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CHASE BARNES
VICE CHAIRMAN

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BOARD MEMBER

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BOARD MEMBER

TROY BELL, ICMA-CM
MPA, MS-Finance
CITY MANAGER

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK



AGENDA
PLANNING BOARD MEETING
September 3, 2024 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. Appeal Procedures & ExParte Communication

2. APPROVAL OF MINUTES

- a. August 6, 2024

3. PUBLIC COMMENTS

- a. **Public Comments** - (Speakers limited to three minutes - no action taken on items) Parcel No.:
Address:
Owner:

4. REGULAR BUSINESS

- a. PB Case 24-17: Conditional Use application to allow a new restaurant to serve alcohol within 100-feet of a church. Owner: Palatka RTG, LLC; Address 801 St. Johns Ave., Palatka, FL 32177; Parcel #42-10-27-6850-0630-0050
- b. PB Case 24-18: Conditional Use application to add at least 7 hotel room suites to the 2nd floor of the property to expand services from the Hotel James, the anchor building. Owners: Palatka RTG, LLC; Address 211 St. Johns Ave., Palatka, FL 32177; Parcel #42-10-27-6850-0120-0020
- c. PB Case 24-19: Conditional Use application to add at least 8 hotel rooms to the 2nd floor of the property to expand services from the Hotel James, the anchor building. Owner: Palatka RTG, LLC; Address 229 St. Johns Ave., Palatka, FL 32177; Parcel #42-10-27-6850-0120-0010

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

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

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.

D KILLEBREW
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MINUTES
CITY OF PALATKA
August 6, 2024

1. CALL TO ORDER

The following are the Minutes of the regular Planning Board meeting held on August 6, 2024 at City Hall 201 N. 2nd St. Palatka, FL 32177 at 4:00 PM .

a. Invocation

The invocation was led by Chaplain Mulberry.

b. Pledge of Allegiance

The pledge of allegiance was led by Chair Killebrew.

c. Roll Call

Present:

Chase Barnes

Earl Wallace

Andrew Burnett

Ed Killebrew

Absent:

Caitlin Owens

Edie Wilson

George Deloach (excused)

Also Present: Lorenzo Aghemo Planning Director; Sunni Krantz, City Clerk; Jane West, City Attorney; Renee' Brown, Planning Clerk; Matt Newcomb, Assistant Police Chief; Tobi McGuigan; Stephen Speaks; Preston Bartlett; Monica Dominguez; Robert Jordan; Shelena Estis; Meri Rees; Autumn Martinage Present via telecommunications technology; Alonzo Mulberry, City Chaplain

d. Appeal Procedures & ExParte Communication

The appeal procedures were read by the Chair. Time was allotted for ex parte disclosures.

2. APPROVAL OF MINUTES

a. June 4, 2024

Motion to approve by Mr. Barnes. Seconded by Mr. Burnett. The Motion passed unanimously.

3. PUBLIC COMMENTS

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

The floor was opened to public comment. Hearing none, the floor was closed to public comment.

4. REGULAR BUSINESS

- a. PB Case 23-27: Request to subdivide and approve a final plat for 31.63 +/- acres. Owner: Schippers-Taivah, LLC Address: 400 N. SR 19, Palatka, FL 32177; parcel 02-10-26-0000-1260-0000

Mr. Aghemo presented case 23-27. This is a request for approval of a final plat. The preliminary plat was approved in 2023. The applicant would like to subdivide the 31 +/- acres into 4 parcels.

The applicant was represented by Autumn Martinage, Matthews DCCM, who gave a presentation (see handout). Mr. Stephen Speaks, the applicant's surveyor spoke regarding a scrivener's error that needs to be fixed on the legal description. Mr. Wallace advised the title needs to be changed as it says it is part of a recorded subdivision and needs to reflect that it is a replat of a part of Sunny Gardens. Ms. West agreed F.S. 177 does require that it be called a replat. Ms. West advised this can be a condition of approval.

The floor was opened to public comment. Hearing none, the floor was closed to public comment.

Board discussion commenced. Mr. Wallace expressed concerns regarding corrections he has provided corrections to City Staff that need to be made, and not all have been made.

Mr. Aghemo responded the City does not have a surveyor on Staff. City Staff has compared the plat to the code and Florida Statute 177. He recommended the board approves it with corrections of scrivener's errors prior to presentation to the City Commission. Ms. West advised the plat meets the current statutory guidelines, with the exception of the term replat.

Motion to approve subject to the scrivener's error noted per Florida Statutes categorizing as a replat by Mr. Barnes. Seconded by Mr. Burnett. Motion passed 3-1 with Mr. Wallace dissenting.

- b. PB Case 24-10: Request to annex 25.23 acres +/- into city limits, to amend Future Land Use Map (FLUM) from Putnam County Urban Service (US) to City of Palatka Residential Medium Density (RM), and to amend the zoning map from Putnam County Residential, Single-family (R-1) to City of Palatka Planned Unit Development (PUD). Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0130-0010

PB Case 24-10: Request to amend the zoning map from Residential, Multi-Family (R-3) and Commercial Neighborhood District (C-1A) to Planned Unit Development (PUD). Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0200-0060

Mr. Aghemo presented case 24-10. He advised when the original application occurred, there was only one parcel subject to the application. Subsequently, an additional parcel was acquired and added to the application. There are two parcels.

The applicant seeks annexation of parcel A from the County, which is 23 +/- acres, amend the future land use, and rezone. The applicant is seeks to amend the future land use and rezone parcel B which is already within the City limits. Annexing parcel A would reduce an enclave.

The City's recommendation is a little bit different than how the applicant originally applied. Staff recommends a Planned Unit Development (PUD) overlay. Mr. Aghemo explained the intent is to develop the two parcels together to have 248 townhomes and in order to get that density, the applicant will need to have an underlying residential - 3 designation with an overlay PUD designation.

Mr. Aghemo clarified the applicant is not seeking approval for development at this time. Eventually, the two parcels will be one parcel when they come for development approval.

Shelena Estis 14785 Old St. Augustine Rd., Jacksonville, spoke on behalf of the applicant. The primary ingress to the property will be off of St. Johns Avenue, however access off McLaury Drive will remain open . They have

vacated the internal roads on the parcel with the County. She advised the exit on St. Johns Avenue will be 500 feet from the apartment access point at Carriage Gate apartments. This is west of Viking Manor.

The floor was opened to public hearing. Hearing none, the floor was closed to public hearing.

Motion by Mr. Barnes and second by Mr. Burnet for the annexation of Parcel A into the City of Palatka Municipal boundaries. Motion passed unanimously.

Motion by Mr. Burnett and second by Mr. Barnes for the amendment of the Future Land Use Map for Parcel A from Putnam County Urban Service (US) to the City of Palatka Residential Medium Density (RM). Motion passed unanimously.

Motion by Mr. Burnett and second by Mr. Barnes for the rezoning of Parcel A from Putnam County Residential 1 (R-1) to the City of Palatka Multifamily Residential (R-3) with a Planned Unit Development Overlay. Motion passed unanimously.

Motion by Mr. Burnett and second by Mr. Barnes for the rezoning of Parcel B from the Neighborhood Commercial (C-1A) to Multifamily Residential (R-3) with a Planned Unit Development Overlay for the entire parcel. Motion passed unanimously.

- c. PB Case 23-19: Request to subdivide one 2.17 acre +/- parcel into 6 single-family lots, with one on Moseley Ave. and five on Edgemoor St. Owner: A&M Home Builders, LLC Location: intersection of Moseley Ave. and Edgemoor St. Parcel ID 13-10-26-3170-0010-0010

Mr. Aghemo presented case 23-19, which was a request to subdivide a tract of land into six residential lots in a preliminary plat for the purpose of building a single family home on each lot. It is presently zoned R-1AA. The applicant has not requested a future land use map amendment nor a rezoning. Mr. Aghemo advised if approved today, the Staff recommends approval subject to the conditions:

1. All utility and drainage easements, if any, must be shown in the plat;
2. Common areas cited in the Declaration of Covenants must be shown in the plat;
3. Under General Notes, number 6 replace the County with; ..." and the City of Palatka will not accept...";
4. Submit proof that all current property taxes have been paid;
5. Submit a title opinion of an attorney at law licensed in Florida;
6. The applicant will be required to bear the expense of a third party licensed surveyor to review any final plat submitted.

The applicant, Tobi McGuigan Rd., 153 Branscomb Rd., Green Cove Springs - advised utilities are available and can be put in the right-of-way. They do not need any drainage easements as they sold land on Palma Ceia Terrace. The width of the lots is now in compliance at 80 ft. wide and one at 90 ft. wide. They are not asking to vacate any streets. Ms. McGuigan advised the homes will be similar as the one she built on Lundy Road, Fairway and Brentwood. She advised most buyers in that area want a 1800 sq. ft. 2-car garage house.

Board discussion commenced. Mr. Wallace pointed out errors: this is a replat and in the legend it calls a building encryption line a "building relief line".

The applicant's surveyor, Stephen Speaks 120 Rain Tree Wood Palatka, FL 32177 - responded if there is terminology the board prefers for setback lines, he will call it that. Mr. Wallace advised it is a building restriction line. Ms., West advised the commonly accepted term is a "set back"

The floor was opened to public hearing.

Meri Rees 2509 Fairway Dr., Palatka, FL 32177 - spoke in support of the size the application currently is. She spoke in opposition to the fact that the builder took down all of the trees that were on the property. She asked

that in the future, builders look at impact studies of what it will do to the neighborhood and neighborhood traffic. She recommended greenspace and leaving trees for the wildlife.

Ms. West responded and spoke about the recent adoption of an ordinance that residential zoning now requires a tree removal permit.

Preston Bartlett 1521 High St., Palatka, FL 32177 - spoke of concern where entrances and exits will be.

Mr. Aghemo advised entrances will be on Edgemoor Drive and Moseley Avenue, and site plan approval will come later.

Hearing no further requests to comment, the floor was closed to public comment.

Board discussion commenced. Mr. Wallace asked for more than the minimum of landscaping.

Motion by Mr. Barnes to approve subject to Staff's comments and the verbiage used for setback lines. Second by Mr. Burnett. Motion passed unanimously.

d. Presentation of the Palatka Vision Plan by the Northeast Florida Regional Council

Monica Dominguez with the Northeast Florida Regional Council presented the draft final report of the City of Palatka Vision Plan. This is the culmination of several community input sessions and surveys sent to the local high school and college.

Mr. Aghemo advised the City contracted the NEFRC last year to create a vision and this is the result of the process. The intent is to serve as a basis for the update to the Comprehensive Plan.

Ms. Dominguez indicated a large amount of younger people took the survey. She presented a word cloud showing growing as the word used most in terms with Palatka. She advised the people surveyed want more affordable housing and more multi-modal infrastructure. (See handout).

Mr. Wallace asked Ms. Dominguez to include trees and streetscaping prior to presenting to the City Commission.

5. STAFF COMMENTS

Nothing further.

6. BOARD MEMBER COMMENTS

Mr. Wallace and Mr. Killebrew asked staff to follow up with past Planning Board actions that required landscaping, such as the RaceTrac at the corner of Highways 19 and 20 (required a piece of sculpture), the Mobile Station on Reid Street and Moseley Avenue, and the liquor store at 9th Street and Reid Street, Walmart on State Road 19.

Mr. Aghemo advised there is a requirement to maintain landscaping that is required by Planning Board. He will look into the requirements and forward them along to the City's code enforcement department.

7. ADJOURN

Meeting adjourned at 5:26 PM upon a Motion by Mr. Barnes.



Staff Report

Meeting Date: September 3,

Case#: PB24-17 Palatka Burger

Address: 801 St. Johns Ave.

Parcel ID: 42-10-27-6850-0630-0050

A. Application Summary **Applicant:** Beck/Sloan Properties, Inc.

I. General

Project Name: Palatka Burger

Request: Conditional Use

Parcel#: 42-10-27-6850-0630-0050

Acres: 0.12

Location: 801 St. Johns Ave

Project Manager: Planning Staff

Owner: Beck/Sloan Properties, Inc.

Agent: Jim Troiano

II. Background & Recommendation

The applicant's site is zoned Downtown Business District (DB) which allows restaurants and bars.



Figure 1: Map of property from Putnam County Tax Assessor. Subject property highlighted in orange. Churches are highlighted in green.

III. Analysis

Table 1: Current and Proposed Future Land Use and Zoning Designations for the neighboring properties.

	Actual Use	FLUM	ZONING
Existing Property	Vacant	Commercial (COM)	Downtown Business (DB)
North	Revival Center	Commercial (COM)	Downtown Business (DB)
South	Vacant	Commercial (COM)	Downtown Business (DB)
East	Chiropractic Care Bridal Boutique Firearms retailer	Commercial (COM)	Downtown Business (DB)
West	Apartments St. Mary's Episcopal Church	City, Commercial (COM)	Downtown Business (DB)

The owner of the property will be leasing the venue to the operator of a new downtown restaurant called *Palatka Burger Co.*. This establishment will be on the old Texaco gas station site and will be a trendy Smashburger-style family-oriented restaurant. The operators intend to include ancillary sales of alcoholic beverages (see sample menu, attached). Although in the DB district, which allows restaurants to serve alcoholic beverages, the property is within the 100-foot distance from two (2) churches, St. Mary's Episcopal Church and the Holy Word Revival Center, thus excluding the sale of alcoholic beverages unless a conditional use permit is obtained allowing the sale of alcoholic beverages.

According to the Municipal Code §10-3 – “A licensed premise shall not locate within 100 feet of any established religious institution or school provided, however, that a licensed premise may be granted a conditional use to locate within 100 feet of any established religious institution or school.” Thus, the owner seeks a conditional use to serve liquor at their establishment.

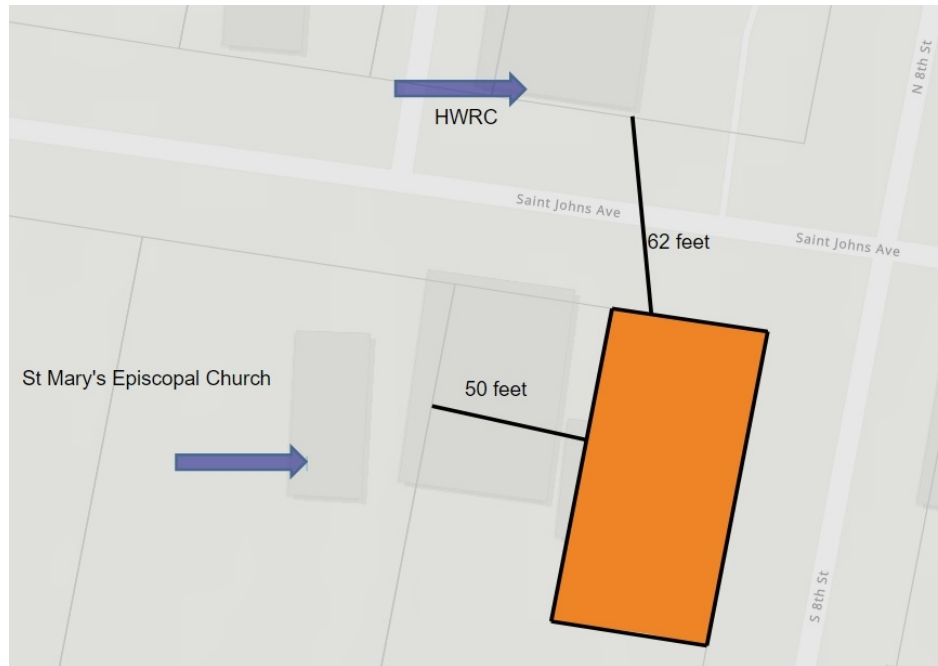


Figure 2: Subject property in orange; St. Mary's Church to the left; HWRC above; measurement from property line to property, line (per §10-3).

When analyzing for a conditional use (CU), §94-3 outlines eleven requirements that must be met to demonstrate that the CU will be in harmony and not injurious to the neighborhood or to adjoining properties. The applicant has met, or will meet through the building permit process during construction of a new structure built in the City, all eleven conditions, including:

Compliance with Comprehensive Plan, Ingress/Egress, Refuse Collection, Utilities, Required Yards/Open Spaces (N/A), and Compatibility with adjacent properties. The three remaining are Parking:

The restaurant will have 129 seats, which would normally (per §94-262) require 43 parking spaces, but due to the overlay (DB) exclusion, subject property need not comply. However, the applicant anticipates an agreement will be in place with neighboring properties to share their parking areas.

Screening and Buffering:

Screening and Buffering will be provided as part of the site plan design and will include planter boxes to act as a barrier and to block vehicle incursion.

And Signage:

Signage will be applied for and permitted through the building permit process and a zoning review will occur at that time.



Figure 3: Artist's rendering of the applicant's planned restaurant.

Based upon the documentation submitted, and the staff analysis contained in this report, a determination is made that the conditional use will be in harmony with the general intent and purpose of this chapter and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare, as the Code dictates.

Staff recommends that Conditional Use be granted subject to the following conditions:

1. In consultation with the City the applicant shall make efforts to address the anticipated parking demand;
2. The conditional use approval shall expire six months from the date of approval unless, upon request, an extension of time is granted by the Planning Board.

Section 94-3 (4) requires the Planning Board to make proper findings. Staff recommend the Board to adopt the following findings of fact:

1. Whereas the application for the requested conditional use approval has been deemed complete;
2. Whereas the approval of the request as conditioned will not adversely affect the public interest;
3. Whereas the application meet the requirements for a conditional use approval as demonstrated by the staff analysis;
4. Whereas the application as conditioned is in general compliance with the comprehensive plan.

PALATKA



BURGER CO

SNACKS

TRASH CAN NACHOS 15 Pulled Pork, roasted garlic, corn, caramelized onions, house salsa, sour cream	FRIED PICKLES 10 Crinkle cut, penko, PBC sauce
BUFFALO CHICKEN DIP 12 Carrots, celery, chips	SMOKED FISH DIP 11 Saltines, pickled jalapeños, dill pepper jelly
CHEESEBURGER SPRING ROLL 12 Dill pepper ketchup	ONION RINGS 10 Tower, thick cut, beer battered
BLUE CHIPS 12 House Chips, Blue cheese, balsamic drizzle	

NOT BURGERS

A LITTLE SALAD 10 Greens, tomato, cucumber, red onions, croutons, house vinaigrette	SAM'ICH 10 Thick cut fried bologna, mustard, lettuce, chips, Texas toast
CAESAR 9 Romaine, parmesan cheese, croutons	B'CAAAUUUSE 10 Fried chicken, PBC sauce, pickles
HOT DOG 10 2...griddled top...cut bun, ketchup, mustard, relish	BLT 10 Bacon, local produce, Texas toast

BURGERS

THE DUPE 12 Double, PBC Sauce, Lettuce, American, Pickles, Pickled Onions, Sesame Bun	GRILLED DNI BURGER 11 American, grilled onions
FLAT BURGER 11 Mustard, pickles	THE AVE 13 Double, pimento, bacon, caramelized onions
A CDW AND A PIG TO FL 14 Double Burger, pulled pork, dill pepper mayo, cheddar, pickled onion	

DRINKS

SODA 3 Coke, Diet Coke, Sprite, or. Pepper
SWEET ICED TEA 3 Unsweet by request
LEMONADE 3 Seasonal
JUICE 3 Orange, Apple, cranberry
COFFEE 3 Sweetwater Roasters

DESSERTS

CHOCOLATE CAKE 10
BANANA PUDDING 10
COOKIE SKILLET 10 Chocolate Chip Cookie, Vanilla Ice Cream
MILKSHAKE 10 Vanilla, Chocolate
CAKEBAKE 10 Chocolate Cake Milkshake

COCKTAILS

BEERGARITA/12 , B oz corona flipped into frozen PBC marg
APEROL SPRITZ/ e Aperol, prosecco, sparkling water
MULE WALLER/ e Tito's, lime juice, strawberry puree, Ginger Beer
RANCH WATER / a Exotica blanco, Topo Chico, lime
RED APPLE SANBRIA / e Infused red wine, brandy, apple juice
FROZEN PBC MARO/ 10 Rotating seasonal flavor

OLD MAN CANS

BUDWEISER/ s
MILLER LITE/ s
PBR11
MILLER HIGH LIFE ts
COORS BANQUET lbotu/ e

BEER ONDRAFT

COORS LIBERTY / e
ROTATING IPA/ e
ROTATING REBORNAL / 7
ROTATING CIDER/ 7

HOUSE WINE

JOSH CABERNET BLEND/ s
WENTECHARDNNAY/e
COTES DEROBE/ e '
PRDSECCD/e



May 28, 2024

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

Re: *Justification Letter in Support of Granting a Conditional Use Permit to Beck/Sloan Properties, Inc., for the property located at 801 St. Johns Avenue, Palatka, Florida, 32177*

Dear Planning Director:

This justification letter is being submitted in conjunction with a Conditional Use Application for a restaurant to be located at 801 St. Johns Avenue, Palatka, Florida, 32177 (the “location”). The property, which is generally known as ‘the Texaco Station’ will be renovated and upgraded to a family-oriented restaurant concept named “the Palatka Burger Company (Palatka Burger).”

Palatka Burger will be a full-service restaurant that will, as the name implies, serve hand crafted and delicious “smash burgers.” There will be other food and drinks offerings which will be described below.

Palatka Burger Company-The Concept

Palatka Burger will be a lively, family friendly concept specializing in smash burgers, sandwiches, salads, milkshakes, desserts and a limited selection of wine, beer and spirits. There will be family-appropriate music and televisions at various locations on the premises showing sports themed material. Approximately 70% of the revenue will be generated from the sale of food and nonalcoholic beverages with 30% of revenue coming from the sale of beer, wine, and spirits. The venue, barring any unforeseen developments, will hold a Special Food Service or “SFS” alcohol beverage license. This license type is issued to *bona fide* restaurants only, which Palatka Burger will be. Attached to this letter as Exhibit A is a sample menu of the food and drink items that will be served at the restaurant.

The venue will be 3093 square feet in total and will have 129 seats. Included as Exhibit B is a proposed site plan of the interior of the restaurant as well as the expected appearance of the exterior of the restaurant.

The Property Owner

The property owner and developer are Beck Sloan Properties, a well-respected business within the Palatka community.

The Operator

The operating/operator entity will be Palatka Burger Co., LLC which will lease the venue from the property owner. Management of the operator entity is made up of responsible and seasoned professionals that have extensive experience in operating family friendly and well-established

restaurants. This expertise will be carried over into the operations of the family-oriented Palatka Burger Company.

The Conditional Use Request

Palatka Burger will serve alcoholic beverages on the premises. Section 10-3 of the Palatka Code of Ordinances prohibits [alcohol beverage] licensed premises from being within 100 feet of any established religious institution unless the licensed premises has been issued a Conditional Use Permit (CUP).

There are two (2) houses of worship within 100 feet of the restaurant and as such this CUP application and accompanying materials are being submitted for board review as part of Palatka Burger's request for the issuance of a CUP.

The District-Downtown Business District-Compliance with Applicable Elements of Comprehensive Plan

Palatka Burger is located within the downtown business district. Section 94-123 of Code of Ordinances states that the district is established for the purpose of providing a transitional buffer between the downtown riverfront district...and the district will provide a broader range of activities and uses that would support development within the downtown riverfront district. Restaurants are permitted principal uses within the downtown business district.

The conditional use requested for the service of alcohol with a permitted principal use will not disturb the intent and purpose of the subject district and will be in general harmony with the same. Further, the mere inclusion of the service of alcoholic beverages at a family-oriented restaurant owned and operated by responsible, seasoned hospitality professionals with strong community ties, will not be injurious to the neighborhood or adjoining properties or otherwise detrimental to the public welfare and is in compliance with applicable element of the comprehensive plan.

In addition to the above, provision and arrangements have been made concerning the following additional CUP criteria:

Ingress and Egress

There are existing entrances and exists to the property and in its current configuration, offers access for public safety vehicles. Also, sidewalks will offer access to pedestrian and bicycle traffic, from both St. Johns Avenue and 8th Street entrances.

Parking

Palatka Burger is in the Downtown Business District (DB) and as such, parking spaces are not required by City code. City code section 94-261 which establishes a threshold level of 5000 square feet for parking spaces to be required. As noted, Palatka Burger will be 3093 square feet, thereby obviating any parking space requirement.

Despite the code, there is parking on the nearby streets, but it is anticipated that a parking agreement with the restaurants' neighbors across the street will be put in place to use nearby lots.

Refuse Collection

All waste removal will be handled through the existing city waste management service. Waste will be of the sort associated with a restaurant. Adequate space will be devoted to the handling and storage of any waste materials generated from the day-to-day operations of the business and will be appropriately handled, stored, and disposed of so as not to be a nuisance. Refuse receptacles will be located on the site plan at the time the city completes the zoning verification and county conducts their plan. Refuse collection will be installed and in compliance with city code before a certificate of occupancy is issued, if not before.

Utilities

This building is serviced by city water, sewer, and natural gas, as well as electricity from FP&L.

Screening and Buffering

The back areas will be screened by vinyl fencing to hide storage areas. The front, guest facing areas will have planter boxes to provide a clear and designated area for guest seating and will also act as a barrier, blocking off vehicles from entering the premises. The planter boxes will also provide an aesthetic appeal upon arrival at the restaurant.

Signage

There will be tasteful but not intrusive store front signage identifying the restaurant. The signs are expected to be illuminated with lights from the outside. A gooseneck style lighting fixture will be employed. Signage illumination will be set to shut down via a timer by 11:00pm. The signage and any illumination therefrom will not interfere with traffic and pedestrian safety and will have de minimis glare, if any. All signage will be compatible and in harmony with other properties in the district and in compliance with the existing code. Signage will be located on the site plan and building plans at the time the city completes the zoning verification and county conducts their plan review. Signage and lighting will be installed in compliance with city code before a certificate of occupancy is issued, if not before.

Required Yards and Open Spaces

Not applicable in this instance.

No Nuisance

The operator does not anticipate any noise, odors, light, or glare that would raise to the level of nuisance. There will be family friendly music for guests to enjoy but will be below the ordinance mandated level of sixty-five (65) decibels between the hours of 7:00am through 10:00pm. As mentioned above, all signage illumination will be shut down by 11:00pm.

Economic Effect and Compatibility with Surrounding Area

Although conditional approval is required, the restaurant will be compatible with the other permitted uses within the district and will not adversely affect the public interest. In fact, Palatka Burger is likely to bring additional families and diners to the area which will have a positive economic impact on the district and the city.

Special Requirements in the Schedule of District Regulations for the Particular Use Involved

Not Applicable.

Recommendation and Special Requirements of the Historic Preservation Board for Uses within the HD Zoning District.

Not Applicable

Community Support

The property owner and operator have conducted community outreach efforts and presented the restaurant concept to its neighbors. There is a consensus of support for the granting of the CUP to allow for the sale of alcoholic beverages at the restaurant. Attached as Exhibit C are a sampling of letters of support from community members.

In summation, Palatka Burger Company will be a family-oriented hospitality destination that will be operated in a responsible and professional manner. The service of alcoholic beverages, though limited in offerings, will be ancillary to the service of food but remains an integral part of business operations and will be a welcoming offering to adult consumers of legal drinking age as a meal accompaniment and will not adversely affect the public interest.

As such, the applicant respectfully requests that after review of all materials, facts and opportunity to be heard, that the board grant the required CUP for the service of beverage alcohol.

Sincerely,



James Troiano
Beck/Sloan Properties, Inc.

City of Palatka Planning Board
201 N. 2nd Street
Palatka, Florida 32177

Re: Letter of Support

Dear City of Palatka Planning Board:

I have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building owner and tenant who will be operating the restaurant have fully informed me of the proposed business plan, as well as the requirement in city code for a conditional use permit (CUP) to be issued to sell and serve alcoholic beverages within 100 feet of a house of worship. In this case, I am aware there are two houses of worship within 100 feet of this proposed restaurant.

I have no objection to this request and fully support the City of Palatka Planning Board in issuing the CUP, allowing the restaurant to operate with the sale and service of alcoholic beverages at 801 St. Johns Avenue.

Sincerely,



Atmosphere Boutique Day Spa
710 St. Johns Ave
386.336.5914



3.6.2024

City of Palatka Planning Board
201 N. 2nd Street
Palatka, Florida 32177

Re: Letter of Support

Dear City of Palatka Planning Board:

I have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building owner and tenant who will be operating the restaurant have fully informed me of the proposed business plan, as well as the requirement in city code for a conditional use permit (CUP) to be issued to sell and serve alcoholic beverages within 100 feet of a house of worship. In this case, I am aware there are two houses of worship within 100 feet of this proposed restaurant.

I have no objection to this request and fully support the City of Palatka Planning Board in issuing the CUP, allowing the restaurant to operate with the sale and service of alcoholic beverages at 801 St. Johns Avenue.

Sincerely,

A handwritten signature in blue ink that reads "Risa Byrd".

Risa Byrd, M.Ed.
Owner, Little Sprouts Learning Center



Putnam Classical Academy
Learn the True. Do the Good. Love the Beautiful.

200 S. 7th Street
Palatka, FL 32177

3.6.2024

City of Palatka Planning Board
201 N. 2nd Street
Palatka, Florida 32177

Re: Letter of Support

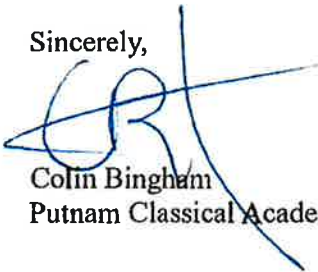
Dear City of Palatka Planning Board:

I have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building owner and tenant who will be operating the restaurant have fully informed me of the proposed business plan, as well as the requirement in city code for a conditional use permit (CUP) to be issued to sell and serve alcoholic beverages within 100 feet of a house of worship. In this case, I am aware there are two houses of worship within 100 feet of this proposed restaurant.

I have no objection to this request and fully support the City of Palatka Planning Board in issuing the CUP, allowing the restaurant to operate with the sale and service of alcoholic beverages at 801 St. Johns Avenue.

Sincerely,



Colin Bingham
Putnam Classical Academy

City of Palatka Planning Board
201 N. 2nd Street
Palatka, Florida 32177
Feb. 20, 2024
Re: Letter of Support

Dear City of Palatka Planning Board:

I have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building owner and tenant who will be operating the restaurant have fully informed me of the proposed business plan, as well as the requirement in city code for a conditional use permit (CUP) to be issued to sell and serve alcoholic beverages within 100 feet of a house of worship. In this case, I am aware there are two houses of worship within 100 feet of this proposed restaurant.

I have no objection to this request and fully support the City of Palatka Planning Board in issuing the CUP, allowing the restaurant to operate with the sale and service of alcoholic beverages at 801 St. Johns Avenue.

Sincerely,


Theodore A Brown
107 S. 9th St
Palatka, FL 32177

City of Palatka Planning Board
201 N. 2nd Street
Palatka, Florida 32177
Feb 26, 2024
Re: Letter of Support

Dear City of Palatka Planning Board:

I have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building owner and tenant who will be operating the restaurant have fully informed me of the proposed business plan, as well as the requirement in city code for a conditional use permit (CUP) to be issued to sell and serve alcoholic beverages within 100 feet of a house of worship. In this case, I am aware there are two houses of worship within 100 feet of this proposed restaurant.

I have no objection to this request and fully support the City of Palatka Planning Board in issuing the CUP, allowing the restaurant to operate with the sale and service of alcoholic beverages at 801 St. Johns Avenue.

Sincerely,

Mary Lawson Brown
Mary Lawson Brown

107 S. 9th St

Palatka FL 32177

City of Palatka Planning Board
201 N. 2nd Street
Palatka, Florida 32177

Re: Letter of Support

Dear City of Palatka Planning Board:

I have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building owner and tenant who will be operating the restaurant have fully informed me of the proposed business plan, as well as the requirement in city code for a conditional use permit (CUP) to be issued to sell and serve alcoholic beverages within 100 feet of a house of worship. In this case, I am aware there are two houses of worship within 100 feet of this proposed restaurant.

I have no objection to this request and fully support the City of Palatka Planning Board in issuing the CUP, allowing the restaurant to operate with the sale and service of alcoholic beverages at 801 St. Johns Avenue.

Sincerely,

CA. Bat BROWNIES OUTPOST

713 St. Johns Ave.

Palatka FL 32177

City of Palatka Planning Board
201 N. 2nd Street
Palatka, Florida 32177

Re: Letter of Support

Dear City of Palatka Planning Board:

I have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building owner and tenant who will be operating the restaurant have fully informed me of the proposed business plan, as well as the requirement in city code for a conditional use permit (CUP) to be issued to sell and serve alcoholic beverages within 100 feet of a house of worship. In this case, I am aware there are two houses of worship within 100 feet of this proposed restaurant.

I have no objection to this request and fully support the City of Palatka Planning Board in issuing the CUP, allowing the restaurant to operate with the sale and service of alcoholic beverages at 801 St. Johns Avenue.

Sincerely,



DR. CHRISTOPHER FERRARO / PALATKA CITY GOV RANGK
706 St. Johns Ave.
Palatka FL 32177

Marquise Brinson
233 Mimosa Dr.
Palatka, FL 321777
(386) 546-5211

11/24/2020

City of Palatka Board
201 N. 2nd Street
Palatka, FL 32177
Ref: Robbie Charles

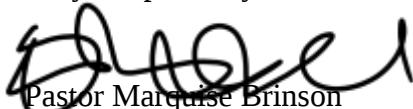
Re: Letter of Support

Dear City of Palatka Planning Board:

We have been made aware of the desire to develop and operate the Palatka Burger Company, a family-oriented restaurant with the sale and service of alcoholic beverages at 801 St. Johns Avenue in Palatka.

Representatives from the building have informed us of the proposed business plan, as well as the requirement in city code for a conditional use permit to sell and serve alcoholic beverages within 100 feet of a house of worship. We have no objection to this request for a conditional use permit.

Very Respectfully

A handwritten signature in black ink, appearing to read 'Marquise Brinson', written over the printed name.

Pastor Marquise Brinson
Holy Word Revival Center
Palatka, FL 32177

Staff Report

Meeting date: September 3



Case#: PB 24-18
Address: 211 St. Johns Ave.
Parcel ID: 42-10-27-6850-0120-0020
Applicant: Beck/Sloan Properties, Inc.

A. Application Summary

I. General

Project Name: 211 St. Johns Avenue.

Request: Conditional Use

Parcel#: 42-10-27-6850-0120-0020

Acres: 0.21

Location: 211 St. Johns St., on the south side of St. Johns between S. 2nd and S. 3rd

Project Manager: Planning Staff

Owner: Beck/Sloan Properties, Inc.

Agent: Jim Troiano

II. Background & Recommendation

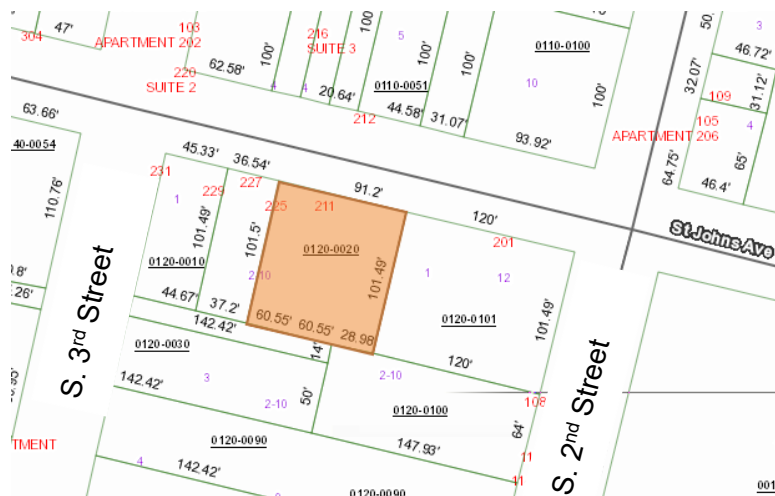


Figure 1: Map of property from Putnam County Tax Assessor.

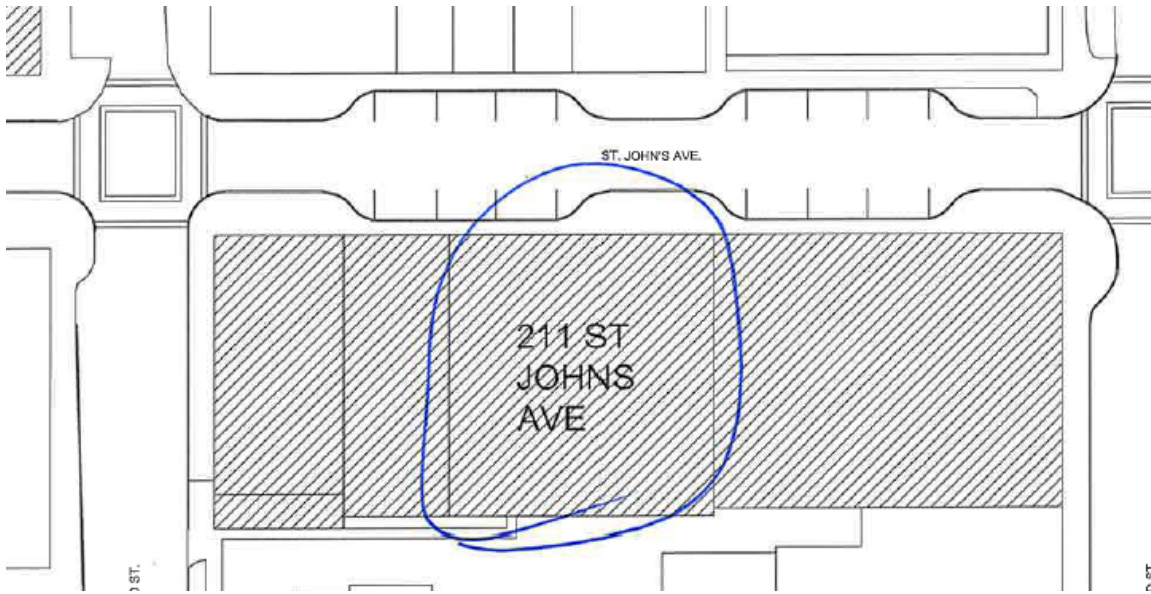


Figure 2: Showing location on St. Johns Ave., between South 2nd and South 3rd Street.



Figure 3: View of 211 St. Johns Ave from street; photo by Google, Apr. 2023.

III. Analysis

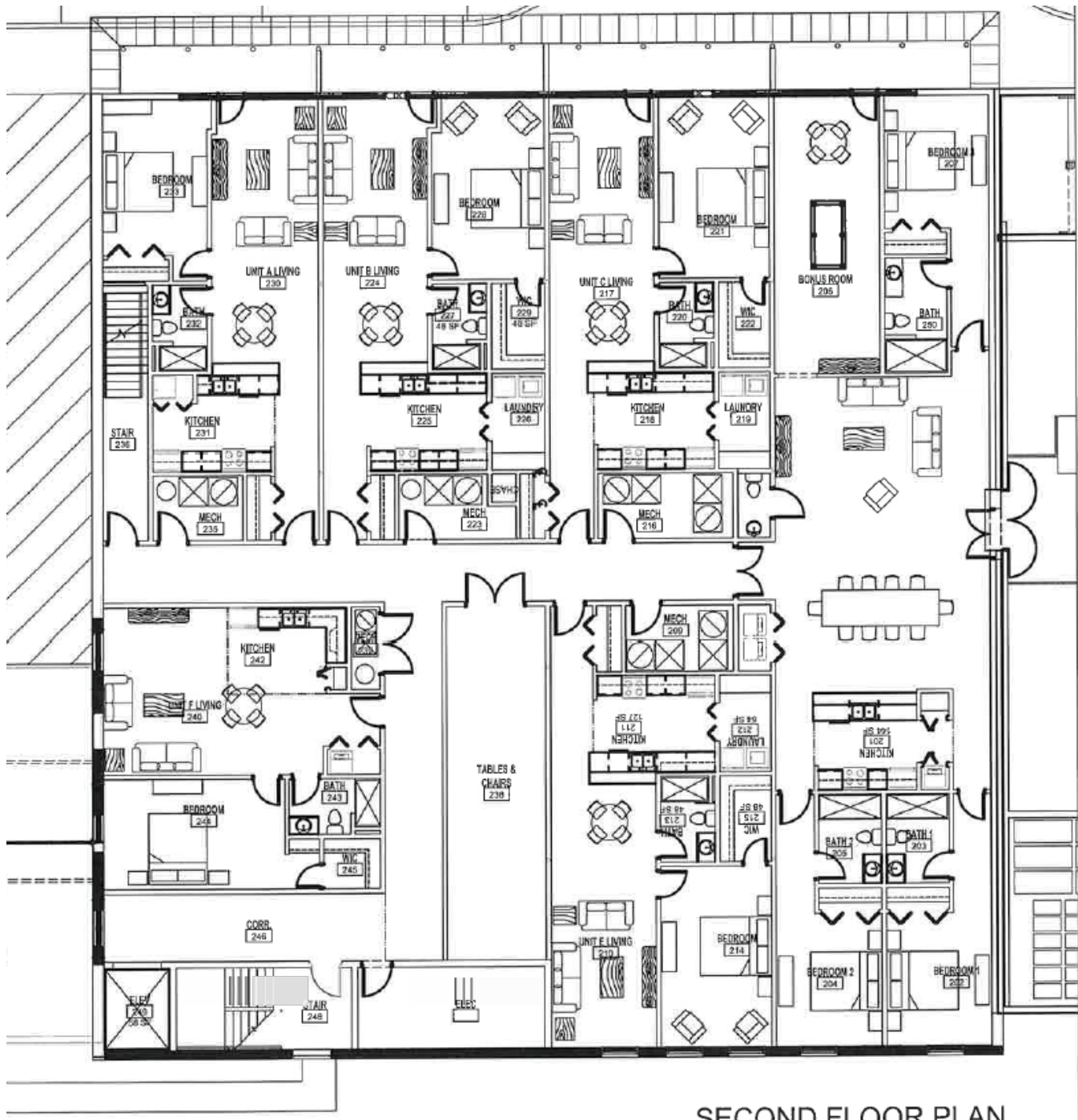
Table 1: Current and Proposed Future Land Use and Zoning Designations for the neighboring properties.

	Actual Use	FLUM	ZONING
Existing Property	Vacant	Commercial (COM)	Downtown Riverfront (DR)
North	Salon	Commercial (COM)	Downtown Riverfront (DR)
South	Apartments	Commercial (COM)	Downtown Riverfront (DR)
East	Applicant Owned	Commercial (COM)	Downtown Riverfront (DR)
West	Applicant Owned	City, Commercial (COM)	Downtown Riverfront (DR)

The applicant desires to develop this property as a multi-use building. The first floor will provide individual businesses an opportunity to lease space to sell food and beverages for sale to the public in a food court style layout. For the second floor, and the subject of this application, they hope to develop up to seven (7) hotel suites (Figure 4). The applicant seeks approval for a restaurant on the first floor of an existing building and hotel rooms on the second floor. The Business Riverfront District allows a hotel or a motel land use as a conditional use, not specifically hotel rooms. Therefore, the applicant will need to provide proof that the rooms will fully function as a proper hotel considering the site plan submitted for the rooms which are self-sufficient units with kitchens included. Another aspect to consider is the provision of adequate parking for the proposed uses and, although there is no requirement currently in the zoning code for the district, there will undoubtedly be a demand for parking spaces.

When analyzing a request for a Conditional Use Permit, eleven requirements must be met per Section 94-3(4). The criteria and responses are as follows:

- a. **Compliance with all applicable elements of the comprehensive plan.**
The application is **in compliance** with elements of the Comprehensive plan.
- b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**
There will be no changes to the sidewalks or roadways servicing this property. The existing access is **in compliance** for emergency vehicles and can accommodate the proposed uses.



SECOND FLOOR PLAN

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

Figure 5: Proposed floor plan

Off-street parking and loading areas will be created and provided as required by §94-261(c)(7) during the site plan review phase. However, §94-262 states that DB and DR zones are exempt from required number of parking spaces. The applicant has stated that there will be no anticipated odor or glare; noise will be minimal or standard for the use expected from hotel rooms; and economically speaking, the area will no longer be blighted, will provide jobs, tax revenue, and other income from patrons to the downtown area. Otherwise, the existing service is **in compliance**

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

Applicant will work collaboratively with the City of Palatka during the permit process to identify areas for trash pick-up to service this building. To that end, the applicant shall submit a site plan indicating the location of dumpster disposal including the expected maneuverability of the collection trucks. Otherwise, the existing service is **in compliance**

- e. **Utilities, with reference to location, availability and compatibility.** The property is currently connected to the City's water and sewer systems and would be able to serve the proposed uses.

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

- g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.** Any sign would need to meet the requirements of Section 62 and shall be **in compliance** with city regulations and Florida Building Code at the time of zoning and permitting.

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

- i. **General compatibility with adjacent properties and other properties in the district.** **In compliance.** The propose uses are compatible with adjacent properties and those of the district.

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

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

Base upon the documentation submitted and the staff analysis a determination is made that the conditional use will be in harmony with the general intent and purpose of the Business Riverfront District and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare, as the Code dictates. Granting CU would allow a previously vacant building to host a new civic organization that will provide service to our community.

Staff therefore recommends Approval of the requested Conditional Use subject to the following conditions:

1. Approval of the seven (7) hotel/motel rooms is contingent upon the re-establishment of the James Hotel;
2. The applicant shall submit a site plan indicating the location of the dumpster and maneuverability of the site for adequate collection by service trucks;
3. In consultation with the City, the applicant shall make all efforts to address the parking demand to be generated by the proposed use;
4. The conditional use approval shall expire six months from the date of approval unless, upon request, an extension of time is granted by the Planning Board.

Section 94-3, (4) requires the Planning Board to make proper findings. Staff recommend the Board to adopt the following findings of fact:

1. Whereas the application for the requested conditional use approval has been deemed complete;
2. Whereas the approval of the request as conditioned will not adversely affect the public interest;
3. Whereas the application meets the requirements for a conditional use permit as demonstrated by staff analysis;
4. Whereas the application as conditioned is in compliance with the comprehensive plan;
5. Whereas the implementation of the proposed use along with the applicant's overall plan for St. Johns Ave will revitalize the downtown area generating economic growth in the City of Palatka.

211 St. Johns Avenue - Justification Statement

As the owners of this property, we are excited to bring a new, authentic and real development to Palatka. Our goal is to develop this property, in conjunction with the properties located at 201, 225, 229, 300 and 320 St. Johns Avenue into a destination location for downtown Palatka. This fantastic opportunity is long overdue and will provide for enhanced tourism, new jobs, as well as a source of Ad Valorem Tax collection for the city. Furthermore, this project will add to the outstanding work already completed in the 100 block of St. Johns Avenue.

This property will be developed as a multi-use building. For the first floor, in addition to our service of food, we will provide individual businesses (food hall concept) an opportunity to lease space and make and sell food/beverage products for sale to the general public. For the second floor, we are proposing the development of up to seven (7) hotel/motel suites.

On Feb. 8, 2024, in response to our zoning verification request (ZVL 24-08), the city advised that in order to have hotel/motel rooms on the second floor of 211 St. Johns, we would be required to obtain a Conditional Use Permit (CUP). In accordance with Section 94-161 of the code of the City of Palatka, we respectfully request the Planning Board grant a CUP for the use of the second floor as hotel/motel room space as outlined above. The code states in part:

94-161 – DR Downtown Riverfront District:

(e) Conditional uses, activities, or structures. Unless otherwise expressed herein, uses not specifically listed as conditional shall be prohibited conditional uses, activities, or structures are as follows:

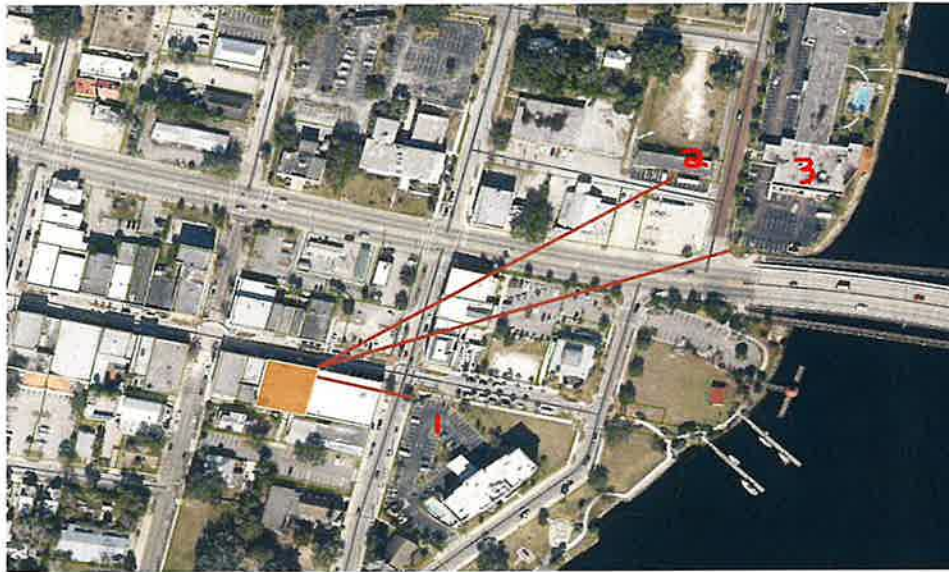
(7) Hotel and Motels

Below is an aerial view from the Putnam County Property Appraiser's Office of the area. 211 St. Johns Avenue is highlighted in light brown:



In reviewing existing hotel/motel locations in the Downtown Riverfront District, we provide you the following examples of existing hotels/motels within the district:

1. Hampton Inn located at 100 Memorial Parkway in Palatka. This location is approximately 181 feet to the east of our location. See image below from Putnam County Property Appraiser's Office.
2. Regency Inn located at 100 Federal Street in Palatka. It is approximately 753 feet to the northeast. See image below.
3. Quality Inn & Suites Riverfront located at 201 N. 1st Street in Palatka. It is approximately 777 feet to the northeast. See image below.



According to Palatka City Code section 94-3 titled Conditional Uses, *“a conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter. All petitions for conditional use shall be considered first by the planning board in the manner set out in this section.”*

We have provided responses to each of the sections below as it pertains to the creation and allowance of hotel/motel rooms on the second floor. In section (4) of this code, it states the following.

- (4) *Findings.* Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable.

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

Section 94-161 (Downtown Riverfront District) of the city of Palatka Code specifically lists hotel/motels as allowable conditional uses. We find no compliance issues with our CUP request and Palatka's comprehensive plan.

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

The design of the hotel/motel rooms will be in full compliance with the Florida Building Code and all life safety requirements in the Florida Fire Prevention Code. There will be no alteration to the sidewalks or roadways servicing this property. Vehicles will continue to safely access the area, as well as pedestrians on sidewalks and those who are using alternative modes of transportation.

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

Off-street parking and where required loading areas will be created and provided as required by city code section 94-261 at the time of submission for general construction permitting and zoning verification. There is no designed or anticipated odor or glare. Noise, will be minimal, or standard for this use is expected from the hotel rooms. As for economic concerns, this location will no longer be blighted and will provide jobs, tax collection and overall general revenue from visitors/patrons of this and our other downtown locations.

Per city planning staff, hotel/motel rooms in the Downtown Riverfront District are exempt from the parking requirements of Sec. 94-262.

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

At the time of permitting and zoning verification, the applicant will work collaboratively with the city of Palatka to identify areas for trash pick-up that will service this building.

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

Water, gas and electrical utilities are currently available at this building.

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

It is our belief that our request to obtain a CUP does not require our building to have any new screening and/buffering. As listed in this document, we will be protecting the public health, safety and general welfare by minimizing noise, air, dust and visual pollution, as well as improving the aesthetic appeal of the

city by bringing this building, as well as others in our plan from blight to bright.

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

This building will have signage and exterior lighting that will be in compliance with city regulations and the Florida Building Code at the time of zoning verification and construction permitting. Signs and lighting will not create any safety or adverse economic impacts.

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

There are no required yards and other open space related to the construction of these rooms.

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

As referenced above, hotel/motel rooms have historically been allowed in this zoning district and are at several current locations (see above).

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

None known to the applicant.

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

This property is not in the historic preservation area defined by the city of Palatka.

It is our desire to bring to life to a building and area that has been dormant for many years. We hope the planning board considers the existing hotel/motels in the immediate area as examples of what is here today and what will be built if the CUP is granted. We strongly feel this addition to downtown will promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity and general welfare and would not adversely affect the public interest.

We do agree to CUP conditions for sections (4) c, d and g above. All conditions, if specified, will be completed as soon as possible, but no later than a certificate of occupancy is issued for this building.

Attached is the zoning verification letter we received from the city of Palatka and the letter authorizing agent is on file in your office for this location.

Staff Report

Meeting Date: September



Case#: PB 24-19
Address: 229 St. Johns Ave
Parcel ID: 42-10-27-6850-0120-0010
Applicant: Beck/Sloan Properties, Inc.

A. Application Summary

I. General

Project Name: 229 St. Johns
Request: Conditional Use
Parcel#: 42-10-27-6850-0120-0010
Acres: 0.10
Location: Corner of S. 3rd and St. Johns Ave.
Project Manager: Planning Staff
Owner: Beck/Sloan Properties, Inc.
Agent: Jim Troiano

II. Background

The applicant's site is zoned Downtown Riverfront District (DR) which allows hotels and motels as a conditional use. The applicant is requesting approval to build eight (8) hotel/motel units on the second floor of the existing building. The stated intent of the applicant is to develop the property as a multi-use building with a private event space on the first floor and the hotel/motel rooms on the second floor. The private event space would be an accessory use to another principal uses to be established at the 201, 211 St. Johns Ave. and the future James Hotel. The Downtown Riverfront District allows hotel and motels as conditional uses, however does not list hotel/motel rooms specifically. The applicant indicates that the hotel units proposed for this parcel and those for the 211 St. Johns Ave. parcel will operate in conjunction with the future James Hotel acting as satellites establishments. The approval of hotel/motel units will be contingent upon the re-establishment of the James Hotel considering that the use has been discontinued and the building has been vacant for some time.

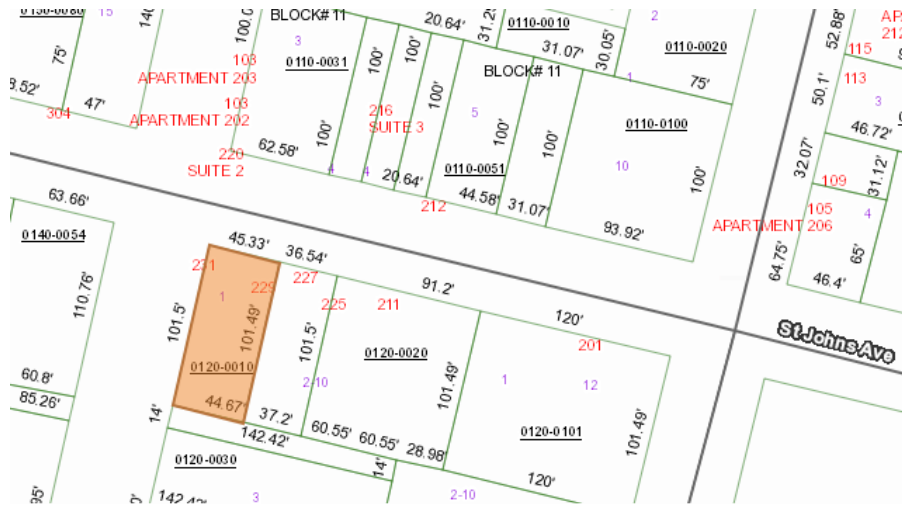


Figure 1: Map of property from Putnam County Tax Assessor.

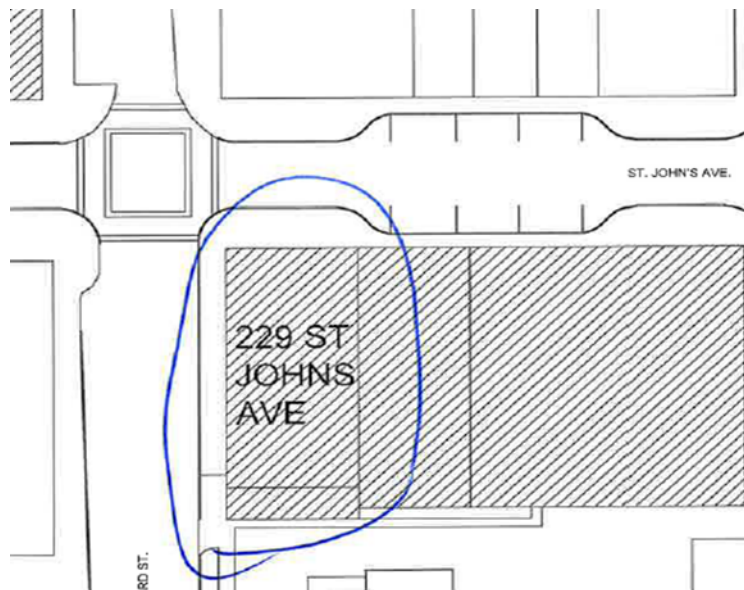


Figure 2: Showing location on corner of St. Johns Ave. and South 3rd Street.



Figure 3: View of 229 St. Johns Ave from street; photo by Google, Apr. 2023.

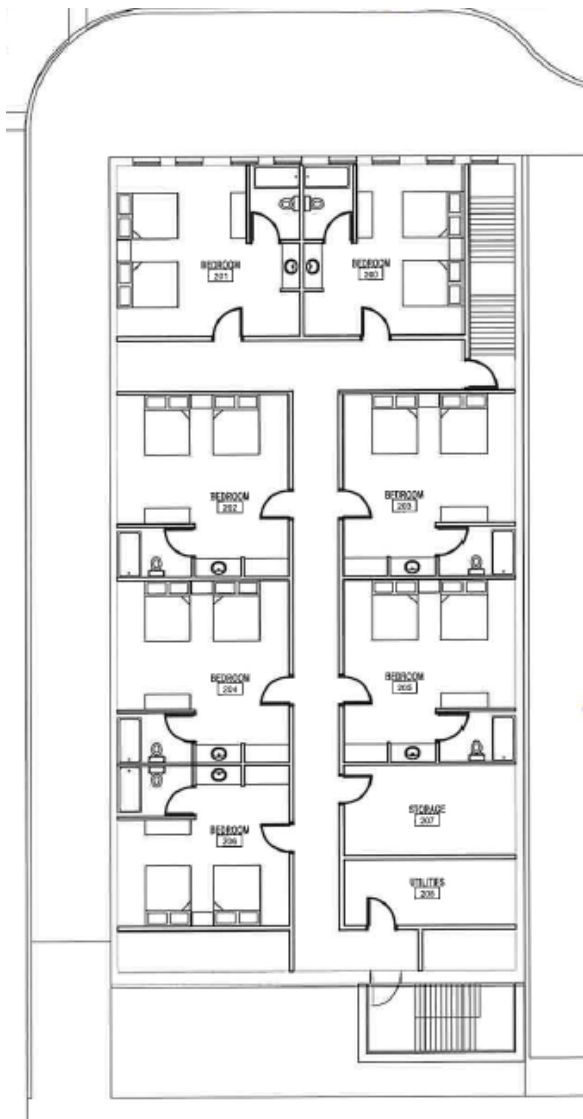
III. Analysis & Recommendation

Table 1: Current and Proposed Future Land Use and Zoning Designations for the neighboring properties.

	Actual Use	FLUM	ZONING
Existing Property	Vacant	Commercial (COM)	Downtown Riverfront (DR)
North	Salon	Commercial (COM)	Downtown Riverfront (DR)
South	Apartments	Commercial (COM)	Downtown Riverfront (DR)
East	Applicant Owned	Commercial (COM)	Downtown Riverfront (DR)
West	Quilt Shop	Commercial (COM)	Downtown Riverfront (DR)

According to §94-161, Hotels and motels are listed as conditional uses, as are convention facilities, however, as indicated above, the request is for approval of hotel/motel units to be associated with a future hotel, the James Hotel. Currently, there are two hotels and one motel in the Downtown Riverfront area: 1. Hampton Inn, 100 Memorial Parkway; 2. Regency Inn, 100 Federal Street; and 3. Quality Inn & Suites, 201 N. 1st Street (See Figure 4).

Figure 4: Satellite image with 3 hotel/motel units in DR; subject property highlighted in orange.



When analyzing a request for a Conditional Use Permit, eleven requirements must be met per Section 94-3(4). The criteria and responses are as follows:

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

The application is **in compliance** with elements of the Comprehensive plan.

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

There will be no changes to the sidewalks or roadways servicing this property. The existing access is **in compliance** for emergency vehicles.

c. **Off-street parking and loading areas, where required, with particular**



attention to the items mentioned in subsection (4)b of this section and the

economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.

Figure 5: Proposed floor plan

Off-street parking and loading areas will need to be addressed at the time of the site plan review application submittal. as required by §94-261(c)(7). However, §94-262 states that DB and DR zones are exempt from required number of parking spaces. Although there is no mandate to provide parking spaces, the proposed use will undoubtedly generate parking demand which should be addressed by the applicant and the city. The applicant has stated that there will be no anticipated odor or glare; noise will be minimal or standard for the use expected from hotel rooms; and economically speaking, the area will no longer be blighted, will provide jobs, tax revenue, and other income from patrons to the downtown area. Otherwise, the existing service is **in compliance**

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

Applicant will work collaboratively with the City of Palatka during the permit process to identify areas for trash pick-up to service this building. Otherwise, the existing service is **in compliance**

- e. **Utilities, with reference to location, availability and compatibility.** The property is currently connected to the City's water and sewer systems and there is sufficient capacity to serve the proposed use, and therefore is **in compliance**.

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

- g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.** Any sign would need to meet the requirements of Section 62 and will be **in compliance** with city regulations and Florida Building Code at the time of zoning and permitting.

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

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

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

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

The State of Florida defines a hotel as "any public lodging establishment containing sleeping room accommodations for 25 or more guests and providing the services generally provided by a hotel and recognized as a hotel in the community."

Base upon the documentation submitted and the staff analysis contained in this report, a determination is made that the conditional use as conditioned will be in harmony with the general intent and purpose of the Downtown Riverfront District and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare, as the Code dictates. Granting CU would allow a previously vacant building to host a new civic organization that will provide service to our community.

Staff therefore recommends Approval of the requested Conditional Use subject to the following conditions:

1. Approval of the eight (8) hotel/motel rooms is contingent upon the re-establishment of the James Hotel;
2. The applicant shall submit a site plan indicating the location of the dumpster and maneuverability of the site for adequate collection by service trucks;
3. In consultation with the City, the applicant shall make all efforts to address the parking demand to be generated by the proposed use;
4. The conditional use approval shall expire six months from the date of approval unless, upon request, an extension of time is granted by the Planning Board.

Section 94-3, (4) requires the Planning Board to make proper findings. Staff recommend the Board to adopt the following findings of fact:

1. Whereas the application for the requested conditional use approval has been deemed complete;
2. Whereas the approval of the request as conditioned will not adversely affect the public interest;
3. Whereas the application meets the requirements for a conditional use permit as demonstrated by staff analysis;
4. Whereas the application as conditioned is in compliance with the comprehensive plan.
5. Whereas the implementation of the proposed use along with the applicant's overall plan for St. Johns Ave will revitalize the downtown area generating economic growth in the City of Palatka.

229 St. Johns Avenue - Justification Statement

As the owner of this property, we are excited to bring a new, authentic, and real development to Palatka. Our goal is to develop this property, in conjunction with the properties located at 201, 211, 225, 300 and 320 St. Johns Avenue into a destination location for downtown Palatka. This fantastic opportunity is long overdue and will provide for enhanced tourism, new jobs, as well as a source of Ad Valorem Tax collection for the city. Furthermore, this project will add to the outstanding work already completed in the 100 block of St. Johns Avenue.

We desire to develop this property as a multi-use building. On the first floor, we are proposing a private event space to be used as an accessory use to the restaurants at 201, 211 and the future James Hotel. We envision this area being used as a flexible space that would accommodate a wide variety of corporate, hotel, and social events in conjunction with the operation of the hotel/motel on the second floor. We would like to build at least eight (8) hotel/motel room/suites on the second floor. These rooms/suites will eventually be used in conjunction with 211 St. Johns Avenue, the Hotel James located at 300 St. Johns Avenue and the second and third floors at the Shelley Building located at 320 St. Johns Avenue. The James will serve as our hotel anchor and all other rooms, including the rooms at 211 and the Shelley, will be satellite locations.

As it relates to 229 St. Johns Avenue, on Feb. 8, 2024, in response to our zoning verification request (ZVL 24-09), the city advised that in order to place hotel/motel rooms on the second floor of 229 St. Johns Avenue, a Conditional Use Permit (CUP) was required. In accordance with Section 94-161 of the code for the City of Palatka, we respectfully request the Planning Board of the City of Palatka grant a CUP for the use of the second floor as hotel/motel room space as outlined above. The code states in part:

94-161 – DR Downtown Riverfront District:

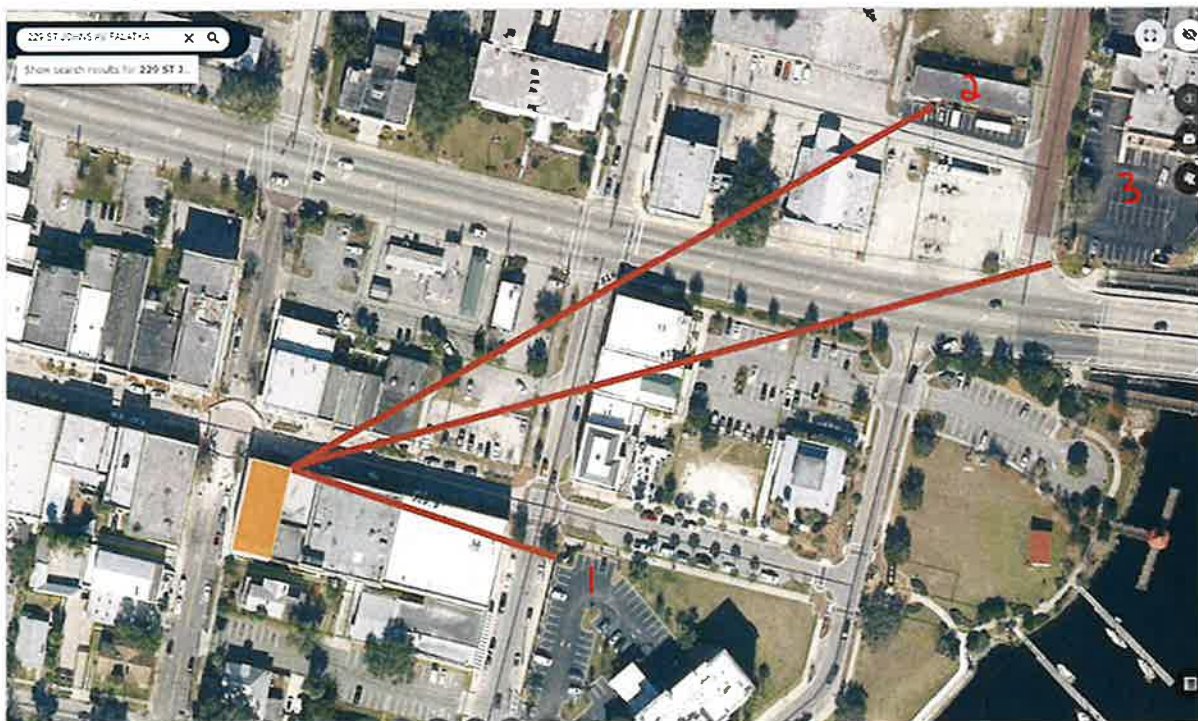
- (e) Conditional uses, activities, or structures. Unless otherwise expressed herein, uses not specifically listed as conditional shall be prohibited conditional uses, activities, or structures are as follows:
 - (3) Community production or movie theaters.
 - (4) Convention facilities.
 - (7) Hotels and motels.

Below is an aerial from the Putnam County Property Appraiser's Office which highlights in brown 229 St. Johns Avenue.



In reviewing existing hotel/motel locations in the Downtown Riverfront District, we provide you the following examples of active hotels/motels within the district:

1. Hampton Inn located at 100 Memorial Parkway in Palatka. This location is approximately 309 feet to the east of our location. See image below from Putnam County Property Appraiser's Office.
2. Regency Inn located at 100 Federal Street in Palatka. It is approximately 816 feet to the northeast. See image below.
3. Quality Inn & Suites Riverfront is located at 201 N. 1st Street in Palatka. It is approximately 875 feet to the northeast. See image below.



According to Palatka City Code Section 94-3, “a conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter. All petitions for conditional use shall be considered first by the planning board in the manner set out in this section.”

We have provided responses to each of the sections below as it pertains to the creation and allowance of a jazz club and special event space on the first floor, as well as hotel/motel rooms on the second floor. In section (4) of this code, it states the following.

- (4) *Findings.* Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable.

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

Section 94-161 (Downtown Riverfront District) of the city of Palatka Code specifically lists hotel/motels as allowable conditional uses. We find no compliance issues with our CUP request and Palatka’s comprehensive plan.

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

The design of the hotel/motel rooms will be in full compliance with the Florida Building Code and all life safety requirements in the Florida Fire Prevention Code. There will be no alteration to the sidewalks or roadways servicing this property. Vehicles will continue to safely access the area, as well as pedestrians on sidewalks and those who are using alternative modes of transportation.

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

Off-street parking and loading areas will be created and provided as required by city code 94-261 at the time of submission for general construction permitting and zoning verification. There is no anticipated odor or glare. Noise will be minimal, or standard for this use as expected from the hotel rooms. As for economic concerns, this location will no longer be blighted and will provide jobs, tax collection and overall general revenue from visitors/patrons of this and our other downtown locations.

Per city planning staff, hotel/motel rooms in the Downtown Riverfront District are exempt from the parking requirements of Sec. 94-262.

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

At the time of permitting and zoning verification, the applicant will work collaboratively with the city of Palatka to identify areas for trash pick-up that will service this building.

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

Water, gas and electrical utilities are currently available at this building.

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

It is our belief that our request to obtain a CUP does not require our building to have any new screening and/buffering. As listed in this document, we will be protecting the public health, safety and general welfare by minimizing noise, air, dust and visual pollution, as well as improving the aesthetic appeal of the city by bringing this building, as well as others in our plan from blight to bright.

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

This building will have signage and exterior lighting that will be in compliance with city regulations and the Florida Building Code at the time of zoning verification and construction permitting. Signs and lighting will not create any safety or adverse economic impacts.

h. Required yards and other open space.

There are no required yards and other open space related to the construction of these rooms.

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

As referenced above, hotel/motel rooms have historically been allowed in this zoning district and are at several current locations (see above).

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

None known to the applicant.

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

This property is not in the historic preservation area defined by the city of Palatka.

It is our desire to bring to life to a building and area that has been dormant for many years. We hope the planning board considers the existing hotel/motels in the immediate area as examples of what is here today and what will be built if the CUP is granted. We strongly feel this addition to downtown will promote public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity and general welfare and would not adversely affect the public interest.

We do agree to CUP conditions for sections (4) c, d and g above. All conditions, if specified, will be completed as soon as possible, but no later than a certificate of occupancy is issued for this building.

Attached is the zoning verification letter we received from the city of Palatka and the letter authorizing agent is on file in your office for this location.