

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

CYNTHIA W. CURRY
INTERIM CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
PLANNING BOARD MEETING
July 7, 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 June 2, 2026 Minutes

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. **PB Case 26-12: Adoption of the City of Palatka Comprehensive Plan 2045**
- b. **PB Case 26-10 Annex, Amend Future Land Use Map and Rezone Parcels No. 01-10-26-3150-0020-0040, 01-10-26-3150-0020-0050.**
Address: 1273 Old Jacksonville Road.

5. OTHER BUSINESS

- a. Selection of Planning Board Alternate Member

6. 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
ACTING CITY MANAGER
CHIEF OF POLICE

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



**PLANNING BOARD
MINUTES
CITY OF PALATKA
June 2, 2026**

1. CALL TO ORDER

a. Invocation

Invocation led by Pastor Mulberry.

b. Pledge of Allegiance

Pledge led by Ms. Wilson.

c. Roll Call

Present:

Ed Killebrew
Chase Barnes
Earl Wallace
Edie Wilson
Andrew Burnette

Absent:

Tom Dolan

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney via zoom; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Michael Hill, Senior Planner; Nicole Auth, CRA Coordinator; Allegra Kitchens, Former Commissioner; Sarah Meyer, Appellant; Mildred Sweet, property owner; Pastor Mulberry, City Chaplain

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 May 05, 2026 Minutes.

Motion to approve May 05,2026 Minutes was made by Mr. Barnes. Seconded by Ms. Wilson

3. 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.

4. REGULAR BUSINESS

a. **Appeal of Staff Decision to the 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.**

Planning Director Lorenzo Aghemo presented the staff report and provided background on the appeal. It was explained that the City's Zoning Board of Appeals has not been active for several years and lacks a quorum; therefore, in consultation with the City Attorney, the Planning Board was designated to hear the appeal of the Planning Director's administrative determination.

All witnesses were sworn prior to testimony by Ms. West, including Planning Director Lorenzo Aghemo, the appellant's representative Sarah Meyer, and property owner Mildred Sweet. The Board was advised of the procedural format, including presentation of staff findings, the appellant's case-in-chief, opportunity for cross-examination if requested, public comment, rebuttal, and Board deliberation. The Board was further advised of its options to either affirm or overturn the administrative decision.

Staff reported that the subject property, located at 1509 St. Johns Avenue, is zoned C-2, Intensive Commercial, with a Commercial Future Land Use designation. The property contains an existing single-family residence that is legally nonconforming use, having been established prior to the current zoning regulations. The use is permitted to remain in its existing condition; however, demolition or reconstruction of the single-family home would result in the loss of nonconforming status.

It was further noted that Section 94-149 of the Land Development Regulations prohibits new residential construction within the C-2 zoning district. Staff's determination was that replacement of the existing structure, even if substantially similar in form, constitutes new construction and therefore is not a permitted use under the current zoning regulations. The intent of the C-2 zoning district and the City's Comprehensive Plan was also cited, specifically the establishment of St. Johns Avenue as a commercial corridor.

Staff's interpretation concluded that the proposed replacement of the structure would not be allowable and recommended denial of the appeal.

Following presentation, the appellant's representative, Sarah Meyer, testified that the proposed project is a reconstruction of an existing legally nonconforming residential structure rather than new construction, citing the building's existing use history, storm-related damage, and participation in the Rebuild Florida program. It was argued that the proposal would not create new impacts to public facilities and would maintain consistency with the existing neighborhood pattern of mixed uses.

Property owner Mildred Sweet also provided testimony expressing hardship and requesting approval to rebuild her home, stating that the structure had been damaged beyond repair and was her only residence.

During Board discussion, members sought clarification regarding the distinction between "new construction" and "reconstruction" under the Land Development Regulations, as well as the applicability of nonconforming use provisions. The City Attorney advised that the sole issue before the Board was whether staff correctly interpreted and applied the Code in issuing the administrative determination.

A motion was made to affirm the administrative decision of the Planning Director by Mr. Barnes. Seconded by Mr. Burnett. Motion carried 4-1, with Ms. Wilson dissenting.

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).

Senior Planner Michael Hill presented the staff report. The subject property is located within the 1500 block of St. Johns Avenue and is part of the Merwin Glen subdivision, platted in 1913, with the existing structure constructed in approximately 1925. The property contains a single-family residence that is legally nonconforming within the C-2 zoning district and Commercial Future Land Use designation.

Staff advised that the intent of the Comprehensive Plan is to maintain St. Johns Avenue as a commercial corridor and to reduce the presence of nonconforming residential uses within commercially designated areas. Based on this intent, the proposed Future Land Use Map amendment and rezoning were found to be inconsistent with applicable Comprehensive Plan policies.

In support of this finding, staff referenced Comprehensive Plan policies related to land use compatibility and the elimination of nonconforming uses, noting that the corridor is predominantly designated and developed for commercial uses. Staff further concluded that allowing additional residential designation in this location could introduce compatibility concerns within the established commercial corridor.

Under the zoning consistency review criteria, staff found the request inconsistent with the Comprehensive Plan, potentially incompatible with surrounding land uses, and capable of creating an isolated residential zoning district within a commercial corridor. It was further noted that impacts to public facilities, drainage, traffic, and site development standards would be addressed at site plan review; however, the land use and zoning change itself was not supported.

Staff's summary concluded that the request was inconsistent with the Comprehensive Plan and the City's long-term vision for the St. Johns Avenue corridor and recommended denial of both the Future Land Use Map amendment and the rezoning request.

Sarah Meyer, Dewberry Engineers, on behalf of the applicant, stated that the subject property is adjacent to residential designations and existing residential zoning to the south and that the request would align the property with surrounding residential uses. It was further stated that the proposal would resolve an existing nonconforming situation, would not generate net new traffic impacts, and would not adversely affect surrounding properties due to the continued use of the site as a single-family residence.

During Board discussion, members expressed support for the City's established policy to maintain St. Johns Avenue as a commercial corridor and indicated concern that approval of the request would be inconsistent with the Comprehensive Plan and could create precedent for additional similar requests.

A motion was made by Mr. Barnes to deny the Future Land Use Map amendment. The motion was seconded by Mr. Wallace and carried unanimously.

A motion was made by Mr. Barnes to deny the rezoning request. The motion was seconded by Mr. Wallace and carried unanimously.

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.

Senior Planner Michael Hill presented the request. The subject parcels are vacant and located along Old Jacksonville Road/Cedar Avenue within an existing developed area. The properties are contiguous to the City limits and meet the requirements for annexation under Florida Statutes Chapter 171.

Annexation of the parcels would reduce an existing enclave condition and allow connection to the City's water system, which is available in the area. Sewer service is not currently available.

The request was found consistent with orderly growth patterns and surrounding development and would not contribute to urban sprawl. It was also determined to be compatible with existing land use patterns and capable of being served by municipal utilities.

The proposed Future Land Use Map amendment from Putnam County Urban Service to City of Palatka Residential Medium and rezoning from Putnam County Residential Mix (R-2) to City of Palatka R-2, Two-Family Residential, were found consistent with surrounding residential development.

The request was found not to adversely impact public facilities, create isolated zoning districts, or introduce environmental concerns, and supports infill development.

The recommendation was approval of the annexation, Future Land Use Map amendment, and rezoning as requested.

During public comment, Warren Foster expressed concern regarding annexation. Clarification was provided that annexation does not constitute a taking of property or affect ownership rights, but instead changes jurisdictional boundaries and service provision.

During Board discussion, members expressed support for the findings related to contiguity, compactness, infrastructure availability, and reduction of enclave conditions.

A motion was made by Mr. Barnes to approve the annexation of all subject parcels. The motion was seconded by Mr. Burnett and carried unanimously.

A motion was made by Mr. Barnes to approve the Future Land Use Map amendment to Residential Medium. The motion was seconded by Mr. Burnett and carried unanimously.

A motion was made by Mr. Barnes to approve the rezoning to R-2, Two-Family Residential. The motion was seconded by Mr. Burnett and carried unanimously.

d. Amendment to the City of Palatka Comprehensive Plan

Planning Director Lorenzo Aghemo advised that the Comprehensive Plan adoption is required following State review and a determination that the prior submittal was null and void. It was further noted that sufficient time had not been available to complete the full staff report and supporting documentation for the current meeting.

Accordingly, a request was made to continue the item to the July meeting.

5. OTHER BUSINESS

a. Selection of Planning Board Alternate Member

Discussion was held regarding appointment of an alternate Planning Board member. The item was deferred to the July 7, 2026 meeting.

8. ADJOURN

Motion to adjourn by Ms. Wilson. Meeting adjourned at 5:23 PM

STAFF REPORT

DATE: July 7, 2026
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

Adoption of amendments to the City of Palatka Comprehensive Plan 2045 in accordance with the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes.

BACKGROUND

The City of Palatka Comprehensive Plan 2045 was adopted by the city commission on December 11, 2025, and transmitted to the State for review. The Florida Department of Commerce determined the plan as adopted to be null and void indicating inconsistencies with SB 180 which were listed in a staff report (Attachment 1). City staff and JBPro, consultant to the city, have been working on addressing each one of the inconsistencies raised in the report, and have introduced the corresponding amendments to the plan. Given that the DOC determined the plan to be void and null, the City of Palatka Comprehensive Plan 2045 needs to be readopted with the pertinent amendments as presented in this report. The City Commission will consider the plan for transmittal at their July 23 meeting. Once the city receives comments from the Coordinated State Review, the plan will then be scheduled for final adoption provided the plan is determined to be consistent with Florida Statutes.

The Department of Commerce staff report is included in Attachment 1, while the city's response and proposed changes are in Attachment 2. The entire Comprehensive Plan as amended is in Attachment 3.

PROJECT ANALYSIS

Staff Recommendation

Staff recommend APPROVAL of the adoption of the City of Palatka Comprehensive Plan 2045 as amended.

ATTACHMENTS

1.	Florida Commerce Letter & Staff Report
2.	JBPro Update State Comments
3.	2026 05 21 GOPs Compiled

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:

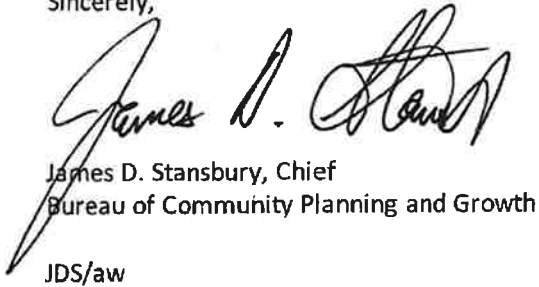
Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment 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.

The Honorable Robbi Correa
February 6, 2026
Page 2 of 2

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

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.

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 No. of Text amendments: Proposed 9 Adopted 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.			

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."~~
 - o *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."
 - o *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.*

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.”
 - o *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.
 - o *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.
 - o *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.”
 - o *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.”
 - o *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.*

- 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.”
 - o *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.
 - o *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.
 - o *The City does not properly provide a reference for the FDOT Drainage Manual. Therefore, this policy is not meaningful or predictable.*

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 RESTRICTIVE 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."
 - o *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."
 - o *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."
 - o *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*

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 RESTRICTIVE 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.”
 - o *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.”
 - o *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 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.”
 - o *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**

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."**
 - o *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."**
 - o *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."**
 - o *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.*

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.

- ****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"

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.

May 21, 2026

Via Email: laghemmo@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.



Civil Engineering



Surveying



Landscape Architecture



Planning



GIS



Construction Services

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 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 eCounty 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



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.

	<u>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.</u>		
Commercial (COM)	<u>Areas of commercial character accommodating retail, service, and office uses serving local to regional needs.</u>	0	1.5
Industrial (IND)	<u>Areas of industrial character accommodating manufacturing, processing, distribution, and related employment activities.</u>	0	1
Recreation (REC)	<u>Lands designated for public and private recreation and open space uses.</u>	0	0.1
Conservation (CON)	<u>Environmentally sensitive lands designated for habitat protection and passive recreation.</u>	0	0.1
Public Buildings & Grounds (PB)	<u>Lands designated for civic, institutional, and governmental facilities.</u>	0	1
Other Public Facilities (OPF)	<u>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.</u>	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 (1730 acres) – 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. 320.0285(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 (1,041 acres)

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 (10 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 10 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.

Commented [JBP15]: Assumed we could not get rid of this, so just revised for formatting and clarity.

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.

Commented [JBP16]: Incorporated in Obj. above.

~~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.~~

Commented [JBP17]: Incorporated in policy above.

Commented [JBP18]: Incorporated above.

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.

Commented [JBP19]: Statutory requirement

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.~~

Commented [JBP20]: Addressed in policy above.

~~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.~~

Commented [JBP21]: Very broad policy and covered elsewhere. Recommended for deletion.

~~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.~~

Commented [JBP22]: Very broad policy and covered elsewhere. Recommended for deletion.

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

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.

COMPLEMENTARY PLAN

Minimum Lane & Buffer Width Roadway	Lane Width	Buffer [†]
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
Cut-de-sac	— ⁴	N/A

[†]—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 cut-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 Roadways Roadway Classification	Minimum Offset ¹
Major Arterial ^{2,3}	600' ^{1,2} , 300' ^{1,3}
Minor Arterial ³	220'
Major Collector ³	220'
Minor Collector	150'

[†]—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 Concurrence."~~

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:

Commented [JBP37]: Strange requirement, spanning multiple topic areas, different elements, and the LDC itself. Recommend deletion.

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:

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 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 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:~~

Commented [JBP44]: Addressed throughout the Comprehensive Plan, but most notably in the above Objective.

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.1.1-9J-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:~~

Commented [JBP45]: Revised into the above policy.

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;~~

Commented [JBP46]: Development standards that are best deferred to the Land Development Code.

~~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:~~

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 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.1.5.1 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 / archaeological 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 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 ~~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~~ 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).~~

~~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.~~

~~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.~~

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

Commented [JBP3]: Addressed in policy immediately above.

Commented [JBP4]: Addressed in policy immediately above.

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.

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.~~

Commented [JBP9]: Addressed in policy immediately above.

~~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.~~

Commented [JBP10]: Incorporated into policy above.

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.

Commented [JBP11]: Relatively new requirement in Florida Statutes.

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 [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.~~

Commented [JBP24]: This should be reserved for the FLUE

~~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.~~

Commented [JBP25]: Should be addressed in the FLUE.

~~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 [JBP26]: Should be addressed in the FLUE.



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 Grill 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.~~
Policy ME - 2.3.6. ~~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 - 1.1. ~~Goat F.1 Provide~~The City of Palatka shall ensure the provision of sufficient parks and recreational facilities to meet the needs of Palatka's residents and visitors.

Obj. ROSE - 1.1.1. ~~Park Access~~

~~Objective F.1.1.1. 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 - 1.1.1.1. ~~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 - 1.1.1.2. ~~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 - 1.1.1.3. ~~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) 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 satisfied met on-site, or may take through the form of a cash payment, or donation 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) ~~S~~standards ~~(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 ~~five-y~~Year 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 s like (hiking and kayaking).

Policy CONE - 1.1.3. ~~Policy E-1.2-8~~ The City shall require a An 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 ~~A~~ new development by ensuring that it:

A. shall ~~Uses~~ utilize and/or preserves native vegetation, or;

B. Uses 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.1.1 The 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 with~~out 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 ~~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. ~~†~~ 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 40G-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 40G-2.381 shall be reported to the SJRWMD for action.~~

Policy CONE - 1.4.4. ~~Policy E.1.2.19~~ ~~The City shall~~ [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 fields](#) 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 6562-521.200, 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 ~~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 ~~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~~ Develop 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 utilizinge public funds and pursuinge 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.1.3~~ Upon Plan adoption, the City shall implement the following policies to ~~e~~nsure 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.1.3.4~~ 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.1.4 Upon 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~~ 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 ~~F~~DEP 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, ~~F~~DEP, 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 (GCD) 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-3.512 through (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	<u>Residential</u> – 125 gallons per capita per day (GCD) <u>Commercial/Institutional/Industrial</u> – 110 gallons per acre per day (GAD)
b.—Peak design flow	240 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.

Commented [JBP8]: Language that is better suited for the CIE.

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.

Commented [JBP9]: Language that is better suited for the CIE.

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.

Commented [JBP10]: Language that is better suited for the CIE.

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 [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 equivalent. At 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-1.5.4~~ [The City shall conduct a public information program in conjunction with the SJRWMD in to alerting water customers of wasteful water usage practices and promoting 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 than 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.~~

d. ~~4)~~ Any development within a flood-prone area will maintain the natural topography and hydrology of the development site.

Commented [JBP20]: Statutory change

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 NEFRPG 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



Table of Contents

01. Introduction to the Water Supply Facilities Work Plan.....	3
02. Potable Water Supply and Service Agreement.....	3
02.A. Potable Water Supply.....	3
02.B. Water Supply Agreement with Putnam County	3
03. Potable Water Sources, Supplies, Facilities, and Demand	4
03.A. Consumptive Use Permit.....	4
03.B. Potable Water Facilities.....	4
03.C. Projections.....	4
04. Non-potable Water Suppliers, Sources, Services, and Facilities	5
05. Water Supply and Facility Concurrency	5
05.A. Potable Water Level of Service	5
05.B. Water Supply and Facility Concurrency.....	5
06. Traditional & Alternative Water Supply and Facility Capacity Projects ..	6
07. NFRWSP Project Options	6
08. Water Conservation Practices	6
09. Reuse and Non-potable Water (Reuse) Practices.....	6
10. Water Source Protection Practices.....	6

Table

Table – 1. Potable Water Service Area Projections	5
---	---

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**)

Palatka 2045 Comprehensive Plan Update

POPULATION PROJECTION METHODS & RESULTS

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

Year	BEBR Medium		BEBR High	
	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 Statutes 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 size¹ 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 <i>Permanent Population</i> and <i>Seasonal Population</i> .			

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-served 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~~ **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 C.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~~ 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 C.1.2 At the time of Plan implementation, the City shall~~
 institute [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 C.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 C.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 ~~coordinate~~ 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 continued ~~to~~ cooperation 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.1.4.1~~ The City shall ~~review 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~~ protection 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~~ the Comprehensive 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, 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~~ Properties 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 coordination 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 cCounty and the SJRWMD to protectensure 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 Sstate and Ecounty 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 promotes 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 ~~at 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. ~~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 ~~Level of Service (LOS)~~ ~~Standards~~ as stated in this ~~Element 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 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 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 Five-y Year C I S schedule of capital improvements. The C I S 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) Five-y Year work program.

Policy CIE - 1.3.5. ~~Policy 3.1.4. The City shall 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, ~~Level of Sservice (LOS) Sstandards 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 ~~S~~standards 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~~Level of ~~s~~Service ~~s~~Standards, 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 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-HDH Form 4016) has been obtained from the <u>Florida Department of Health's local county health department</u> Department of Health and Rehabilitative Services . Septic tank sanitary sewage systems

shall not be constructed until an application form ~~HRS~~^{FDH} 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.381-272381.0065, 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 Chapters ~~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 teased 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 <u>minimum</u> standards of <u>the St. Johns River Water Management District and Florida Department of Environmental Protection, and of 17-302.500</u> 62-302.200 , F.A.C.
Wetland Stormwater Discharge	Permits for wetland stormwater discharge shall follow <u>the minimum requirements of the St. Johns River Water Management District, and of 17-25.042</u> 62-25.042 , F.A.C.
Stormwater Discharge Facilities	Permits for <u>the</u> construction of new stormwater discharge facilities <u>shall follow the minimum requirements of the St. Johns River Water Management District</u> 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, <u>most recent FDOT Drainage Manual</u> . FDOT Drainage Manual 2022
Open channel	10-year frequency, Roadside, Median, and Interceptor Ditches or Swales 25-year frequency, outfalls 25-years frequency, canals 2-year, Temporary Roadside and Median Ditches or Swales 5-year, Temporary Outfalls and Canals <u>Most Recent FDOT Drainage Manual</u> FDOT Drainage Manual 2022
Retention/Detention	Shall meet <u>the minimum requirements of the St. Johns River Water Management District</u> 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](#)~~t~~ 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 10D-4.021(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~~ State 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 standards.

A development order or permit will be approved issued subject to the conditions 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.~~



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 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~~ **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 property~~

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 ensures, 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 ~~E~~ccontinue 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 ~~E~~ccontinue 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 1.1. 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 1.13 City Economic Development – strengthen City economic development efforts, as resources allow.~~

Commented [JBP1]: Redundant with Obj. EDE 1.1

~~Policy 1.13.1 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 1.13.2~~ The City shall explore establishing a city staff position, such as an Economic 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 1.3.8~~ 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 1.10.2~~ The City shall 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 1.7.1 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 1.1. 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 1.6 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 1.6.1~~ The City shall strengthen its CRA program by considering a separate advisory board and by exploring the feasibility of ~~e~~Establishing new CRAs ~~Community Redevelopment Areas~~ along blighted sections of major thoroughfares 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 1.13.3~~ The City shall ~~c~~Consider 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 1.6.2~~ 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 1.13.4~~ 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 1.10 Agency Coordination – The City shall~~ coordinate with local and regional planning, cultural, and community development entities that have similar goals of ~~benefitting~~ ~~benefitting~~ the community.

Policy EDE - 1.1.11. ~~Policy 1.10.4~~ 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 1.11.1 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 lands for commercial and industrial use.

Policy EDE - 1.2.2. ~~Policy 1.5.3 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~~ ~~en~~ there is a likelihood of job creation, ~~thereby maximizing public investments and reduced costs of public investment.~~

Policy EDE - 1.2.3. ~~Policy 1.13.3 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 1.11.2 The City shall C~~ consider an Interlocal Service Boundary Agreement (ISBA) with ~~the c~~ County ~~to that would~~ define the logical extent of city-provided urban services, ~~and establish~~ provide for funding strategies for

service area expansion, ~~and annexation~~ Objective 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 working with the St. Johns River State College, Florida School of the Arts (SJRS/C/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 Pplan for and develop bicycle routes or trails to linking 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, 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 enhanceProvide 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.7.3~~ 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, trimming, and replacing downtown street trees.

- B. ~~Consider i~~ nstituting 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 ing 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 ing 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 peripherat to St. Johns Avenue.~~
- H. As demand grows, ~~P~~lanning 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~~enter. ~~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~~ 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 caring 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 ~~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~~ ~~E~~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~~ounty as an eco-tourism and heritage tourism destination.

Case PB 26-10 Annex, Amend Future Land Use Map and Rezone Parcels No. 01-10-26-3150-0020-0040, 01-10-26-3150-0020-0050.
Address: 1273 Old Jacksonville Road.

STAFF REPORT

TO: Planning Board.

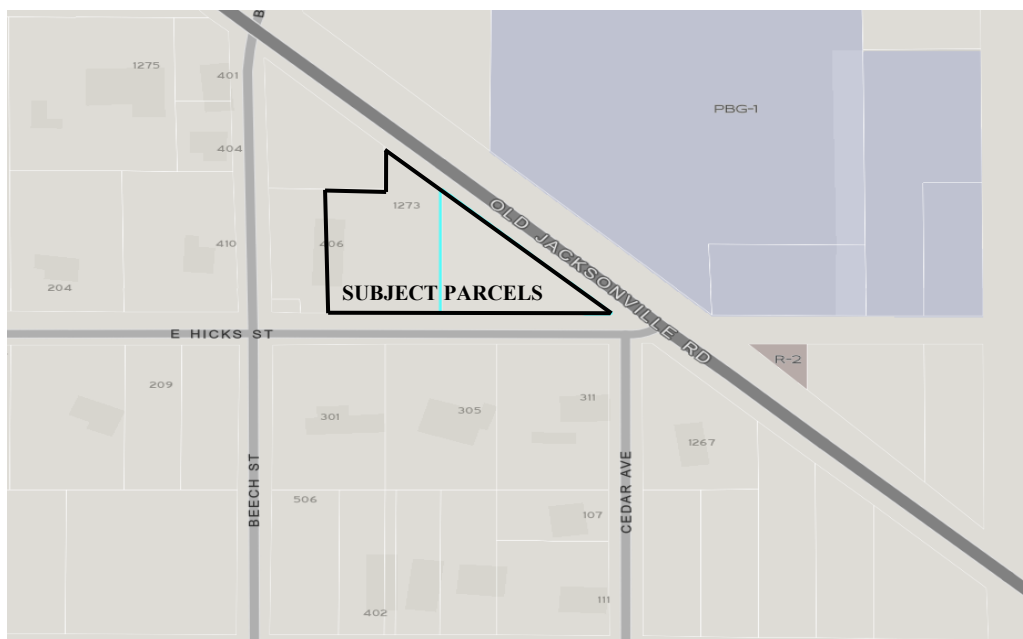
FROM: Michael Hill; Senior Planner,

DATE: July 7th ,2026.

APPLICATION REQUEST

Beck/Sloan Properties Inc, is requesting to annex two parcels, approximately .40 acres of vacant land into the City of Palatka to connect to the City's water service system. The applicant is also requesting to 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.



	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	County Urban Service (US)	County Residential Mixed (R-2)
East	Institutional	County Urban Service (US)	City public Building (PBG-1)
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 establishes the contiguity requirement of the Florida 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 Statutes policy to eliminate enclaves in the state.

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.

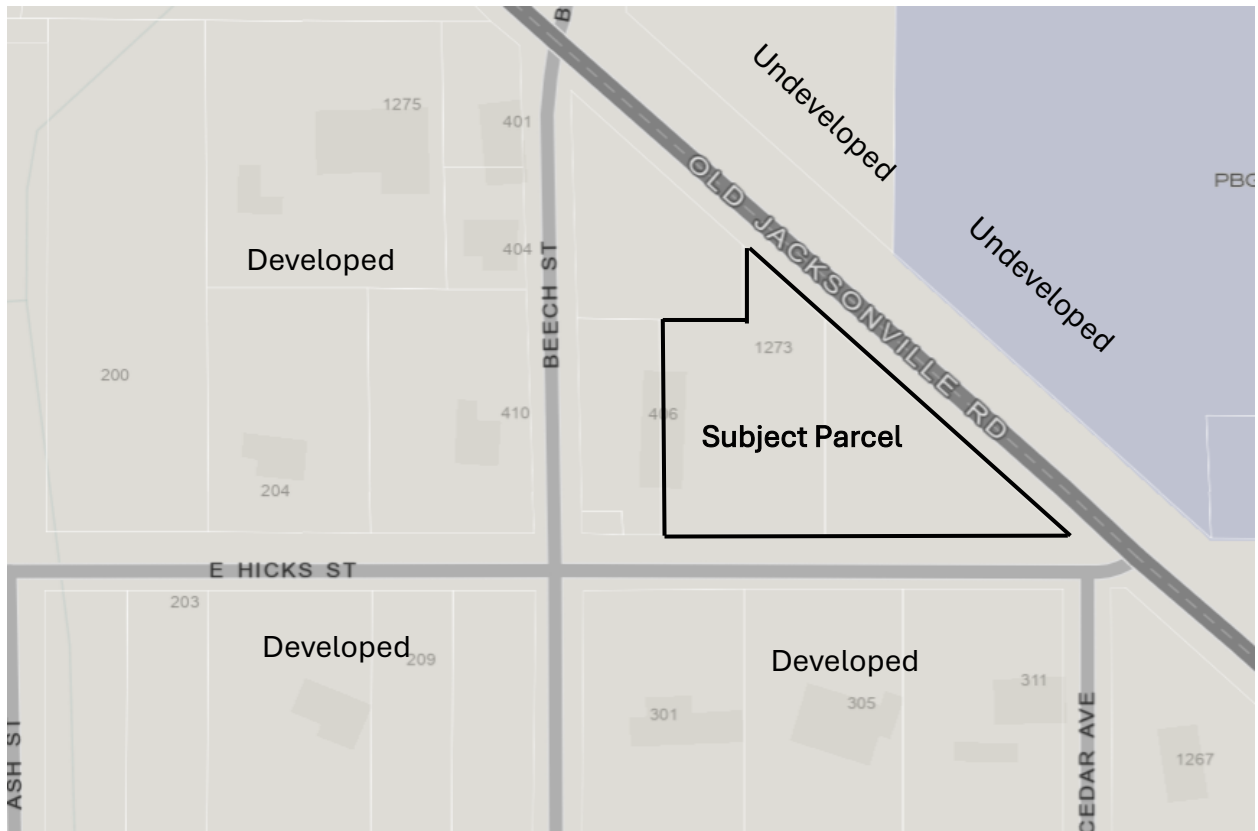
Vacant or undeveloped land is the category of land use that includes all land and properties that are available for development, both cleared and wooded, that are not developed at the present time.

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.

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 an urbanized residential area with urban services. The future use of this parcel will stay residential.





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 and public facilities 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 consistent with 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.
It is expected that this land use change will not cause a significant traffic increase.
- 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.

These parcels are located in unincorporated Putnam County and are proposed to be annexed into the city.

- 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.

No substantial reasons exist at this time.

- 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 0.40-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

MAY 11 2026

ANNEXATION APPLICATION

DATE RECEIVED: PB 26-10
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 | ☐ Site Map |
| ☐ Copy of Recorded Deed | ☐ Project Narrative |
| ☐ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 1273 OLD JACKSONVILLE R PALATKA FL 32178
- Parcel Number: 01-10-26-3150-0020-0040, -0050
- Parcel Dimensions: 0.4 acres
- Current Property Use: vacant
- Current Future Land Use Map Designation: City: NA County: US
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: _____
- Proposed Use: Residential
- Current Zoning Designation: R-2 Requested Zoning Designation: R-2
- 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): Preston Sloan
Mailing Address: Box 115 Palatka FL 32177
Phone Number(s): 904 315 4944 Email: sloanj125@gmail.com

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

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

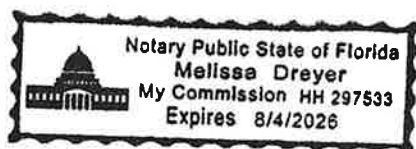
To Be Notarized

Name (Print Name): PRESTON SLOAN JR
Signature: [Signature] Date: 5/11/2026
STATE OF FL County of Duval

Before me this day personally appeared Preston Sloan Jr 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 11th day of May A.D. 2026.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 8/4/2026 State of FL at Large.
Type of Identification Produced: _____

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: 05/11/2026 OPER ID: AROMERO RECEIPT NO: F001280

RECEIVED FROM: 1273 OLD JACKSONVILLE DR.

AMOUNT RECEIVED:	700.00	TYPE: CK	CHECK: 108058
AMOUNT RECEIVED:	2,000.00	TYPE: CK	CHECK: 108064

CHANGE DUE: 0.00

TOTAL RECEIVED: 2,700.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,700.00		1273 OLD JACKSONVILLE ANNEX, FLUM AND REZONE APP FEE



RECEIVED

MAY 11 2026

FLU AMENDMENT REZONING APPLICATION

DATE RECEIVED: PB 26-10
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.
(Checks payable to the City of Palatka)

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

Property Information

- Property Address: 1273 OLD Jacksonville Rd Palatka FL
- Parcel Number: 01-10-20-3150-0020-0040, -0050
- Parcel Dimensions: 0.4 acres
- Current Property Use: vacant
- Current Future Land Use Map Designation: City: NA County: US
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: _____
- Proposed Use: Residential
- Current Zoning Designation: R-2 Requested Zoning Designation: R-2
- 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): _____

Mailing Address: _____

Phone Number(s): _____ Email: _____

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):

Signature:

Date:

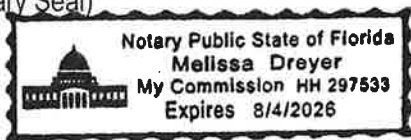
STATE OF

County of

Before me this day personally appeared 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 day of A.D.

(Notary Seal)



Notary Public

My commission expires:

State of

at Large.

Type of Identification Produced:

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

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 Hester 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 Becky 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
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.

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

(Address, City, State, Zip)

Preston Sloan Jr

(Name in print)

VP

(Title)

Beck/Sloan Properties

(Name of company, if applicable)

2900 Reid St.

(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 11th day of May, 2026, by Preston Sloan Jr (name of person making statement). He/she is personally known to me or has produced _____ (type of identification) as identification.

Melissa Dryse

(Name in print)

[Signature]

(Signature)

My Commission Expires on: 8/4/2026

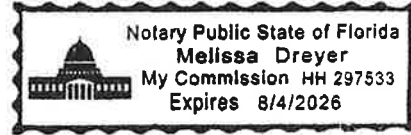
NOTARY'S SEAL OR STAMP

CITY OF PALATKA PLANNING DEPARTMENT

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 [] physical presence or [] online notarization, this _____ day of _____, 20____ by _____ (name of person acknowledging). He/she is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath (circle correct response).

(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: _____

NOTARY SEAL FOR STATE OF FLORIDA

CITY OF PALATKA PLANNING DEPARTMENT

EXHIBIT "A"

PROPERTY

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.