~. The City Manager is responsible for negotiating~~ons of~~ ILAs~~interlocal agreements~~, and the City Commission is responsible for adopting or ratifying ILAs~~interlocal agreements~~.

Policy ICE - 1.2.3. ~~Policy G.1.5.1~~ The City shall review and improve, where necessary, all relevant interlocal agreements and coordination mechanisms that the City of Palatka has entered. ~~with the Florida Department of Environmental Protection, Florida Department of Children and Family Services, Putnam County Administration, Putnam County Health Department, the St. Johns River Water Management District, the Putnam County Solid Waste Management Board, the U.S. Army Corps of Engineers, the U.S.~~

~~Environmental Protection Agency, and state and federal Departments of Transportation.~~

Policy ICE - 1.2.4. The City Manager shall be responsible for the negotiation of interlocal~~the~~ agreements, which shall be subject to approval by the City Commission.

Policy ICE - 1.2.5. ~~Policy G.1.2.2~~ The City shall request that the Northeast Florida Regional Council ~~to~~ provide technical assistance to resolve conflicts with other local governments.

Obj. ICE - 1.3. Transportation Planning

~~Objective G.1.3~~ C~~The City shall c~~oordinate with related local, ~~S~~state, regional, and federal agencies to promote~~for~~ an integrated, ~~cost effective~~cost-effective transportation system.

Policy ICE - 1.3.1. ~~Policy G.1.3.2~~ Although Palatka is located outside the jurisdictional limits of any Metropolitan Planning Organization (MPO), ~~intergovernmental coordination and resource planning pursuant to Chapter 380 in north Florida shall be accomplished through~~ the City shall continue~~d~~ to cooperate~~ion~~ and ~~communication~~communicate with the Northeast Florida Regional Council, North Florida Transportation Planning Organization (Jacksonville region), Gainesville Metropolitan Transportation Planning Organization ~~for the Gainesville Urban Area~~, and the River to Sea ~~Volusia County~~ Transportation~~Metropolitan~~ Planning Organization.

Policy ICE - 1.3.2. ~~Policy G.1.3.1~~ The City shall coordinate roadway improvements with Putnam County and the Florida Department of Transportation (FDOT) to ensure roadways are well-maintained and that ~~effective application of~~ available revenue is used effectively.

Policy ICE - 1.3.3. ~~Policy G.1.1.2~~ The City will work with the ~~Department of Transportation~~FDOT to ensure that amendments to the Future Land Use Map (FLUM) series are consistent with the Strategic Intermodal System (SIS) criteria established by FDOT.

Policy ICE - 1.3.4. ~~Policy G.1.3.3~~ The City shall work with the Florida Department of Transportation (FDOT) and the Florida Department of Environmental Protection, Office of Greenways & Trails, in securing abandoned rail corridors and other lands for alternative multi-modal corridors and/or bike-pedestrian connectors~~recreational purposes~~.

Policy ICE - 1.3.5. ~~Policy G.1.3.4~~ The City shall ~~establish a public information program to inform residents of action taken under this element by December 1, 2007.~~

~~The City shall incorporate~~ maintain and update its ~~into the~~ Land Development Regulations (LDRs) ~~by June 30, 2008,~~ regarding public notification procedures for ~~transportation related~~transportation-related items, such as, but not limited to, fair share agreements and development agreements.

Commented [JBP1]: Seems to be implemented (§54-205 and § 54-131), updated to reflect

Obj. ICE - 1.4. Airport and Airspace Planning

~~Objective G.1.4 R~~~~The City shall r~~eview and revise appropriate local airport zoning ordinances as needed ~~, advise and assist other governmental entities in the enactment of reciprocal ordinances or interlocal agreements~~ to ~~ensure~~ protect~~ion of~~ the municipal airport and the airspace system.

Policy ICE - 1.4.1. ~~Policy G.1.4.1~~ The City shall ensure that the development of Kay Larkin Airport is ~~development should be~~ coordinated ~~—~~with the FAA~~,~~ and the Continuing Florida Aviation System Planning Process (CFASPP)~~, and~~ in alignment~~accordance~~ with ~~the local government c~~Comprehensive ~~p~~Plan priorities.

Policy ICE - 1.4.2. ~~Policy G.1.4.2~~ The City shall, on a case-by-case basis, evaluate the impact of tall structures and aviation noise upon air system safety and capacity, ~~i~~in cooperation with the DOT Bureau of Aviation and the FAA., ~~the City shall on a case-by-case basis evaluate the impact of tall structures and aviation noise upon air system safety and capacity.~~

Obj. ICE - 1.5. Public Facilities and Services

~~Objective G.1.5 The City shall e~~Ensure that public facilities and services are planned and allocated equitably, through effective coordination with ~~the~~ appropriate ~~federal, State, and local government departments and regulatory~~ agencies.

Policy ICE - 1.5.1. ~~Policy G.1.5.2~~ The City shall establish a coordinating relationship with the Putnam County Board of Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond ~~their~~ its border with water/sewer service.

Policy ICE - 1.5.2. The City shall annex p~~P~~roperties outside city limits serviced by City water ~~shall annex into the City~~ when they become sufficiently contiguous and shall annex all properties serviced by City septic. ~~Properties serviced by septic shall be annexed into the City.~~

Policy ICE - 1.5.3. ~~Policy G.1.5.3~~ The City shall improve the maintenance of drainage facilities along major roads in ~~continue to~~ coordinatione with Putnam County and the FDOT ~~to seek means of improving maintenance of drainage facilities along State roads~~.

Policy ICE - 1.5.4. ~~Policy G.1.5.4 The City shall continue its recycling activities as specified under its joint agreement with the county concerning a cooperative recycling effort.~~The City shall coordinate with the county to determine the feasibility of reestablishing a cooperative recycling program, both within Palatka and countywide.

Policy ICE - 1.5.5. The City shall seek to improve animal control coordination with services provided by Putnam County.

Policy ICE - 1.5.6. The City shall explore methods to address gaps in service between the City of Palatka and Putnam County concerning trash collection, fire services, emergency medical services, and law enforcement. Potential methods include, but are not limited to, updating interlocal agreements, coordinating with relevant county departments, and extending service boundaries.

Policy ICE - 1.5.7. The City shall consider options to improve public services that take care of litter and trash collection in residential neighborhoods.

Obj. ICE - 1.6. Public Schools

Coordinate with the Putnam County School District to address gaps in school infrastructure and better serve underprivileged students.

Policy ICE - 1.6.1. The City shall annually review the interlocal agreement with the Putnam County School District to ensure that the following elements are maintained, updated, or improved:

1. Population projection figures;
2. Public school facilities siting, infrastructure, and safety needs;
3. Adoption of a level of service standard for public school facilities;
4. A public school capital facilities program;
5. A definition of the geographic application of school concurrency;
6. The use of schools by the public, including use as emergency shelters; and

7. Outlining public school concurrency requirements for future development

Policy ICE - 1.6.2. The City shall coordinate with the Putnam County School District as necessary to address capacity and infrastructure concerns for schools sited within, or nearby, city limits.

Policy ICE - 1.6.3. The City shall continue to cooperate with the Putnam County School District to ensure that the School Impact Fee System is implemented and collected by the county.

Obj. ICE - 1.7. Conservation Efforts

~~Objective G.1.6~~ C~~The City shall c~~onserve and protect the natural resources of Palatka through effective coordination with appropriate ~~federal, State, and local government departments and regulatory~~ agencies.

Policy ICE - 1.7.1. ~~Policy G.1.6.1~~ The City shall work with Putnam County and the St. Johns River Water Management District (SJRWMD)to continue to remove sewage effluent ~~discharges~~ into the St. Johns River.

Policy ICE - 1.7.2. ~~Policy G.1.6.2~~ The City shall coordinate with~~request the~~ SJRWMD to obtain~~provide the City with the latest~~ technical assistance and guidance on the management of groundwater quality and supply.

Policy ICE - 1.7.3. ~~Policy G.1.6.3~~ The City shall coordinate with ~~the~~ Putnam ~~c~~County and the SJRWMD to protect~~ensure that~~ the St. Johns River, its tributaries, wetlands, and other environmentally sensitive areas, including ~~and~~ unique vegetative communities that are shared between the two jurisdictions, ~~are protected~~ from degradation or intrusion by inappropriate development. Such coordination shall include joint review of development proposals, enforcement of applicable environmental regulations, and implementation of conservation and restoration initiatives to preserve ecological integrity and water quality.

Policy ICE - 1.7.4. ~~Policy G.1.6.4~~ The City shall cooperate with the ~~S~~state and ~~C~~county in recognizing and enforcing manatee protection laws.

Policy ICE - 1.7.5. The City shall coordinate with the Florida Department of Environmental Protection to ensure that Ravine Gardens State Park is protected from the development of incompatible land uses in its immediate vicinity.

Capital Improvements Element

Goals, Objectives, & Policies

Goal CIE - 1. ~~Goal 1.0.0. To a~~Annually adopt and utilize a 5-Year Capital Improvements Schedule (CIS)~~Program~~ and ~~A~~annual ~~C~~capital ~~B~~budget to coordinate ~~the timing~~ and ~~to~~ prioritize the construction and redevelopment of public facilities that~~which~~ support the needs of residents, address deficiencies in existing operations, ~~implementation of the Comprehensive Plan in a manner that protects investments in existing facilities~~ and promote~~s~~ orderly growth.

Obj. CIE - 1.1. **Five-Year Capital Improvements Schedule**
Annually adopt a Five-Year Capital Improvements Schedule (CIS) to outline a schedule of improvements for capital facilities serving existing and future development.

Policy CIE - 1.1.1. The City shall annually update and adopt, by ordinance, a Five-Year CIS that identifies the timing, location, and cost of capital projects, along with the revenue sources available to fund them. ~~Objective 1.2.0. The City shall maintain and annually update a five-year capital budget detailing the timing and expenditures necessary for each new or to be renovated public facility, ranked by priority of need, with funding sources available for debt service.~~

Policy CIE - 1.1.2. The City hereby adopts by reference Ordinance ####-##, as amended, establishing the current Five-Year CIS. Updates to this ordinance shall serve as the annual amendment to this element.

Policy CIE - 1.1.3. The City shall prioritize projects in the Five-Year CIS based on the following criteria:

A. Projects that protect life, health, property, or critical facilities.

B. Projects necessary to comply with federal, state, or local mandates, including adopted level of service standards, consent orders, or settlement agreements.

C. Projects required to achieve or maintain adopted level of service standards, support concurrency, or accommodate planned growth consistent with the Future Land Use Map.

Commented [JBP1]: With the 2011 legislative changes, Florida's local governments are no longer required to submit the annual update of the Five-Year Capital Improvements Schedule to FloridaCommerce for review. However, the Capital Improvements Element remains a required critical component of the local government's comprehensive plan. The schedule must be reviewed annually by the local government to reflect the timing, location and funding of capital projects to achieve and maintain adopted level of service standards for public facilities that are necessary to implement the comprehensive plan. **The update to the schedule may be accomplished by ordinance and will not be considered an amendment to the comprehensive plan.**

D. Projects that directly support employment opportunities, redevelopment, or economic vitality.

E. Projects that include matching funds, grants, or partnerships that maximize the City's investment.

F. Projects that extend the useful life of existing facilities, improve operational efficiency, or reduce long-term costs.

G. Projects that promote neighborhood revitalization, enhance quality of life, or support equitable access to facilities and services.

Policy CIE - 1.1.4. ~~Policy 1.2.1.~~ Review and rank the need for new and additional public infrastructure as detailed in the Comprehensive Plan, with the advice of the City department heads and public advisory groups, and the following criteria:

A. Elimination of public hazards;

B. Elimination of existing capacity deficits;

C. Locational needs based on projected growth patterns;

D. Accommodation of new development and redevelopment, and;

E. Financial feasibility.

Policy CIE - 1.1.5. ~~Policy 1.2.8.~~ The City shall ensure that ~~the~~its fiscal policies ~~are directing~~direct expenditures for capital improvements that support proposed projects outlined elsewhere in the Comprehensive Plan, including ~~recognize the policies of the other comprehensive plan elements, such as those policies that identify the adopted Level of Service Standards, and~~ those policies related to~~dealing with~~ public transit and workforce housing improvements.

Policy CIE - 1.1.6. ~~Policy 1.2.2.~~ Annually ~~R~~review projects with each department and appropriate consultants or other sources to provide accurate~~best~~ construction cost and time estimates ~~for each proposed facility annually~~.

Policy CIE - 1.1.7. ~~Policy 1.2.3.~~ Annually ~~R~~review projects and facilities ~~that will serve needs~~ identified in future plans of ~~the St. Johns River Water Management District and other~~ local, regional, and ~~S~~state agencies that may provide public facilities within the City, such as the St. Johns River Water Management District (SJRWMD). The City shall include a survey of qualifying projects from

relevant outside agencies within the CIS~~City's Capital Improvements Program~~.

Policy CIE - 1.1.8. ~~Policy 1.2.4.~~ Include the adoption of an annual capital budget ~~Five-Year Capital Budget~~ with an annually updated ~~Five Year~~Five-Year Schedule of Improvements at the time of the adoption of the annual governmental budget of the City of Palatka.

Policy CIE - 1.1.9. ~~Policy 1.2.5.~~ There shall be no limitation placed on the use of revenue bonds as a percentage of the total public debt of the City of Palatka.

Policy CIE - 1.1.10. ~~Policy 1.2.6.~~ The maximum debt service that may be outstanding for capital improvement bonds in any given year shall not exceed a~~the~~ total of~~: twenty (~~20~~)~~ percent of the general fund revenues and ~~fifty (~~50~~)~~ percent of the total enterprise fund revenues, as estimated to be collected by the City in that year~~—~~: ~~P~~providing~~, however,~~ that debt incurred by an enterprise fund will not be measured against the noted general fund ratio, ~~:~~ and ~~Providing further~~ that non-enterprise fund debt will not be measured against the enterprise fund ratio.

Policy CIE - 1.1.11. ~~Policy 1.2.7.~~ The ratio of outstanding capital improvement bonded indebtedness shall not exceed ~~twenty (~~20~~)~~ percent of the total non-exempt real property just value (ad valorem tax base) of the City.

Obj. CIE - 1.2. **Provision of Public Facilities**

~~Goal 2.0.0.~~ Coordinate land use decisions with projected new or improved public facilities, including schools, to maintain the required level of service.

Policy CIE - 1.2.1. ~~Objective 2.1.0.~~ All new development shall be provided with infrastructure to meet or exceed the adopted ~~L~~level of ~~S~~service (LOS) ~~S~~standards as stated in this Element~~e Comprehensive Plan~~, concurrent with the needs of development.

Policy CIE - 1.2.2. ~~Policy 2.1.1.~~ Review land use decision impacts and timing against existing and future facilities as proposed in the Five-Year ~~Capital Improvements Program~~ CIS and the Public School Facilities Capital Improvement Projects to ensure~~for~~ maintenance of the adopted LOS~~Level of Service~~ ~~S~~standards.

Policy CIE - 1.2.3. The City of Palatka shall not approve a development order or issue a building permit until the designated City official certifies that the necessary public facilities and services will be available concurrent with the impacts of development, consistent with the requirements of Chapter 163, Florida

Statutes.~~Policy 2.1.2. The City of Palatka shall not issue a building permit or other development order until the designated City official certifies that required public facilities and services will be provided concurrent with the impact of development or that infrastructure and services are in place consistent with the requirements of FAC 9J-5.0055~~.

Obj. CIE - 1.3. **Fair Share Program**

~~Goal 3.0.0.~~ Require future development to pay their fair share of the costs of providing public infrastructure at the levels of service included in the Comprehensive Plan.

Policy CIE - 1.3.1. ~~Policy 3.1.1. The City shall incorporate into the Land Development Regulations a Transportation Proportionate Fair Share Program~~ ~~The City shall m~~Maintain adopted LOS~~Level of Service S~~standards through the annual adoption of~~maintaining~~ a ~~"financially feasible"~~ Capital Improvements Schedule~~Program~~, in accordance with Florida~~State~~ Statutes~~, which shall be updated annually~~.

Commented [JBP2]: Merged into the above policy

Commented [JBP3]: Deleted due to statutory changes

Policy CIE - 1.3.2. ~~Objective 3.1.0.~~ The City shall adopt in its Land Development Regulations (LDRs)~~Land Development Regulations~~ provisions for transportation proportionate fair share fees and a Transportation Proportionate Fair Share Program to ensure that the adopted LOS~~Level of Service s~~Standards are maintained.

Policy CIE - 1.3.3. ~~Policy 2.1.3.~~ Require that~~e~~ developers~~/builder to~~ provide funds to upgrade or expand existing City facilities or to construct new facilities for donation to the City ~~in order~~ in order to maintain the adopted LOS~~Level of Service S~~standards as necessary, primarily through the use of an Impact Fee System ~~as provided in the Comprehensive Plan~~.

Policy CIE - 1.3.4. ~~Policy 3.1.3.~~ A development order or permit shall~~will~~ be approved~~issued~~ only if the necessary ~~subject to the conditions that the necessary~~ transportation facilities are scheduled to be in place or under actual construction no later~~not more~~ than three ~~(3)~~ years after the issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local government ~~f~~Five-~~y~~Year CIS~~schedule of capital improvements~~. The CIS~~schedule of capital improvements~~ may also recognize and include transportation projects listed within~~included in~~ the first three years of the ~~applicable,~~ adopted Florida Department of Transportation (FDOT) ~~f~~Five-~~y~~Year ~~work~~ program.

Policy CIE - 1.3.5. ~~Policy 3.1.4. The City shall p~~Produce an "Impact Fee Analysis Study," not less than every five years, to ~~that~~ assess whether the current impact fee rates ~~and conditions~~ have resulted in the adequate provision of public facilities.

Obj. CIE - 1.4. **Level of Service Monitoring**

~~Objective 1.1.0. The City shall develop and annually maintain a list~~ Monitor, update, and program an inventory of inefficient, worn-out, or obsolete facilities that may become infrastructure deficiencies requiring upgrading or replacement. ~~before the year. This list shall be updated annually and provided as part of the budget process.~~

Policy CIE - 1.4.1. ~~Policy 1.1.1.~~ Review all current deficiencies reported in the Comprehensive Plan and identify facility needs. ~~Policy 1.1.2.~~ Included in the resulting inventory will be all identified facility needs found in the Five-Year Schedule of Improvements and the Public School Facilities Capital Improvement Projects, as provided by the District, for the applicable Fiscal Years.

~~Policy 1.1.5. Review all current deficiencies reported in the Comprehensive Plan and identify facility needs.~~

Commented [JBP4]: Duplicated policy from the adopted comprehensive plan

~~Policy 1.1.6. Include all identified facility needs found in the Five-Year Schedule of Improvements.~~

Commented [JBP5]: Duplicated policy from the adopted comprehensive plan

Policy CIE - 1.4.2. ~~Policy 1.1.3.~~ City departments shall review their capital facilities annually to determine the remaining ~~extent of~~ effective economic life of ~~remaining in~~ each facility, indicating whether facilities have become outmoded or economically inefficient. This inventory shall be provided to the City manager prior to the adoption of the annual CIS to determine whether City facilities require infrastructure improvements in a manner consistent with F.S. 163.3177(3)(a). ~~The remaining economic life for each capital facility shall be included in the Capital Improvements Program. The economic life shall be included as a field within a spreadsheet or database and shall be provided to the City Manager prior to adoption of the C.I.P. by the City Commission.~~

~~Policy 1.1.4. City departments shall review outmoded and other economically inefficient public facilities for inclusion in new proposed infrastructure. The City Departments shall provide a list of these facilities and necessary infrastructure improvements in a manner consistent with F.S. 163.3177(3)(a), to the City Manager annually prior to the adoption of the C.I.P. by the City Commission.~~

Commented [JBP6]: Merged into above policy

Goal CIE - 2. ~~Goal 4.0.0.~~ **Monitor, review, and annually upgrade ~~annually, L~~level of ~~S~~service (LOS) ~~S~~standards ~~as contained in the Comprehensive Plan~~ to maintain and improve the quality of life for the residents~~Citizens~~ of Palatka.**

Obj. CIE - 2.1. **Citywide Infrastructure**

~~Objective 4.1.0.~~ Public or private infrastructure serving all areas of the City shall meet or exceed the required levels of service.

Policy CIE - 2.1.1. ~~Policy 4.1.1.~~ Require developers of new subdivisions or commercial construction to prove that the adopted LOS~~Level of Service~~ Sstandards will be satisfied~~available~~ concurrent with any recognized development impacts, ~~before~~prior to the approval of a development order ~~is issued~~.

Policy CIE - 2.1.2. ~~Policy 4.1.2. The City shall m~~Maintain an ~~list~~inventory of private infrastructure providers~~,~~ that~~which~~ actively operate, or have upcoming plans to develop, infrastructure and capital facilities serving City residents. Ensure that these ~~shall~~ providers update ~~to~~ the City ~~an~~ annually with a program of ~~update of~~ the facilities that they maintain.

Obj. CIE - 2.2. **Level of Service Standards**

~~Objective 4.2.0.~~ All new and existing construction shall include plans for infrastructure ~~in order~~ to meet: (1) the l~~L~~evel of s~~S~~ervice s~~S~~tandards, and (2) consistency with Florida Statutes.~~Rule 9J-5.0055(2)(a)1 through 4; (b)1,2, and (c).~~

Policy CIE - 2.2.1. ~~Policy 4.2.1. The City shall r~~Require new development orders and ~~development~~ permits to undergo concurrency review prior to the issuance of development orders, permits, or Certificates of Occupancy ~~pursuant to the Comprehensive Plan~~. Through concurrency review, the City shall ensure that sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities are~~shall be~~ in place and available to serve new development no later than the issuance ~~by the City~~ of a Certificate of Occupancy or its functional equivalent.

Policy CIE - 2.2.2. ~~Policy 4.2.2. For~~ To meet concurrency needs for sanitary sewer, solid waste, drainage, and potable water facilities, ~~at a minimum,~~ the City shall ensure~~meet the following standards to satisfy the concurrency requirements~~:

1. A development order or permit is approved~~issued~~ only if the required facilities and services are in place and available at the time a Certificate of Occupancy or its functional equivalent is approved~~subject to the condition that, at the time of the issuance of a certificate of occupancy or its functional equivalent, the necessary facilities and services are in place and available to serve the new development~~; or.

2. The required facilities and services are guaranteed through an enforceable development order or agreement, consistent with Florida Statutes, to be in place and available by the time a Certificate of Occupancy (or its equivalent) is approved. ~~At the time the development order or permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place and available to serve new development at the time of the issuance of a certificate of occupancy or its functional equivalent.~~

SANITARY SEWER

Policy CIE - 2.2.3. ~~Policy 4.2.3.~~ Upon plan adoption, the following LOS~~Level of Service S~~standards for sanitary sewer usage and wastewater treatment shall be required~~:~~ for all new development:

A. Sanitary Sewer	
1. Central Sanitary Sewer System	
a. Average design flow	Residential - 125 gallons per capita per day (GCD) Commercial/Institutional/Industrial - 110 gallons per acre per day (GAD)
b. Peak design flow	249 gallons per capita per day
c. Water quality	Discharge water quality of wastewater treatment plants shall meet the minimum requirements of the St. Johns River Water Management District and Florida law.
2. Septic Tank System Standards	
a. No on-site sewage disposal system shall be installed until an "On-site Sewage Disposal System Construction Permit" (~~HRS-H~~DH Form 4016) has been obtained from the Florida Department of Health's local county health department~~Department of Health and Rehabilitative Services~~. Septic tank sanitary sewage systems	

shall not be constructed until an application form ~~HRS~~DH 4016 is submitted and a construction permit is issued.

b. The sizing and location of septic tank sanitary sewer disposal systems shall be in accordance with the minimum requirements of the Florida Department of Environmental Protection and with Chapter 62-6.005 and 62-6.008, ~~10D-6, sections .044 through .046(f),~~ F.A.C., and s.~~381.272~~381.0065, F.S.

c. Site evaluation for the location of septic tanks shall meet the site evaluation criteria established by the Florida Department of Environmental Protection and specified in Chapter~~s 100-6.047 and 17-600, Part 1,~~ 62-6.006, F.A.C.

Policy CIE - 2.2.4. The City shall not approve a development order, nor shall its designated Building Official issue a building permit, if the adopted level of service standards for sanitary sewer or wastewater treatment facilities are not met~~Policy 4.2.4. The City of Palatka shall not issue a building permit or other development order in any case where the above standards for sanitary sewer and wastewater treatment levels of service are not met~~.

~~Policy 4.2.5. The City shall require that:New residential subdivisions, new industrial development, and new commercial development with a gross leased floor area of greater than 5,000 square feet connect to the City's sanitary sewer system when they are within 1,320 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of- way; or New single-family homes and commercial development that are not located within a subdivision subject to criteria (a) above shall be required to connect to the City's sanitary sewer system when they are within 250 feet of either (1) an existing sewer line, or (2) a sewer line that will be in place or under actual construction within three (3) years of final development approval, providing that the site is accessible to the sewer line by public right-of-way.~~

Commented [JBP7]: Covered by PFE Policy 1.4.1

Policy CIE - 2.2.5. ~~Policy 4.2.6.~~ Coordinate with ~~T~~the county to~~shall~~ enforce ~~Level of Service (~~LOS~~)~~ standards against which the adequacy and deficiencies of infrastructure facilities between jurisdictions shall be measured for the purposes of concurrency management. The City shall continue to participate in its joint agreement with the county regarding~~concerning~~ cooperative recycling, and shall reduce its solid waste by 30 percent, consistent with Florida Statutes~~State Statute~~.

DRAINAGE

Policy CIE - 2.2.6. ~~Policy 4.2.7.~~ Upon plan adoption, the LOS~~Level of Service S~~standards to be met for stormwater drainage and treatment shall be as required by the various jurisdictional ~~S~~state and federal agencies. In any event, the design LOS standards shall not be less than the following:

Drainage Facility	Design Storm
Water quality	Minimum criteria for surface water quality shall meet the minimum standards of the St. Johns River Water Management District and Florida Department of Environmental Protection, and of ~~17-302.500~~62-302.200, F.A.C.
Wetland Stormwater Discharge	Permits for wetland stormwater discharge shall follow the minimum requirements of the St. Johns River Water Management District, and of ~~17-25.042~~62-25.042, F.A.C.
Stormwater Discharge Facilities	Permits for the construction of new stormwater discharge facilities shall follow the minimum requirements of the St. Johns River Water Management District~~shall follow~~, and shall follow ~~FAC 17-25.040~~62-330.301, F.A.C.
Closed Conduit	10-year frequency, 24-hour duration; Intensity-Duration-Frequency (IDF) Curve, Zone 5, most recent FDOT Drainage Manual. ~~FDOT Drainage Manual 2022~~
Open channel	10-year frequency, Roadside, Median, and Interceptor Ditches or Swales 25-year frequency, outfalls 25-year~~s~~ frequency, canals 2-year, Temporary Roadside and Median Ditches or Swales 5-year, Temporary Outfalls and Canals Most Recent FDOT Drainage Manual~~FDOT Drainage Manual 2022~~
Retention/Detention	Shall meet the minimum requirements of the St. Johns River Water Management District ~~DER Stormwater Drainage Rule 17-25~~ (retain the first inch of stormwater for drainage basins over 100 acres; the first one-half inch of stormwater for drainage basins under 100 acres).

The standards stated above shall pertain to all new development and redevelopment without exception. The exemption regarding project size thresholds provided in Rule ~~17-25.040~~62-330.301 F.A.C. does not apply ~~for~~ to concurrency determinations.

Policy CIE - 2.2.7. The City shall not approve a development order, nor shall its designated Building Official issue a building permit, if the adopted level of service standards for stormwater drainage facilities are not met~~Policy 4.2.8. The City of Palatka shall not issue a building permit or other development order in any case where the above standards for the stormwater drainage levels of service are not met~~.

Policy CIE - 2.2.8. The City shall ensure that the continuation and extension of stormwater drainage services meet the needs of current and future residents. The City shall not approve a development order, issue a building permit, or grant final plat approval if the adopted level of service standards for stormwater drainage facilities are not met~~Policy 4.2.9. The City shall ensure that the continuation of current drainage and stormwater service and the extension of services into the future meets the needs of the residents of the City of Palatka. The City shall not issue a final building permit, development order or final plat approval where the Level of Service Standards are not met~~.

POTABLE WATER

Policy CIE - 2.2.9. ~~Policy 4.2.10.~~ The LOS~~Level of Service S~~standards to be met for potable water shall be as follows:

Facilities	Level of Service Standards
1. Central Water System	
Main Design Flow	Residential - 130 gallons per capita per day (GCD) Commercial/Industrial - 110 gallons per acre per day (GAD)
Storage Capacity	2,000,000 gallons (ground and elevated)
Pressure level	67 to 72 lbs/square inch at plant
2. Private Well	

a. Must be located more than 250 feet from a central water plant distribution line.
b. Must be permitted by the Florida Department of Environmental Protection ~~County Department of Health~~.
c. Must meet the standards of ~~Rule 10D04.021(1)(b)1 through 3~~Rule 40C-3.512 and ~~rule~~Rule ~~17.532.500~~62-532.500, F.A.C., for a private well; Rule ~~10D-4.021(1)(a), (3)(a) and (b) and (4)(a)~~40C-3.512 ~~through~~ (g) and Rule ~~17.550-300~~62-550.300 F.A.C. for a well serving the public.

PARKS AND RECREATION

Policy CIE - 2.2.10. ~~Policy 4.2.11.~~ Upon plan ~~enaction~~enactment, the adopted LOS ~~Level of Service S~~standards to be met for recreation facilities shall be:

Park Type	Facility per Population
Regional Park	1 acre per 50
Community Park	1 acre per 500
Neighborhood Park	1 acre per 500
Equipped Play and Tot Lot	1 acre per 2,000

Type of Facility	Unit of Measure	Population Served
Baseball/Softball Fields	1 Field	5,000
Football/Soccer Fields	1 Field	6,000
Equipped Play Area	1 Play Area	10,000
Basketball Courts	1 Court	5,000
Boat Ramp (Lanes)	1 Lane	5,000
Tennis Courts	1 Court	2,000
Swimming Pools	1 Pool	25,000
Hiking (miles)	1 Mile	6,750
Picnic Areas (Tables)	1 Table	6,000

Policy CIE - 2.2.11. The City of Palatka shall not approve a development order, nor shall its designated Building Official issue a building permit, if the adopted level of service standards for recreational facilities are not met, unless ~~Policy 4.2.12.~~

~~The City of Palatka shall not issue a building permit or other development order in any case where the above standards for the recreational levels of service are not met, unless~~:

A. The park and recreation facilities are in place or under actual construction not more than one year after issuance of a Certificate of Occupancy or its functional equivalent as provided in the adopted local ~~government~~ government's ~~5~~five-year schedule of capital improvements; or

B. At the time the development order or permit is issued, the necessary park and recreation facilities are mandated through a binding executed agreement which requires the necessary recreation facilities to be in place or under actual construction not more than one year after issuance of a Certificate of Occupancy or its functional equivalent; or

C. At the time the development order or permit is issued, the necessary park and recreation facilities are guaranteed in an enforceable development agreement, pursuant to Section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S., to be in place or under actual construction not more than one year after issuance of a certificate of occupancy or its functional equivalent. ~~[Section 163.3180(2)(b), F.S.]~~

Commented [JBP8]: Cited Statute does not appear to exist. 163.3180(2) has no subsections

Policy CIE - 2.2.12. The City shall determine the feasibility of implementing proximity-based LOS standards for its parks and recreation system to better meet the needs of residents in underserved areas of Palatka. Proximity-based LOS standards may include provisions that ensure that all residents are reasonably within a 10-minute walk of a park or recreation facility, that facilities meet size standards based on park classification, and that they meet minimum standards for programming provided.

TRANSPORTATION

Policy CIE - 2.2.13. ~~Policy 4.2.15.13.~~ Upon plan adoption, the Roadway Level of Service ~~Level of Service Standards~~ to be met for the City roadway system shall be LOS D for all city-maintained roadways within the City. The City adopts by reference LOS standards mandated by FDOT and Putnam County for state and county roads, respectively. ~~as stated in this objective.~~ The City level of service may be modified as required by the jurisdictional s~~S~~tate agency (FDOT), through a plan amendment in accordance with Section 163.3187, F.S.

~~A. The State-wide minimum acceptable operating Level of Service Standards (LOSS) for the State Highway System and City Street System shall be the base LOSS standards listed herein.The City hereby adopts~~

~~the following Levels of Service for each listed facility type:Principal Arterials – LOS C~~

~~B. Collectors and Minor Arterials – LOS D~~

~~C. Local City Streets – LOS D~~

Policy CIE - 2.2.14. The City shall implement a concurrency tracking and monitoring system, which shall be used to analyze the impacts of ~~a~~ proposed developments in relation to the available roadway capacity and LOS~~Level of Service S~~standards.

A development order or permit will be approved~~issued~~ subject to~~to~~ the condition~~s~~ that the necessary transportation facilities are scheduled to be in place or under actual construction within~~not more than~~ three ~~(3)~~ years of the~~after~~ issuance of a Certificate of Occupancy or its functional equivalent, as provided in the adopted local government five-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted FDOT~~Florida Department of Transportation~~ five-year work program.

Policy CIE - 2.2.15. ~~Policy 4.2.14.~~ The City shall not approve a development order, nor shall its designated Building Official issue a building permit, where the adopted level of service standards for State roadways within the City are not met~~The City of Palatka shall not issue a building permit or other development order in any case where the above standards for the levels of service on State roadways within the City are not met~~.

2045 CITY of Palatka
COMPREHENSIVE PLAN UPDATE

Capital Improvements Element

Appendix A: Capital Improvements Schedule

Table of Contents

01. Capital Improvement Schedule 3

Table

Table CIE – 1. Five-Year Capital Improvements Schedule (CIS) 3

01. Capital Improvement Schedule

The Capital Improvement Schedule (CIS) in **Table CIE –1** identifies the City's planned capital projects and funding commitments over the next five fiscal years. It serves as a short-term tool for implementing the goals of the Comprehensive Plan by ensuring that needed public facilities are provided, maintained, and expanded to help ensure adopted levels of service standards for public facilities are met. The CIS is reviewed and updated annually, consistent with Section 163.3177(3)(b), Florida Statutes, and reflects the City's ongoing coordination between long-range planning, budgeting, and capital investment. Five-Year Capital Improvement Schedule (CIS) represent the City's planned improvements through the 2045 planning horizon.

Table CIE – 1. Five-Year Capital Improvements Schedule (CIS)

DEPARTMENT	SCOPE OF WORK	STATUS	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
CITY MANAGER	CITY HALL BUILDING IMPROVEMENTS	PLANNING	$10,000	$2,000	$2,000	$2,000	$2,000
CITY SHARE	SIDEWALKS	PLANNING	$110,000				
CITY SHARE	PUBLIC WORKS BUILDING	PLANNING	$1,374,348				
CITY SHARE	STORMWATER	PLANNING	$481,433				
CITY SHARE	RESURFACING STRIPING	PLANNING	$500,000				
CITY SHARE	PRICE MARTIN IMPROVEMENTS	PLANNING	$100,000				
CITY SHARE	CITY SHARE DOWNTOWN STREETSCAPE ST JOHNS	PLANNING	$605,166				
CITY SHARE	HMGP KAY LARKIN FD CITY MATCH	PLANNING	$34,001				
CITY SHARE	DOS AACH JENKINS CITY MATCH	PLANNING	$78,300				
CITY SHARE	CITY MATCH FED DOT SS4A	PLANNING	$216,000				
CITY SHARE	CITY MATCH CDBG MIT IRMA IR042	PLANNING	$30,000				
CITY SHARE	CITY MATCH BRONSON HOUSE	PLANNING	$134,634				
CITY SHARE	FPL REID STREET MEDIAN 1 BRIDGE TO SR 19	PLANNING	$400,277				
CITY SHARE	RODDY ROAD FORCE MAIN RELOCATION	PLANNING	$235,000				
CITY SHARE	RIVER ST RETAINING WALL	PLANNING	$370,000				
CITY SHARE	FLOATING DOCK	PLANNING	$295,000				
CITY SHARE	ROLLING HILL STORMWATER	PLANNING	$455,000				
COMMUNITY AFFAIRS - CULTURAL ARTS	COMMUNITY AREA IMPROVEMENTS	PLANNING	$20,000				
COMMUNITY AFFAIRS - JENKINS GYM	JENKINS GYM IMPROVEMENTS	PLANNING	$50,000				
COMMUNITY AFFAIRS - RECREATION	RECREATION TRANSPORTATION	PLANNING	$25,000				
COMMUNITY AFFAIRS - RECREATION	NEWTOWN MUSEUM BUILD OUT SUPPORT	PLANNING	$50,000				

DEPARTMENT	SCOPE OF WORK	STATUS	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
FINANCE	COMPUTER HARDWARE	PLANNING	$5,000				
FIRE	CUTTERS EXTRICATION, METAL CONTAINERS, G1 CYLINDERS, FIRE HOSES AND ELKWAY AND WATERWAY, PUBLIC SAFETY SIGNS, AND GAS METER REPLACEMENT	PLANNING	$228,000				
FIRE	GYM EQUIPMENT	OPERATIONAL			$15,000		
FIRE	FUEL TANKS/PUMP	OPERATIONAL		$10,000			
FIRE	LAWN MOWER	OPERATIONAL			$15,000		
FIRE	EXTRACTION TOOLS			$40,000			
FIRE	CONFINED SPACE TOOLS			$10,000			
FIRE	LIGHT PLANT/GENERATOR	OPERATIONAL		$15,000		$15,000	$15,000
FIRE	GENERATORS	OPERATIONAL		$30,000			
FIRE	SAR CART	OPERATIONAL			$5,000		
FIRE	SCBA	OPERATIONAL		$22,000	$22,000	$22,000	$22,000
FIRE	RADIOS	OPERATIONAL		$20,000	$20,000	$20,000	$20,000
FIRE	MARINE UNIT	PLANNING		$100,000			
FIRE	TRENCH/COLLAPSE EQUIPMENT	OPERATIONAL				$30,000	$30,000
FIRE	CONEX BOXES	OPERATIONAL			$15,000		
FIRE	METAL BUILDINGS	OPERATIONAL			$40,000		
FIRE	FIRE STATION	OPERATIONAL				$8,000,000	$8,000,000
FIRE	SQUAD TRUCK	OPERATIONAL				$90,000	$90,000
FIRE	BRUSH TRUCK	OPERATIONAL			$90,000		
FIRE	ENGINE	OPERATIONAL		$800,000			
FIRE	UTV	OPERATIONAL				$25,000	$25,000
FIRE	TRAILERS	OPERATIONAL		$30,000	$30,000		
FIRE	BUNKER GEAR	OPERATIONAL		$32,000	$32,000	$32,000	$32,000
FIRE	TRAINING PROPS	OPERATIONAL			$20,000		
FIRE	CLASSROOM UPDATES	OPERATIONAL				$10,000	$10,000
FIRE	AIRBAGS	OPERATIONAL			$25,000		
FIRE	FANS	OPERATIONAL		$10,000			
FIRE	CHIEF TRUCK	OPERATIONAL				$65,000	$65,000
FIRE	DEPUTY CHIEF TRUCK	OPERATIONAL				$40,000	$40,000
FIRE	HEAVY RESCUE	OPERATIONAL			$500,000		
GEN ADMIN	COMMUNITY AMENITIES	PLANNING	$20,000				
GENERAL	COMMUNITY AMENITIES	PLANNING	$20,000				
GENERAL	CITY HALL BUILDING IMPROVEMENTS	PLANNING	$85,000				
GENERAL	ANNEX HALL BUILDING IMPROVEMENTS	PLANNING	$35,000				

DEPARTMENT	SCOPE OF WORK	STATUS	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
PARKS & RECREATION	PARK IMPROVEMENTS	PLANNING	$20,000				
PLANNING - CODE ENFORCEMENT	VEHICLE PURCHASE	PLANNING	$25,000				
POLICE	PURCHASES OF AED, TASER REPLACEMENTS, PAVING FOR PARKING LOT, RAPID ID, CONTINUE RANGE PROJECT, REPLACE RADAR UNITS AND 4 LAPTOP COMPUTERS, ADD A PUBLIC SAFETY SIGN, PORTABLE RADIOS, AND COMMUNITY SERVICE TRAILER	PLANNING	$346,696				
POLICE	VEHICLE PURCHASES	PLANNING	$100,000				
POLICE	REINFORCE RECORDS FRONT WINDOW/WALL WITH LEXAN GLASS BULLET RESISTENT MATERIAL FOR SAFETY/SECURITY			$10,000			
POLICE	NEW POLICE VEHICLES TO REPLACE FLEET	OPERATIONAL		$550,000			
POLICE	GUN RANGE BERM REPLACEMENT					$12,000	$12,000
POLICE	GUN RANGE REPAIR/REMODEL	OPERATIONAL		$30,000			
POLICE	BATHROOM/RECORDS/MAIN OFFICE FLOORING REMODEL	OPERATIONAL		$32,000			
PUBLIC WORKS - CEMETERY	OFFICE BUILDING IMPROVEMENTS	PLANNING	$15,000				
PUBLIC WORKS - PARKS	PARK IMPROVEMENTS	PLANNING	$515,000				
PUBLIC WORKS - PARKS	PARK IMPROVEMENTS	PLANNING	$100,000				
PUBLIC WORKS - PARKS	SPLASH PAD	PLANNING	$375,000				
PUBLIC WORKS - PARKS	PARK IMPROVEMENTS	PLANNING	$30,000				
PUBLIC WORKS - PARKS	UTILITY TRAILER	PLANNING		$5,647			
PUBLIC WORKS - PARKS	TILLER	PLANNING			$6,454		
PUBLIC WORKS - SANITATION	VEHICLE PURCHASE	PLANNING	$345,000				
PUBLIC WORKS - STREETS	UTILITY TRAILER	PLANNING	$15,000				
PUBLIC WORKS - STREETS	VEHICLE PURCHASE	PLANNING	$45,000				
PUBLIC WORKS - STREETS	PAVING ROAD RENOVATIONS	PLANNING	$685,525				
PUBLIC WORKS - STREETS	BACKHOE	PLANNING			$100,000		
PUBLIC WORKS - STREETS	DUMP TRUCK	PLANNING				172,774	
PUBLIC WORKS - STREETS	U-46 SUPERVISOR TRUCK	PLANNING			$26,499		
PUBLIC WORKS - STREETS	UTILITY TRAILER	PLANNING			$4,500		
PUBLIC WORKS - WATER AND SEWER	METERS AND METER REPAIR	PLANNING	$34,000				

DEPARTMENT	SCOPE OF WORK	STATUS	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
PUBLIC WORKS - WATER AND SEWER	WASTEWATER MATERIALS	PLANNING	$18,000				
PUBLIC WORKS - WATER AND SEWER	PIPE AND FITTINGS	PLANNING	$100,000				
PUBLIC WORKS - WATER AND SEWER	CONCRETE, FILL	PLANNING	$30,000				
PUBLIC WORKS - WATER AND SEWER	CDBG MIT SANITARY WASTEWATER RESILIENCY	PLANNING	$198,859				
PUBLIC WORKS - WATER AND SEWER	CAPITAL OUTLAY	PLANNING	$370,000				
PUBLIC WORKS - WATER AND SEWER	CITY MATCH DEO MADISON 5TH TO 11TH	PLANNING	$64,217				
PUBLIC WORKS - WATER AND SEWER	CITY MATCH SANITARY SEWER SMART SENSOR	PLANNING	$136,270				
PUBLIC WORKS - WATER AND SEWER	SANITARY SEWER SMART SENSORS	PLANNING	$154,426				
RECLAMATION FACILITY - WASTEWATER TREATMENT	DEO LIFT STATION 16 EXPANSION D0207 CITY...	PLANNING	$1,752,098				
RECLAMATION FACILITY - WASTEWATER TREATMENT	WWTP BIOSOLIDS LPR0004 FDEP	PLANNING	$242,984				
RECLAMATION FACILITY - WASTEWATER TREATMENT	U-92 SUPERVISOR TRUCK	PLANNING		$42,000			
RECLAMATION FACILITY - WASTEWATER TREATMENT	RECLAIMED SPRAYFIELD AND POND CONSTRUCTION	PLANNING		$25,000			
RECLAMATION FACILITY - WASTEWATER TREATMENT	CHLORINE STORAGE BUILDING ROOF REPAIR	PLANNING		$10,000			
RECLAMATION FACILITY - WASTEWATER TREATMENT	AERATION BLOWER (3 TOTAL)	PLANNING		$50,000	$50,000	$50,000	$50,000
RECLAMATION FACILITY - WASTEWATER TREATMENT	AERATION BASIN FLOW GATES/ VARIOUS SLUICE GATES	PLANNING		$25,000	$25,000	$25,000	$25,000
RECLAMATION FACILITY - WASTEWATER TREATMENT	AUTOMATIC COMPOSITE SAMPLER	PLANNING			$15,000	$15,000	$15,000
SANITATION	U-87 DIESEL REAR LOADER W/ TIPPING BAR	PLANNING	$230,000	$230,000			
SANITATION	U-30 DIESEL REAR LOADER W/ TIPPING BAR	PLANNING			$230,000		
TIF/CRA DOWNTOWN	DOWNTOWN CHRISTMAS LIGHTS	PLANNING	$30,000				
TIF/CRA DOWNTOWN	WAYFINDING	PLANNING	$15,000				
TIF/CRA DOWNTOWN	BUILDING IMPROVEMENT GRANT	PLANNING	$135,000				
TIF/CRA DOWNTOWN	LANDSCAPING	PLANNING	$25,000				
TIF/CRA DOWNTOWN	SITE AMENITIES	PLANNING	$10,000				
TIF/CRA DOWNTOWN	PUBLIC ART	PLANNING	$25,000				
TIF/CRA DOWNTOWN	ECONOMIC DEVELOPMENT	PLANNING	$15,000				
TIF/CRA DOWNTOWN	LARIMER RENOVATIONS	PLANNING	$150,000				
TIF/CRA DOWNTOWN	CAPITAL OUTLAY	PLANNING	$5,000				
TIF/CRA NORTH	CODE COMPLIANCE	PLANNING	$30,000				
TIF/CRA SOUTH	SIGNAGE	PLANNING	$10,000				
TIF/CRA SOUTH	SITE AMENITIES	PLANNING	$3,000				

DEPARTMENT	SCOPE OF WORK	STATUS	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
TIF/CRA SOUTH	LANDSCAPING	PLANNING	$10,000				
TIF/CRA SOUTH	CAPITAL OUTLAY	PLANNING	$50,615				
TIF/CRA SOUTH	324 RIVER ST REPAIRS TILGHMAN HOUSE	PLANNING	$300,000				
TIF/CRA SOUTH	CODE COMPLIANCE	PLANNING	$70,000				
TIF/CRA SOUTH	TRANSFER TO BETTER STREET	PLANNING	$20,621				
TIF/CRA SOUTH	GENERAL CAPITAL IMPROVEMENTS	PLANNING	$16,005				
WATER	GAC RE-BEDDING	PLANNING		$55,000	$55,000	$55,000	
WATER	GAC RE-BEDDING	OPERATIONAL		$50,000	$50,000	$50,000	$50,000
WATER	HIGH SERVICE PUMP VFDS	OPERATIONAL		$30,000	$30,000	$30,000	$30,000
WATER	CHEMICAL FEED PUMP REPLACEMENT	OPERATIONAL		$6,000	$6,000	$6,000	$6,000
WATER	WELL UPGRADES	OPERATIONAL		$50,000	$50,000	$50,000	$50,000
WATER TAXI	WATER TAXI IMPROVEMENTS	PLANNING	$10,000				
WATER TREATMENT PLANT	SRF DW54025 CARBON FILTERS	PLANNING	$1,312,368				
WATER TREATMENT PLANT	WELL UPGRADES	PLANNING	$55,000				
WATER TREATMENT PLANT	CAPITAL OUTLAY	PLANNING	$634,556				
WATER TREATMENT PLANT	U-67 SERVICE TRUCK	PLANNING			$41,620		
WATER TREATMENT PLANT	WELL UPGRADES (8 TOTAL)	PLANNING	$40,000	$50,000	$50,000	50000	$50,000
WATER TREATMENT PLANT	SCADA	PLANNING	$150,000	$150,000	$150,000	$150,000	$150,000
WATER TREATMENT PLANT	CHEMICAL FEED PUMP REPLACEMENT	PLANNING	$5,000				
WATER TREATMENT PLANT	HIGH SERVICE PUMP (4 TOTAL)	PLANNING	$20,000				
WATER TREATMENT PLANT	PRIMARY FEED PUMP REPAIR (4 TOTAL)	PLANNING	$9,000				
WATER TREATMENT PLANT	HVAC	PLANNING			$20,000	$30,000	$10,000
WATER TREATMENT PLANT	FILTERS	PLANNING	$50,000				
WATER TREATMENT PLANT	U-66 SUPERINTENDENT PICKUP TRUCK	PLANNING		$27,253			
WATER TREATMENT PLANT	FLOW METERS	PLANNING		$26,000	$10,000	$10,000	
WATER TREATMENT PLANT	VFD	PLANNING	$50,000	$20,000	$20,000	$20,000	$20,000
WATER TREATMENT PLANT	FILTERS	PLANNING		$110,000	$125,000	$136,000	$150,000
WATER TREATMENT PLANT	ELEVATED TANK	PLANNING		$330,000	$1,250,000		
WATER TREATMENT PLANT	GROUND STORAGE TANKS (3 TOTAL)	PLANNING		$50,000	$52,000	$55,000	$60,000
WATER TREATMENT PLANT	PAC TOWER	PLANNING		$125,000	$130,000	$135,000	$150,000
			$15,171,399	**$3,209,900**	**$3,326,073**	**$9,402,774**	**$9,179,000**

Private Property Rights Element

Goals, Objectives, & Policies

Goal PPRE - 1. ~~**Goal.**~~ Promote~~**The City of Palatka will make**~~ **local** ~~**decision making**~~decision-making that respects~~**with respect for**~~ **property rights and** ~~**with respect for**~~ **people's rights to participate in decisions that affect their lives and property.**

Obj. PPRE - 1.1. **Respect Property Rights**

~~Objective 1. The City of Palatka will r~~Respect judicially acknowledged and constitutionally protected private property rights.

Policy PPRE - 1.1.1. ~~Policy 1.1.~~ The City of Palatka will consider in its decision-making the property owner's right~~right of a property owner~~ to physically possess and control their~~his or her~~ interests in the property, including easements, leases, and mineral rights.

Policy PPRE - 1.1.2. ~~Policy 1.2.~~ The City of Palatka will consider in its decision-making the right of a property owner to use, maintain, develop, and improve their~~his or her~~ property for personal use, or for the use of any other person, subject to state law and local ordinances.

Policy PPRE - 1.1.3. ~~Policy 1.3.~~ The City of Palatka will consider in its decision-making the property owner's right~~right of the property owner~~ to privacy and to exclude others from the property to protect the owner's possessions and property.

Policy PPRE - 1.1.4. ~~Policy 1.4.~~ The City of Palatka will consider in its decision-making the right of a property owner to dispose of their~~his or her~~ property through sale or gift.

Historic Preservation Element

Goals, Objectives, & Policies

Goal HPE - 1. ~~The City shall r~~Recognize and protect historic resources through proactive preservation, education, and reinvestment.

Obj. HPE - 1.1. **Identification and Documentation**

~~Objective A.1.1 Survey - the City shall m~~Maintain and ~~update~~ expand its inventory of historic resources~~, and shall assist in showcasing local history, culture, and architecture~~ to support ongoing preservation, planning, and community education.

Policy HPE - 1.1.1. ~~Policy A.1.1.1~~ The City shall maintain and update Florida Master Site Files for all documented historic structures. ~~The City shall provide for the recognition and protection of historic resources through retaining and updated Florida Master Site Files for identified historic properti~~

Policy HPE - 1.1.2. ~~Policy A.1.1.6~~ The City will assist current and prospective property owners in obtaining the ~~The City shall provide~~ Master Site Files ~~to property owners of~~ for historic and potentially historic structures within the City~~inside and outside of historic districts~~.

Policy HPE - 1.1.3. ~~Policy A.1.1.3 The City shall maintain~~ Maintain the City's Certified Local Government (CLG) ~~designation from State of Florida and National Park Service~~status by~~,~~ committing to continue historic preservation efforts and reporting activities to the Florida Division of Historical Resources.

Policy HPE - 1.1.4. ~~Policy A.1.1.4~~ The City shall seek funding and technical support from the Department of State, Division of Historic Resources, to review and conduct further field surveys to identify any additional historical/archaeological sites that may exist within the City limits, with the first two areas of interest being the greater Northside and Palatka Heights.

~~Policy A.1.1.5 The City shall by 2020 survey the greater Northside area, Palatka Heights, and West View Cemetery to determine areas that are eligible for local and national historic designation~~

Policy HPE - 1.1.5. ~~Policy A.1.1.7~~ The City shall support public activities ~~which~~ that disseminate information regarding the historic significance of the City and its historic sites.

Policy HPE - 1.1.6. ~~Policy A.1.1.8~~ The City shall assist the Putnam County Historical Society in improving electronic and hard copy archive facilities.

Policy HPE - 1.1.7. ~~Policy A.1.1.9~~ The City shall coordinate with the Putnam County Historical Society, the Chamber of Commerce, and other~~s~~ organizations to update documentation of historic buildings in published guides, including a walking tour format, and to pursue ~~(~~funding available from the State Historic Preservation Office (SHPO).

Policy HPE - 1.1.8. ~~Policy A.1.1.10~~ The City shall continue to install interpretative kiosk signs in historic districts, Downtown, and in parks that exhibit local history and culture. In doing so, the City shall ensure that such efforts are closely coordinated with neighborhood residents and property owners, and that an overall plan is developed for such signs.

Obj. HPE - 1.2. Preservation Empowerment and Incentives

~~Objective A.2 Preservation - over time the City shall preserve 95% of its identified historic structures and shall encourage the annual improvement of at least two historic structures~~ Foster the long-term preservation and enhancement of historic structures by promoting rehabilitation, adaptive reuse, and ongoing stewardship through public awareness efforts, CRA incentives, and ~~Code~~ enforcement tools.

Policy HPE - 1.2.1. The City shall strive to preserve its identified historic structures and shall encourage the improvement of historic structures through public awareness efforts, Community Redevelopment Agency (CRA) initiatives, and Code enforcement.

Policy HPE - 1.2.2. The City shall implement public awareness and educational programs that inform residents on key historical preservation issues, including the benefits of preserving and rehabilitating historic structures.

Policy HPE - 1.2.3. ~~Policy A.2.2.1~~ The City shall provide for the recognition and protection of historic resources through this Element and additional implementing standards of the ~~Planning and Zoning Codes~~land development regulations.

Policy HPE - 1.2.4. ~~Policy A.2.2.2~~ The City shall protect ~~H~~historic resources ~~are protected~~ by designating them~~through designation~~ as historic sites ~~by the City~~. Such designated sites require plan review procedures for proposed alterations or remodeling that ensure~~s~~, through the permitting process, that the proposed activity will not degrade or destroy the historical ~~-~~/~~-~~archaeological significance of the site.

Policy HPE - 1.2.5. ~~Policy A.2.2.3~~ Neither the owner or person responsible for~~of, nor the person in charge of,~~ a property or structure within a locally designated historic district, property or structure shall allow~~permit~~ the resource to fall into a state of disrepair that~~which may~~ results in the deterioration of exterior features~~appurtenances~~ or architectural features. ~~so as to~~Such deterioration may produce, or tend to produce, ~~in the judgment of the board,~~ a detrimental effect upon the overall character of the district ~~as a whole~~ or on the life and character of the structure in question.

Policy HPE - 1.2.6. Adaptive reuse of historic structures shall be prioritized over actions that could diminish their historic value. Such reuse may allow remodeling or rehabilitation for otherwise non-conforming uses, provided the work does not compromise the structure's historical significance and the use is compatible with surrounding land uses.~~Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be non-conforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.~~

Policy HPE - 1.2.7. ~~Policy A.2.5.4~~ New construction in locally designated historic districts shall be architecturally compatible with adjacent and vicinity structures. Compatibility standards within the ~~Planning Code~~land development regulations shall ensure that such new construction neither detracts from nor imitates architectural character in the vicinity.

Policy HPE - 1.2.8. ~~Policy A.2.5.6~~ The City shall consider on a case-by-case basis the granting of state-enabled city tax exemptions for locally designated historic structures, including:

A. ~~a~~A ten-year freeze on property tax increases attributable to historic renovations;

B. 100% property tax exemption when the cost of historic renovation exceeds 50% of the property value; and

C. 50% property tax exemption for commercial and non-profit use of publicly accessible buildings (public access, including those structures with historic facades visible from the right-of-way).

Policy HPE - 1.2.9. ~~Policy A.2.5.7~~ The City will utilize CRA and other funding sources for infrastructure improvements in locally designated historic districts, including:

A. ~~r~~Restoration of brick streets and historic curbs;

B. ~~n~~New or retrofitted period streetlighting;

C. ~~s~~Sidewalk construction and reconstruction;

D. ~~t~~Traffic calming;

E. ~~u~~Unified and unique signage, wayfinding, and gateway/entry features;

F. ~~p~~Parks improvements;

G. ~~p~~Power line undergrounding; and

H. ~~s~~Street tree planting.

Policy HPE - 1.2.10. ~~Policy A.2.5.8~~ Continue programs that leverage private investment on appropriate historic building improvements with City Tax Increment Financing (TIF) or other funds.

Policy HPE - 1.2.11. ~~Policy A.2.5.9~~ The City shall continue programs that leverage private historic rehabilitation investment ~~on~~ for locally designated structures using~~with~~ City TIF or other funds~~. Consider~~ and consider programs that incentivize~~ing~~ the acquisition of historic homes by both private and public entities.

Policy HPE - 1.2.12. ~~Policy A.2.5.10~~ In cooperation with the Historic Preservation Board and the Putnam County Historical Society, continue to work to preserve, renovate, and market the City's historic resources, including the following: Bronson-Mulholland House, Larimer Arts Center, Old A.C.L. Union Depot, Palatka City Hall, Palatka Waterworks, Putnam County Historical Museum, Tilghman House, Century Block/Riverfront Square (100 Block N. 2nd St.), Central Academy, West View Cemetery, Oak Hill East Cemetery, Municipal Golf Course, Booker Park, Hank Bryan Park, and the North and South Historic Districts.

Policy HPE - 1.2.13. The City shall pursue designation of the Downtown St. Johns Avenue corridor as a National Register Historic District in coordination with local property owners, the State Historic Preservation Office, and other preservation partners.

Policy HPE - 1.2.14. ~~Policy A.2.5.11~~ The City shall ~~C~~continue to seek public and private funding sources to support improvements for downtown and the historic district, including both ~~improvement for~~ publicly and privately owned properties.~~,~~ Potential funding sources include the ~~utilizing funding from sources such as~~ State Historic Preservation Office Acquisition and Development (restoration), Survey and Planning, and Education grants, as well as private/nonprofit sources such as the National Trust grant and revolving loan funds.

Policy HPE - 1.2.15. ~~Policy A.2.5.12~~ The City shall ~~C~~continue to utilize design standards for downtown that protect the historic character and pedestrian orientation of buildings, including prohibition of blank walls on new or renovated buildings,~~;~~ use of awnings and canopies,~~;~~ and general compatibility with existing and adjacent historic buildings.

Economic Development Element

Goals, Objectives, & Policies

Goal EDE - 1. To maintain and diversify the City's core economic base, cultivate job creation, and establish long-term stability. ~~Goal I.1. To improve the City by emphasizing and promoting its assets, pursuing its opportunities, and improving deficiencies in infrastructure and Codes noncompliance.~~

Obj. EDE - 1.1. **Maintain Programs and Partnerships**

Maintain economic development programs and local non-profit partnerships that support and strengthen the core economic base of Palatka.

~~Objective I.13 City Economic Development - strengthen City economic development efforts, as resources allow.~~

Commented [JBP1]: Redundant with Obj. EDE 1.1

~~Policy I.13.1 Consider separate advisory CRA board to allow for stronger focus on redevelopment.~~

Commented [JBP2]: Merged into the Policy below

Policy EDE - 1.1.1. ~~Policy I.13.2~~The City shall explore establishing a ~~city~~ staff position, such as an ~~e~~Economic ~~d~~Development ~~staff~~ Coordinator~~,position - not~~ to support economic development partnerships and initiatives led by~~replace~~ the Putnam County Chamber of Commerce, and to enhance the City's economic development capacity, as resources allow ~~efforts but to supplement them~~.

Policy EDE - 1.1.2. ~~Policy I.3.8~~ The City shall~~Interface~~ collaborate with public, private, non-profit,~~state~~ and~~regional~~ tourism agencies to advance economic development, enhance community benefits, and promote~~develop~~ a distinct~~clearer~~ identity for the City.

Policy EDE - 1.1.3. ~~Policy I.10.2~~ The City shall ~~P~~pursue grant and loan opportunities offered by ~~established~~ foundations, state and~~,~~ federal programs, and other entities to support capital improvement projects, including airport facilities, and to attract and retain new businesses. ~~grant and loan opportunities in conjunction with the entities listed above,~~

~~Policy I.7.1 Continue to pursue state and federal grants for capital improvements in airport facilities and new business attraction and retention (within reason, ensuring not to over commit the City to matching grant costs).~~

Commented [JBP3]: Merged into the above Policy

~~Objective I.1. Downtown - increase the downtown business occupancy rate to over 90%, by marketing and utilizing CRA funds when justified and available.~~

Commented [JBP4]: Implemented by the below two policies

Policy EDE - 1.1.4. ~~Objective I.6 CRAs -~~ The City shall maintain its~~current~~ Community Redevelopment Areas (CRAs) and use Tax Increment Financing (TIF) revenues, in coordination with public-private partnerships, to improve building conditions, create jobs, and increase tax revenues~~, and establish new CRAs when identified areas exhibit clear symptoms of blight.~~

Commented [JBP5]: Retooled to read more like a policy; second half was redundant with below policy EDE 1.1.5

Policy EDE - 1.1.5. ~~Policy I.6.1~~ The City shall strengthen its CRA program by considering a separate advisory board and by exploring the feasibility of e~~E~~stablishing new CRAs~~Community Redevelopment Areas~~ along blighted sections of major thorough~~-~~fares such as Reid St., SR 19, Crill Ave., and US Hwy 17, along with adjacent residential areas, to lay the groundwork for future localized public~~-~~/private redevelopment and economic growth~~improvement projects~~.

Policy EDE - 1.1.6. The City shall reestablish the Palatka Main Street program to drive economic growth through business retention and recruitment, historic preservation, events, and marketing, using partnerships and grants to fund improvements and attract community investment.

Policy EDE - 1.1.7. ~~Policy I.13.3~~ The City shall c~~C~~onsider tax exemptions for property improvements to new or expanding businesses in brownfields or enterprise zones ~~(requires~~by city referendum~~,)~~ under applicable Florida Statutes~~F.S. 196.1995~~.

Policy EDE - 1.1.8. ~~Policy I.6.2~~ The City shall ~~E~~explore public-private partnerships where CRA funds can be best leveraged with private resources to improve building conditions, generate increased tax revenues, and create jobs.

Policy EDE - 1.1.9. ~~Policy I.13.1~~ The City shall ~~C~~consider establishing a separate advisory CRA board to allow for a stronger focus on redevelopment.

Policy EDE - 1.1.10. ~~Objective I.10 Agency Coordination -~~ The City shall coordinate with local and regional planning, cultural, and community development entities that have similar goals of ~~benefitting~~ benefiting the community.

Policy EDE - 1.1.11. ~~Policy I.10.1~~ The City shall ~~S~~strengthen strategic partnerships with other units of government, quasi-public, and non-profit groups~~, including but not limited to African Cultural Arts Council, the Arts Council of Greater Palatka, Conlee-Snyder Mural Committee, Downtown Palatka, Inc., Habitat for Humanity, Northeast Florida Regional Council, Putnam Blueways and Trails,~~

~~Putnam County, Palatka Art League, Putnam County Chamber of Commerce, Putnam County Economic Development Council, Putnam County Historical Society, Ravines State Gardens, Revitalize Historic Palatka, St. Johns River State College, the St. Johns River Water Management District, and the Water Works Environmental Education Center.~~

Policy EDE - 1.1.12. The City will explore the possibility of~~possibly utilizing~~ hiring a city-funded grants staff person, who could also act as the City's economic development coordinator, at such a time that resources allow.

Policy EDE - 1.1.13. The City shall explore partnerships with public and private landowners to activate vacant or underutilized properties for temporary or permanent facilities that support local business growth, entrepreneurship, and nonprofit operations.

Obj. EDE - 1.2. **Diversify Our Economic Base**

Explore partnerships, programs, and funding opportunities with nearby jurisdictions in pursuit of expanding Palatka's traditional economic base.

Policy EDE - 1.2.1. ~~Policy I.11.1~~ The City shall ~~Work~~coordinate with the ~~C~~county to identify an appropriate~~logical~~ lan22d use mix~~for lands identified~~ for future expansion and annexation areas, ensuring~~including~~ sufficient land~~s~~ for commercial and industrial use.

Policy EDE - 1.2.2. ~~Policy I.5.3~~ The City shall ~~Encourage public-private partnerships to extend water and sewer lines~~ coordinate with the county to encourage public-private partnerships that extend water and sewer lines to industrial and business parks ~~Plum Creek Industrial Park and to the western portion of Putnam County Business Park~~ where~~n~~ there is a likelihood of job creation, thereby maximizing public investments ~~and reduced costs of public investment~~.

Policy EDE - 1.2.3. ~~Policy I.13.3~~ The City shall work~~Consider~~ with the county and the Northeast Florida Regional Council (NEFRC) to evaluate and, when appropriate, pursue tax exemptions for property improvements to new or expanding businesses in brownfields or enterprise zones ~~(requires city referendum)~~ under applicable Florida Statutes~~F.S. 196.1995~~ and subject to approval by City referendum.

Policy EDE - 1.2.4. ~~Policy I.11.2~~ The City shall ~~C~~consider an Interlocal Service Boundary A~~a~~greement (ISBA) with the c~~C~~ounty to~~that would~~ define the logical extent of city-provided urban services, ~~and~~ establish~~provide for~~ funding strategies for

service area expansion, ~~and annexationObjective I.11 Annexation -~~ and pursue long-term annexation or consolidated urban service delivery area goals ~~for lands~~ within the City's logical extent and area of influence, ~~:~~ including west to Francis and SR 19, north to Rice Creek, and south to include East Palatka.

~~Objective I.5 Industrial Parks - assist the Chamber and the County in attracting new business to the Putnam County Business Park and the Plum Creek Business Park.~~

Commented [JBP6]: Merged into the below policy

Policy EDE - 1.2.5. ~~Policy I.5.1~~ The City shall ~~A~~assist the Economic Development Council (EDC), ~~and~~ Chamber of Commerce, and Putnam County in attracting targeted industries to ~~marketing the Plum Creek and Putnam County~~ the area's industrial parks ~~to targeted industries~~, and in providing technical zoning assistance and other relevant information as ~~when~~ needed.

~~Policy I.5.2 Assist the County in developing a flexible platting process for Putnam County Business Park, in which the City could approve a road, stormwater, and easement plat and then allow staff approval for minor adjustments including shifts of easements, lot splits, etc.~~

Obj. EDE - 1.3. Cultivate Job Growth

Explore incentives to increase support for business owners, strengthen existing business networks, and foster new business networks within the local economy.

~~Objective I.9 Business Incubation - develop business incubation that serves all levels of the community.~~

Commented [JBP7]: No longer serves a purpose as a GOP with the addition of Objective EDE 1.3

Policy EDE - 1.3.1. ~~Policy I.1.3~~ The City shall ~~P~~provide incentives to support ~~for~~ live-work opportunities for artists, entrepreneurs, and business ~~persons~~owners, encouraging spaces that combine residential and commercial use, foster creativity and innovation, and contribute to the local economy.

Policy EDE - 1.3.2. ~~Policy I.9.1~~ If capacity is available, the City shall ~~S~~support small business development and incubation by partnering with ~~the services of~~ the Florida Small Business Development Center (FSBDC) ~~, housed at the Putnam County Chamber of Commerce,~~ to provide ~~deliver~~ up-to-date management advice ~~,~~ and training, such as selecting suitable business locations, planning for expansion and growth, delivering basic management services, employing positive hiring practices, offering flexible shared facilities, and distributing information to help business owners make sound decisions ~~and to assist potential owners in getting started~~.

~~Policy I.9.3 In planning for incubation, stress the following elements that help businesses to succeed: determining the best location; having available space for expansion, availability of basic services (reception, conference room), track record of the incubator's manager, "graduation" policy, flexible space, common facilities, and negotiation with service firms (accounting, tax, marketing, legal, advertising and business planning) for trial-period discounts for services to new businesses.~~

Commented [JBP8]: Merged relevant information into the above Policy

Policy EDE - 1.3.3. ~~Policy I.9.2~~ The City shall ~~Consider~~identify opportunities to work~~ing~~ with the St. Johns River State College, Florida School of the Arts (SJRSC/FLOARTS) to complement FSBDC's efforts in establishing a downtown incubator~~,~~ branch~~,~~ and continuing education facility to address the need for accessible job training and education ~~that is accessible for those most in need~~, and to build on the potential synergy between the arts and education.

Obj. EDE - 1.4. Enhance Connectivity and Services

Support and implement projects that improve the transportation, connectivity, and infrastructure services within Palatka to attract new businesses and create jobs.

~~Objective I.12 Transit - support local and interlocal transit.~~

Commented [JBP9]: No longer applicable with the addition of Obj EDE 1.4

Policy EDE - 1.4.1. ~~Policy I.14.2~~ To stimulate economic development, attract tourism, and promote downtown businesses, the City shall initiate efforts to ~~P~~plan for and develop bicycle routes or trails ~~to~~ link~~ing~~ the terminus of the Palatka-to-Lake Butler ~~Lake Butler-Palatka rail~~ trail to downtown, creating a direct regional connection for cyclists, outdoor recreation tourists, and other related activities that contribute to local spending.

Policy EDE - 1.4.2. ~~Policy I.12.1~~ The City shall explore mechanisms to, and support efforts in service of, ~~i~~implementing a water taxi program for tourism and transit purposes, including potential connections between Riverfront Park and Murphy Island for hikers or campers.

~~Policy I.14.3 Support public and/or private water taxis that connect the Riverfront Park with Murphy Island for hikers and/or campers.~~

Commented [JBP10]: Merged into the above Policy

Policy EDE - 1.4.3. ~~Policy I.12.1~~ To support business incubation, tourism, and local marketing, the City shall enhance~~Provide~~ regional transit and rail access by supporting ~~assistance and funding for~~ the Ride Solution transit system, as ~~when~~ resources allow. As part of this system, the City will coordinate with Amtrak to achieve a manned station and improve luggage and bicycle accommodations, and partner with the Putnam County Tourist

Development Council to market rail daytrips from regional origins such as Jacksonville, Orlando, and South Georgia.

~~Policy I.12.2 Persuade Amtrak to convert train station to "manned" status, with an interim measure of modifying cars and equipment to load larger luggage and bicycles.~~

Commented [JBP11]: Merged into the above Policy

~~Policy I.12.3 Work with the Putnam County Tourist Development Council to market and promote rail daytrips to City from regional origins such as Jacksonville, Orlando, South Georgia, etc.; with hiking, water taxi, and downtown shopping/eating as a draw.~~

Commented [JBP12]: Merged into the above Policy

Policy EDE - 1.4.4. ~~Policy I.7.2~~ The City will work to attract more airport traffic and increase commercial activity by ~~Policy I.7.3I~~implementing the marketing strategies identified~~proposed~~ in~~by~~ the Airport Master Plan and enhancing~~improve~~ the appearance of the airport through ~~use of~~ strategic landscaping.

~~Objective I.7 Airport - improve Airport function and appearance.~~

~~Policy I.7.1 Continue to pursue state and federal grants for capital improvements in airport facilities and new business attraction and retention (within reason, ensuring not to over commit the City to matching grant costs).~~

Commented [JBP13]: Merged into the above policy

~~**Policy EDE - 1.1.1.**~~**Policy EDE - 1.4.5.** The City shall seek funding for improvements to critical utilities and infrastructure, including upgrades to the biosolids treatment and dewatering system at the wastewater treatment facility, replacement of previously surveyed aging water lines, and expansion and maintenance of the existing re-use water system.

~~Objective I.8 Infrastructure - pursue the following high-priority economic development-related infrastructure projects~~

~~Policy I.8.1 Obtain funding for improvements to the biosolids treatment and dewatering system of the wastewater treatment facility~~

~~Policy I.8.2 Continue to seek funding for the replacement of approximately 65 miles of aging water lines that are exhibiting problems of low water quality and pressure due to tuberculation (build-up) in corroded pipes.~~

~~Policy I.8.3 Continue to expand re-use water system that now serves the municipal golf course, airport, and cemeteries.~~

Commented [JBP14]: All four merged into the above policy

Policy EDE - 1.4.6. The City shall ensure that public facilities within city limits offer modern amenities, operate efficiently, and remain well-maintained by exploring the feasibility of consolidating City offices, replacing or upgrading obsolete public buildings, and establishing an ongoing building maintenance plan and fund.

~~Policy I.8.4 Explore the consolidation of City offices and the replacement or upgrading of obsolete public buildings.~~

~~Policy I.8.5 Establish an ongoing public building maintenance plan and fund.~~

Commented [JBP15]: Both Policies merged into the above Policy

Obj. EDE - 1.5. **Promote a Vibrant Lifestyle**

Foster programs and amenities that improve historical, cultural, and recreational assets, and market critical areas like Downtown and the Riverfront.

Policy EDE - 1.5.1. The City shall work with the County Chamber of Commerce, the Tourist Development Council, and other partners to promote the City and county as premier eco-tourism and heritage tourism destinations. Efforts shall include marketing fishing tournaments, highlighting historic, natural, and cultural resources, and installing interpretive kiosks in historic districts and downtown to enhance visitor experiences and support the local tourism economy.

~~Policy I.14.4 Work with the Chamber and the Tourist Development Council promote the City's historic, natural, and cultural resources.~~

~~Policy I.14.1 Continue to support and promote fishing tournaments.~~

~~Policy I.14.5 Continue to install kiosk interpretative signs in historic districts and downtown, to highlight local historic, architecture, environment, and culture.~~

Commented [JBP16]: All merged into the above Policy

Policy EDE - 1.5.2. The City shall promote art events sponsored by local artist organizations, such as the Arts Alliance of Putnam, and maintain an annual inventory of art facilities and programs to guide planning and use, and assess community cultural needs to strengthen the arts economy and expand cultural opportunities.

~~Policy I.3.4 Support art events that attract artists to the City like the Chalkfest and other Arts Council events.~~

~~Policy I.3.5 Inventory art facilities and programs to assist in determining types of facilities, capacities and activities to be scheduled. Update inventory annually.~~

~~Policy I.3.6 Complete an assessment of cultural needs of the community.~~

Commented [JBP17]: All merged into the above Policy

Policy EDE - 1.5.3. ~~Policy I.1.1~~ The City shall assess opportunities to reestablish its Main Street program to lead downtown revitalization and economic development efforts. This shall include retaining a dedicated Main Street Manager who is directed by an independent citizen board and reports to the City Commission. The program will focus on business retention and recruitment, historic preservation, marketing, events, and partnerships that strengthen the downtown economy and enhance Palatka's position as a regional destination.~~As resources allow, the City should retain a Main Street Manager who is directed by an independent citizen board while reporting to the City Commission~~

Policy EDE - 1.5.4. The City shall continue to improve and maintain Riverfront Park as a clean, safe, and attractive multi-use destination for walking, sightseeing, boating, fishing, and shrimping. These efforts shall align with and advance the Michael Redd Riverfront Master Plan, including park renovations, mixed-use development, and the creation of an entertainment district to attract residents, visitors, and investment.

~~Objective I.2 Riverfront Park - improve and maintain Riverfront Park as a multi-use park emphasizing walking, enjoying the view, boating, fishing, and shrimping, with reasonable regulations and funding that provides for an attractive, clean, and safe environment.~~

~~Policy I.2.1 Continue to implement the Michael Redd Riverfront Master Plan including park renovation, mixed-use development, and entertainment district.~~

Commented [JBP18]: Merged into the above Policy

Policy EDE - 1.5.5. ~~Policy I.1.6~~ The City shall use the Downtown Overlay Standards to guide development and redevelopment, designate a downtown historic district as resources allow, and implement design improvements that enhance downtown's appeal, functionality, and economic vitality. These improvements may include~~Continue to plan for and institute downtown design improvements including the following~~:

A. Nurturing~~e~~, trimming, and replacing~~e~~ downtown street trees.

B. ~~Consider i~~Instituting public and private lighting improvements in the form of a "Light Up Downtown program," particularly for historic facades.

C. Filling gaps~~holes~~ (vacant lots, parking lots) in the downtown building fabric by installing "streetwalls" or low hedges/walls along the frontage of vacant lots and parking lots ~~that continue the line of buildings that provides enclosure for the street~~.

D. Developing and maintaining a signage program for public parking, public buildings, and merchant directories that is tasteful and recognizable.

E. ~~Consider e~~Establishing a civic facility like a town square with a pavilion in an interior downtown location within walking distance of the riverfront. ~~This space would not be open like the riverfront, but enclosed by buildings like urban plaza, celebrating the city instead of river/open space. This area would be utilized for special events and would link pedestrians and energy from the public riverfront to the retail district. Several potential locations elist for this such as the northwest corner of St. Johns Ave. and 2nd St., the courthouse parking lot, or the courthouse lawn.~~

F. Beautifying currently unattractive and critically important view corridors from US 17 to attract passers-by, ~~-~~ utilizing street trees and plantings, building canopies/~~-~~awnings, and parking/vacant lot streetwalls.

G. Developing a parking study that identifies current and future parking demand and supply, with an emphasis on public parking. ~~Work to provide for public parking either through small and scattered lots peripheral to St. Johns Avenue.~~

H. As demand grows, ~~P~~planning for eventual parking garage(s) that will include ground floor retail or office space.

I. ~~Continue u~~Using grant and other funding to transform the Price Martin Center into a mid-size performing ~~A~~arts ~~C~~center., ~~upgrade lighting, sound, and wiring; fit interior with appropriate seating, and improve design elements.~~

~~Policy I.1.7 Continue to review downtown development and redevelopment utilizing the Downtown Overlay Standards, and designate a downtown historic district as resources allow.~~

Commented [JBP19]: Merged into the above Policy

Policy EDE - 1.5.6. ~~Objective I.4 Trees -~~ To~~to~~ enhance downtown's appeal, attract investment, and retain ~~its status as a~~ Tree City status, the City shall:

A. ~~-e~~Establish and maintain a tree advisory board;~~-~~

B. ~~develop~~Adopt a tree preservation ordinance;~~-~~

C. ~~e~~Commit at least $2 per capita annually~~($20,000)~~ to~~on~~ tree planting and care~~ing for trees~~;~~,~~

D. Continue officially observing Arbor Day, and;

E. Develop a street tree inventory along collector and arterial corridors as part of a citywide master plan~~, and pursuing the following strategies~~.

~~Develop tree inventory of street trees along collector and arterial road corridors in conjunction with the development of a citywide Master Tree Plan;~~

Commented [JBP20]: Merged into the above Policy

Policy EDE - 1.5.7. ~~Policy I.4.3~~ The City shall actively pursue~~Identify additional~~ funding sources for downtown tree planting and maintenance through programs like Keep America Beautiful~~ and~~, adopt-a-median, adopt-a-block, and other sponsorship and recognition programs. These investments shall be used to enhance the streetscape, strengthen downtown's identity, attract businesses, draw visitors, and create a more vibrant and competitive economic environment.

Policy EDE - 1.5.8. ~~Policy I.4.4~~ The City shall ~~Administer~~implement and periodically update Tree Protection, Landscaping, ~~and~~ Screening, and Buffering ~~C~~codes in the Land Development Regulations (LDRs) to maintain a high-quality downtown environment without imposing an ~~, and adjust these Codes in a manner that they provide strategic and needed green space while not presenting an~~ unreasonable cost burden to development and redevelopment.

~~Objective I.3 Arts the City shall utilize innovative and practical strategies to enhance the City's Arts/Cultural programs and activities.~~

Policy EDE - 1.5.9. The City shall coordinate efforts with public and private entities aimed at supplementing the existing tree canopy along roadways, preserving and pruning existing trees, and planting appropriate new urban street trees where needed.

Policy EDE - 1.5.10. ~~Policy I.4.2~~ The City shall continue to ~~C~~commit the City's Tree Fund ~~(funded solely by development mitigation of the tree protection ordinance, when trees are removed for new construction projects)~~ to help implement the Master Tree Plan.

Policy EDE - 1.5.11. ~~Objective I.14 Tourism -~~The City shall support the growth of the City and ~~C~~county as an eco-tourism and heritage tourism destination.

MEMORANDUM

TO: City of Palatka Planning Board

FROM: Alex Romero, Planning Clerk

DATE: June 2nd. 2026

On May 5, 2026, the City Attorney discussed City Commission Ordinance No. 2026-17.

During that discussion, Vice Chair Chase Barnes volunteered to serve as the Planning Board Alternate Member on an interim basis. However, because Mr. Barnes currently serves as Vice Chair, he is not eligible to serve in the alternate position.

As a result, this item is being brought before the Planning Board again for the purpose of selecting an eligible member to serve as the Planning Board Alternate. Staff requests that the Board consider and appoint an alternate member at this meeting.