

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

CAITLIN E. OWENS
BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
INTERIM CITY MANAGER
FINANCE DIRECTOR

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK



AGENDA
PLANNING BOARD MEETING
November 12, 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. September 3, 2024

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. PB Case 24-21: request to rezone an existing commercial property from General Commercial (C-1) to Intense Commercial (C-2)
Location: 110 S State RD 19, Palatka FL32177
Parcel number: 11-10-26-0000-0143-0020
Owner: Heirs of Pauline Pellicer
- b. PB Case 24-23: request for approval of a Planned Unit Development application
Address: 00 McLaury Drive and 6201 St. Johns Ave., Palatka, FL 32177
Parcel Numbers: 10-10-26-0000-0130-0010 and 10-10-26-0000-0200-0060.
Owner: Roberts Land & Timber Company; 6201 Saint Johns Avaneue Land Trust

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.

STAFF REPORT

DATE: November 12, 2024
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

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

PROJECT ANALYSIS

Staff Recommendation

Please read into the record.

ATTACHMENTS

None

September 3, 2024

STAFF REPORT

DATE: November 12, 2024
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

The Planning Clerk is requesting approval of the Minutes of the September 3, 2024 Planning Board meeting.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

Approve as read.

ATTACHMENTS

1.	2024.09.03 PB Minutes
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ED KILLEBREW
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CHASE BARNES
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TROY BELL, ICMA-CM
MPA, MS-Finance
CITY MANAGER

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CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK

MINUTES

CITY OF PALATKA

September 3, 2024

1. CALL TO ORDER at 4:00 PM.

a. Invocation

led by Chaplain Mulberry.

b. Pledge of Allegiance

led by Ms. Wilson.

c. Roll Call

Present:

Edie Wilson

George DeLoach

Earl Wallace

Chase Barnes

Ed Killebrew

Absent:

Caitlin Owens

Andrew Burnett

Also present: Lorenzo Aghemo Planning Director, Sunni Krantz, City Clerk, Jane West, City Attorney, Renee' Brown, Planner I; Alonzo Mulberry, City Chaplain (present via telecommunications technology); Cheryl Roach, Sara Cavacini, Palatka Daily News; Ben Bates; Terrill Hill, former Mayor; Allegra Kitchens, former City Commissioner; Jim Troiano; Bernard Meehan; Elizabeth van Rensburg; Preston Sloan; Dannise Kemp

d. Appeal Procedures & ExParte Communication

Time was allotted for ex parte communications. The appeal procedures were read.

2. APPROVAL OF MINUTES

a. August 6, 2024

Mr. Wallace asked the word "encryption" in the first paragraph of page 5 be changed to "restriction". The Clerk made the change in the official record.

Motion to approve by Mr. Barnes. Seconded by Ms. Wilson. The Motion passed unanimously.

MINUTES
Planning Board
September 3, 2024

3. PUBLIC COMMENTS

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

The floor was opened to public comment. Upon hearing no comments, the floor was closed to public comment.

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

Mr. Aghemo addressed the Board on this request to serve alcohol within 100 feet of a religious institution. While Staff recommended approval, subject to the conditions in the staff report, particularly the amount of parking spaces and that the conditional use commence within 6 months of issuance. Staff also included finding of facts for the Board's consideration. Mr. Aghemo advised the neighbors were notified of today's hearing and the site was posted.

Mr. Jim Troiano 620 S State Rd 19, Ste. 2, Palatka, FL 32177 addressed the Board on behalf of Palatka RTG, previously known as Beck Sloan Properties. Breck Sloan and Brad Sloan are still the majority shareholders. This is the old "Texaco Station". They are within 100 feet of two churches, they have reached out to the Church across the street and have reached out to the Church to the West and shared their business plan with them. This will be a full-service family-oriented restaurant. They will have 70% food to alcohol-type restaurant, not a bar. Mr. Troiano advised they are open to working with the City, concerning parking needs and they are looking at opportunities to work with the City regarding parking. They are in agreement that the permit should commence within 6 months.

Tim Flannagan (spelling?) addressed the Board, provided a handout, spoke regarding the restaurant's menu, such as the "smash burgers". He advised the restaurant will have a small bar with about 7 seats, while the remainder of the space will be dining. They have retained an old hand-painted Texaco sign they will incorporate in the decor.

Board discussion commenced. Mr. Deloach spoke in support. Chair Killebrew expressed concern there are not letters of support from the AME Church. Mr. Troiano advised the AME Church is about 262 feet, not 100 feet from the proposed site. He also spoke regarding receiving a letter of support from the Pastor of Holy Word Revival Center and from members of the St. Mary's Church.

The floor was opened to public comment:

Ms. Allegra Kitchens 1026 S. 12th St., Palatka, FL 32177 - advised the owner of the churches, not the members would need to give approval. She advised there is no support or opposition from Saylor's or Terrill Hill, PA. There is a City requirement for buffering or screening around the alcohol serving part outside.

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

Mr. Troiano responded there would be certain buffering with pavers. He advised if fencing is deemed appropriate by the City, they will make it happen. Mr. Aghemo responded at the site plan level they will review buffers.

Motion to approve the conditional use incorporating the findings of fact [below] and including the two conditions [below] by Mr. Barnes. Seconded by Mr. DeLoach. The Motion Passed unanimously.

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.

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.

- 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

Mr. Aghemo addressed the Board. This is a conditional use to allow a hotel as our code is not specific regarding a hotel unit. The applicant is seeking to develop up to 7 hotel units/suites and to allow for a restaurant. Staff felt the applicant needs to verify the rooms will function as a hotel. While there is no requirement to provide parking in the DB and DR zonings, however Staff is asking for a condition that they address the parking demand that will be created by the hotel use. The application meets most of the Comprehensive Plan elements as well as egress. Staff requests the applicant address the location of the dumpster. The applicant has requested since the time of agenda publication that the matter not be contingent upon reestablishing the Hotel James. Staff requests conditional use to expire within 6 months if it does not commence in that time (or they can request an extension later). Mr. Aghemo advised this is a conditional use for a hotel, not for a site plan.

Mr. Jim Troiano on behalf of RTG, LLC 620 S SR 19, Palatka, FL 32177, addressed the board. The property has been transferred from Beck Sloan Properties to Palatka RTG, LLC. The major shareholders are Breck and Bradley Sloan. He spoke regarding the changing economic environment in the community. Quint Studer, the author, spoke regarding rebuilding downtown and build out from there as it sparks growth in the community. He spoke regarding this request being the second floor of the 211 St. Johns Ave., formerly known as the McCrory's Building. The applicant has requested site plan review with the City and building review with the County. He advised they will work with the City regarding the location of the dumpster to ensure the City's equipment can easily access the dumpster. They understand parking is a commodity and will look at parking issues with the City. There are existing parking spaces behind the boat ramp and next to the Church. They agree to the requirement to use the conditional use within 6 months. They will have a food court/hall downstairs and a hotel check-in with hotel rooms upstairs. Mr. Troiano advised this will happen before the Hotel James is ready. They are reviewing plans for Hotel James at this time. There are 6 suites each with a different configuration. He spoke regarding the suite on the bottom right corner of the site plan of 28 that includes two bedrooms. It has one green room, one large room, and then 5 subrooms.

The floor was opened to public comment:

Dannise Kemp 305 St. Johns Ave., Palatka, FL 32177 - owner of "Ms. D's Quilts" spoke in support, asked for clarification on the connection with the Hotel James, expressed support of downtown becoming a historic district, asked what the final build will look like. Primarily, she had concerns regarding the quantity of parking

MINUTES
Planning Board
September 3, 2024

spaces and also spoke of concerns with parking during construction of the buildings.

Ben Bates 3400 Crill Ave., Palatka, FL 32177 - one of the owners of the Bingo Palace, spoke in support of revitalization of downtown.

Allegra Kitchens, 1027 S 12th St., Palatka, FL., 32177 - spoke of concerns with the number of suites.

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

Mr. Tim Flannagan (spelling?) advised the food court at 211 St Johns Ave. will have a small bakery, biscuit concept, pizza concept, small bar on the backside with wraps and bowls, and an area for pop-ups (small retail). They will be incorporating a small front desk for check-in for the hotel rooms upstairs.

Mr. Jim Troiano advised the Department of Business and Professional Regulation says a hotel is any public lodging for 25 or more guests, based upon the configuration, they can accommodate 25 or more guests. He advised Fla. Stat. 509 defines transient public dwellings. He advised the rooms at 211 and 229 will provide all services necessary, as the Hotel James comes online it will be incorporated, however they meet the requirements of the Department of Business and Professional Regulation and Florida Statutes as a hotel without using Hotel James as an anchor. Ms. West spoke regarding the municipal code definition of a Hotel. This will function as a hotel, not a boarding house, under the code. Mr. Troiano advised they are exploring opportunities for parking, including looking at their own properties and obtaining via a lease or Memorandum of Understanding with a neighbor to obtain more parking spaces. They have a parcel across the road, however it may need to be used as a lay-down yard.

Board discussion commenced. Mr. DeLoach spoke regarding the public's perception of parking. Ms. Wilson spoke regarding valet parking in other large cities. She spoke in favor of having public parking lots identified on a map.

approve the conditional use to add 6 - 7 hotel rooms to the second floor of 211 St. Johns Ave subject to the recommendation of staff striking condition 1 but to include 2, 3, 4 and the supplemental comments, incorporating the findings of fact,

Motion to approve the conditional use to add 6 - 7 hotel suites, referencing the findings of fact [below], and striking condition 1 [below], and approving conditions 2, 3, and 4 [below] by Mr. Barnes. Seconded by Mr. DeLoach. The Motion Passed unanimously.

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.

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

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Planning Board
September 3, 2024

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.

- 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

Mr. Aghemo presented the case. He advised it is the same as the previous item in that the issues presented and Staff's concerns are the same. He asked for condition number 1 to be stricken as it is not dependent upon Hotel James (as in the case above).

Mr. Jim Troiano 620 S. SR 19, Palatka, FL 32177 addressed the Board on behalf of RTG LLC - they have worked with City Staff and asked the Board to mirror the vote was taken on Case 24-19 above. They are in agreement with Staff's recommendations. He advised there are 8 rooms that will be similar in design as what was a "store room" will be a room. There will be an elevator and stairs at the back. They intend the rooms to look appropriate to the time period of the building. In the old "Diana Shop" downstairs they will have a flex space to bring in entertainment or be used as a conference space.

Chair Killebrew advised this building used to have a 3rd floor before it was destroyed by fire.

The floor was opened to public comment:

Danise Kemp 305 St. Johns Ave., Palatka, FL 32177 - owner of "Ms. D's Quilts" spoke regarding parking issues and expressed her customers are accustomed to parking at the Riverfront and walking, her concerns are on quantity of parking rather than distance. She spoke in support of more retail downtown.

Ben Bates 3400 Crill Ave., Palatka, FL 32177 - spoke regarding the efforts of Elevate Putnam, a project of the Chamber of Commerce, to revitalize our community. They have hired Retail Strategies to improve retail offerings. He spoke regarding the efforts to look into parking.

Allegra Kitchens 1027 S 12th St., Palatka, FL 32177 - provided photographs of the building when it had 3 stories. She spoke of the efforts of revitalization. She spoke in favor of the conditional uses being contingent upon the Hotel James. She advised this building was the "Kupperbusch Hotel and Restaurant".

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

Mr. Jim Troiano spoke regarding giving back to the community.

Board discussion commenced. Chair Killebrew spoke regarding the revitalization of Apalachicola. He spoke of his opinion that Beck Sloan Properties is working to take us back to our roots as a "River Town".

Motion to approve the conditional use, adding 7 - 8 hotel rooms to the 2nd floor of 229 St Johns Ave, referencing the findings of fact [below] and subject to the conditions of the Staff report excluding number 1 but including 2, 3, 4 by Mr. Barnes. Seconded by Mr. DeLoach. The Motion Passed unanimously.

Findings of Fact:

1. Whereas the application for the requested conditional use approval has been deemed complete;

MINUTES
Planning Board
September 3, 2024

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.

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.

5. STAFF COMMENTS

Mr. Aghemo recognized Renee' Brown has been promoted to the Planner I position.

6. BOARD MEMBER COMMENTS

Mr. Wallace asked Staff to look into the art work at the Race Trac at the corner of Hwy 20 and 19. Ms. West advised Code Enforcement has been notified of this and the other issues raised at the last meeting during board member comments.

7. ADJOURN

Motion to adjourn at 5:54 PM by Mr. Barnes.

Case PB 24-21 – Rezone 1.37 acres at 110 S State Road 19

Address: 110 S State Road 19

Applicant: Pauline Ridaught Pellicer, RVOC. TR; Pamela Pellicer Garris, TTEE; and E. Walton Pellicer, II

Agent: None

STAFF REPORT

DATE: November 12, 2024

TO: City Planning Board

FROM: Planning Director

APPLICATION REQUEST

This request is for the rezoning of 1.37-acre parcel on 110 S State Road 19. The request is to change the existing zoning from General Commercial (C-1) to Intensive Commercial (C-2). The future land use is designated Commercial (COM). The parcel is proposed to be developed with a drive up ATM kiosk for Bank of America. Per section 94-149(7) Bank and financial institutions with drive-in facilities are permitted in the C-2 zoning district and are not permitted in C-1.

Public notice issued by the city included legal advertisement in the *Palatka Daily News*, property posting, and mailed notices to property owners within 150 feet of the subject property.

Background

The property is currently within the city limits of Palatka and is the site of Woody's Bar-B-Q restaurant, which is currently closed. The site is located on a corner lot, bounded by Saint Johns Avenue to the north and S State Road 19 to the east.

This area contains parcels both within and outside of the city limits of Palatka. General uses within the City include Ameris Bank and TD Bank to the North (across Saint Johns Avenue), Advance Auto Parts store and T-Mobile store (Town and Country Shopping Center) to the east (across S State Road 19), and a dentist office to the south. An outside storage facility is located to the west of the site in unincorporated, Putnam County. See Table 1.

	Actual Use	FLUM	ZONING
Property Existing	City of Palatka Woody's Bar-B-Q Restaurant	City of Palatka Commercial (COM)	City of Palatka, General Commercial (C-1); request for Intensive Commercial (C-2)
North	City of Palatka, Ameris & TD Banks	City of Palatka Commercial (COM)	City of Palatka General Commercial (C-2)
South	City of Palatka Brauneck Dentist Office	City of Palatka Commercial (COM)	City of Palatka General Commercial (C-1)
East	City of Palatka Advance Auto & T-Mobile Stores	City of Palatka Commercial, (COM)	City of Palatka Intensive Commercial (C-2)

West	Unincorporated Putnam County, Storage Unit Facility	Putnam County Urban Service (US)	Putnam County Commercial, General, Light (C-2)
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Zoning Change Analysis

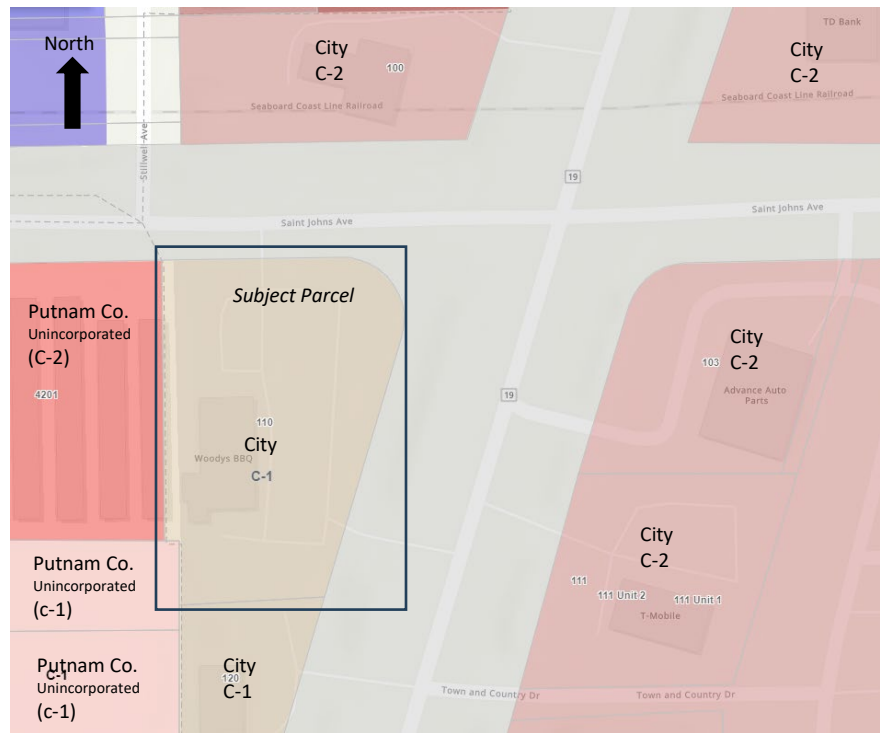


Figure 3. Existing Zoning

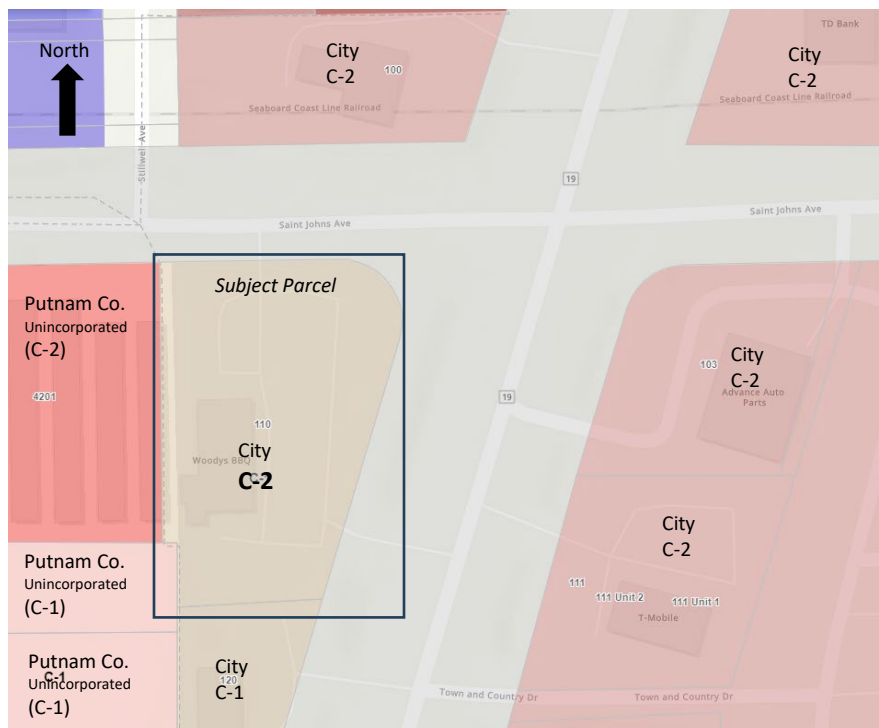


Figure 4. Proposed Zoning

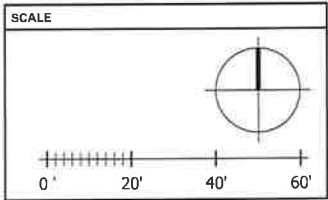
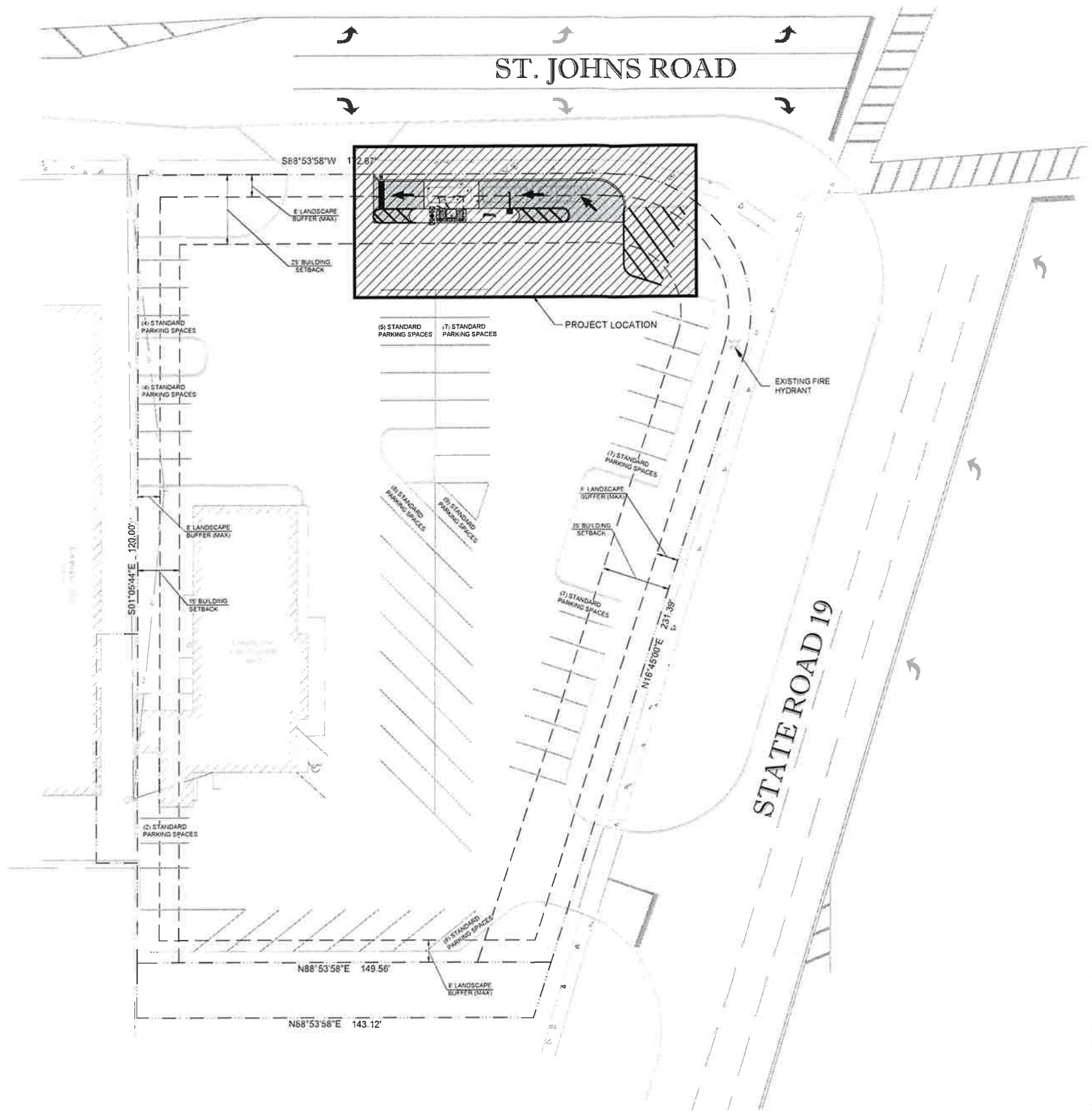
Section 94-38(f)(1) of the Palatka Code of Ordinances requires that the report and recommendations of the Planning Board to the City Commission as required by subsection 94-38(e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

- a. *Whether the proposed change is in conformity with the Comprehensive Plan:*
Response: The subject property currently has a Commercial classification. The Future Land Use map for the City shows the property being adjacent to Putnam County Urban Service (US) zoning to the west and the City of Palatka Commercial zoning (C-1) to the south. All of the surrounding properties are developed as commercial uses. The change from C-1 to C-2 zoning will not have an adverse impact on properties around it.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is commercial. The proposed zoning change will be in accord with other C-2 properties in the immediate vicinity.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The proposed zoning change will not be isolated, as there are adjacent commercial properties and C-2 uses to the north within the city of Palatka municipal limits.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: The subject parcel will have some traffic impact at the intersection of Saint Johns Avenue and S State Road 19.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: The proposed rezoning will be in concert with the existing zoning district to the north, across Saint Johns Avenue, and to the east, across S State Road 19.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: The Bank of America facility is approximately (3) three tenths of a mile (1600ft) south of the proposed site for the ATM/rezoning. With Bank of America closing its physical location, city residents would maintain access to this financial institution with the proposed ATM.
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
Response: Additional traffic will be generated with the proposed zoning change on this parcel; there are no residential housing units in the immediate area.
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
Response: Being that the site is on a corner lot, access to the proposed ATM could be on Saint Johns Avenue and/or S State Road 19. There are plans for a restaurant on the subject parcel and vehicular traffic for the restaurant will be interacting with ATM traffic.

- i. *Whether the proposed change will create a drainage problem.*
Response: The applicant purports to utilize the current drainage system which presently channels water to existing storm drains on Saint Johns Avenue.
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*
Response: The location of the ATM kiosk would emit some light onto the site during night time. Lighting for the ATM facility would be in accord with Florida state statutes.
- k. *Whether the proposed change will adversely affect property values in the adjacent areas.*
Response: The construction of new ATM facility should not have a negative impact on property values.
- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*
Response: The proposed zoning exists on properties to the north and east. A dentist office is located on the adjacent parcel to the south. Rezoning the property for the purposes of an ATM should not be a deterrent to the improvement of adjacent properties.
- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*
Response: As the proposed change is in accordance with standard Planning practice, in alignment with surrounding land uses and furthers the use of existing public infrastructure, there would be no special privilege to an individual nor a negative effect on the public welfare. All development is required to meet all federal, state and local codes, just as required of other developments.
- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*
Response: Per section 94-149(7) Bank and financial institutions with drive-in facilities are permitted in the C-2 zoning district and are not permitted in C-1.
- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*
Response: The immediate area is commercial in nature. Two banking institutions exist on two properties north (across Saint Johns Avenue) and C-2 zoning exists across S State Road 19 for two properties (Advance Auto Parts, and T-Mobile). The proposed use would not be out of scale with the neighborhood or with the city of Palatka.
- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*
Response: It is not impossible, but the purpose of this request is to utilize an existing and somewhat underutilized parking area for the restaurant.
- 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.*
Response: Not applicable.

PB 24-21 Staff Recommendation

1. Staff recommends the request to rezone from City of Palatka General Commercial (C-1) to City of Palatka Intensive Commercial (C-2) be **approved** for the above parcel.



PLAN VIEW

SCALE
1" = 20'



INFINITY ENGINEERING
GROUP, LLC

Engineer
Firm Name: Infinity Engineering Group, LLC
Attn: Brett Nevan
1208 E Kennedy Blvd, STE 230
Tampa, FL 33602
T: 813 695 4649
e-mail: brett@iegroup.net
Certification Authorization #27689

Date	Description
10/25/24	ISSUE FOR PLANNING BOARD REVIEW

Seal / Signature

NISIT SAPPAKHAO, P.E.
FL REG NO 64085

DATE

THIS FIRM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NISIT SAPPAKHAO, P.E. ON THE 10/25/2024. ANY OTHER SIGNATURE OR SEAL OR ANY OTHER SIGNATURE OR SEAL OF THIS FIRM IS NOT VALID. ANY OTHER SIGNATURE OR SEAL OF THIS FIRM IS NOT VALID. ANY OTHER SIGNATURE OR SEAL OF THIS FIRM IS NOT VALID.

Project Name	St. Johns Ave RATM
Project Number	10-1508-00
Scale	AS INDICATED
Description	OVERALL CONCEPT PLAN

CP-1.1



FRAME-R-UB-DU-NG-3.0 (NCR 6688)



Bank of America
FRAME-R-UB-DU-NG-3.0 (NCR 6688)
Series 3590 Kiosk
Shown with NCR 6688
March 15, 2019
BofA9590_4Side_11x17_NCR 6688_BofA

BANK OF AMERICA

FOR REFERENCE
ONLY
FINAL KIOSK TO BE
DETERMINED

ATM DETAIL
SCALE
NTS
1

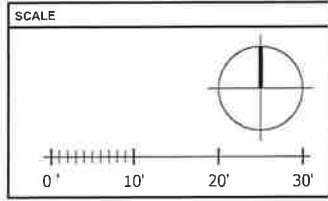


SITE DATA	
SITE ADDRESS	110 SOUTH STATE ROAD 19 PALATKA, FLORIDA 32177
JURISDICTION	CITY OF PALATKA
PARCEL ID	11-10-26-0000-00143-0020
EXISTING ZONING	C-1
OVERLAY DISTRICT	N/A
PARKING REQUIREMENTS	
PARKING REQUIRED	1 SPACE PER 200 SF 3,710 SF x (1 SPACE / 200 SF) = 19 SPACES
EXISTING PARKING	ADA PARKING = 1 SPACE REGULAR PARKING = 63 SPACES TOTAL PARKING = 64 SPACES
REMAINING PARKING	ADA PARKING = 1 SPACE REGULAR PARKING = 61 SPACES TOTAL PARKING = 62 SPACES
FLOOD ZONE	FLOOD ZONE FIRM PANEL # 12107C0193C (EFFECTIVE 02/02/2012)

LEGEND:

	PROPOSED CONCRETE LESS THAN 6"		PROPOSED PAVEMENT EXISTING TO REMAIN
	PROPOSED CONCRETE PAVEMENT 6" OR GREATER		PROPOSED DIRECTION ARROW
	PROPOSED ASPHALT PAVEMENT		

KEYED NOTES:	
1	NEW FRAME-R-UB-DU-NG-3.0-N6688 ATM SYSTEM AND REQUIRED BOLLARDS
2	NEW ASPHALT PAVEMENT
3	NEW 6-INCH TINTED BLACK CONCRETE PAVEMENT
4	NEW "WHITE" PAINTED DIRECTIONAL ARROW (TYPICAL)
5	NEW 6" "WHITE" PAINTED STRIPE (TYPICAL)
6	NEW 24" "WHITE" PAINTED STOP BAR
7	NEW CLEARANCE BAR GC TO COORDINATE WITH BANK OF AMERICA VENDOR FOR BANK STANDARD CLEARANCE BAR
8	NEW "DO NOT ENTER" / "STOP" SIGN
9	NEW CONCRETE ISLAND
10	NEW FREE-STANDING SERVICE RACK
11	NEW AREA LIGHT POLE



PLAN VIEW
SCALE
1" = 10'

Bank of America

St. Johns Ave RATM
110 South State Road 19
Palatka, Florida 32177

**INFINITY**

INFINITY ENGINEERING GROUP, LLC
Engineer
Firm Name: Infinity Engineering Group, LLC
Attn: Brett Nevers
1208 E Kennedy Blvd, STE 230
Tampa, FL 33602
T: 813 695 4649
e-mail: brett@igroup.net
Certification Authorization #27899

Date	Description
10/25/24	ISSUE FOR PLANNING BOARD REVIEW

Seal / Signature

NISIT SAPPARKHAO, P.E.
FL REG NO 64085

DATE
THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY NISIT SAPPARKHAO, P.E. ON THE DATE INDICATED. THE SIGNATURE IS A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED BY A SPS-BLANK CERTIFICATE AUTHORITY. ONLY AN ELECTRONIC COPY IS VALID.

Project Name
St. Johns Ave RATM

Project Number
10-1506 00

Scale
AS INDICATED

Description
CONCEPT PLAN

CP-1.2



REZONING APPLICATION

DATE RECEIVED: 7-26-24
APP NUMBER: PB - 24-21
HEARING DATE: 11-12-24

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments.

REQUIRED ATTACHMENTS: (Checks payable to the City of Palatka)

- Attach* ☐ Site Plan (for planned development) ☐ Letter of Authorization ☐ Project Narrative *Attach (2)*
Attach (3) ☐ Copy of Recorded Deed ☐ Legal Description ☐ Application Fee (Checks payable to the City of Palatka) *Attach (1)*

Property Information

- Property Address: 110 S. State RD 19 Palatka 32177
- Parcel Number: 11-10-26-0000-0143-0020
- Lot size/acreage: 1.37 acres
- Current Property Use: Restaurant - leased to open September, 2024
- Current Future Land Use Map Designation: COM
- Proposed Future Land Use Map Designation (if applicable): COM
- Proposed Use: Restaurant and drive up ATM for Bank of America, N.A.
- Current Zoning Designation: C-1 Requested Zoning Designation: C-2
- Square footage of any proposed structures _____ Number & types of structures on property 1
Structure. Restaurant building since 1978.

Applicant Information

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

Owner Name(s): Pauline Ridaught Pellicer, RVOC, TR
Pamela Pellicer Garris, TTEE and E. Walton Pellicer, II
Mailing Address: 2220 South Central Avenue, Flagler Beach, FL 32136
Phone Number(s): Pam Garris 941-315-3930 Email: pauline pellicer@comcast.net
Walton Pellicer 386-937-2011

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): Pamela Garris

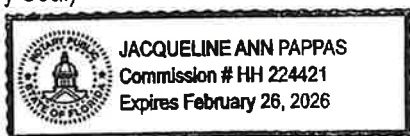
Signature: Pamela Garris Date: 8/22/2024

STATE OF Florida County of Putnam

Before me this day personally appeared Pamela Garris 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 22nd day of August A.D. 2024.

(Notary Seal)



Jacqueline Pappas
Notary Public

My commission expires: 2/26/2026 State of Florida at Large

Type of Identification Produced: Drivers License

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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

STAFF REPORT

Case#: PB 24-10
Address: 00 (Unassigned) McLaury Drive
Parcel ID: 10-10-26-0000-0130-0010;
10-10-26-0000-0200-0060

Applicant: Roberts Land and Timber Company; 6201 Saint Johns Avenue Land Trust

A. Application Summary

Project: PB24-23 PUD, McLaury Cove Townhome Community
Request: This is a request for approval of a Planned Unit Development for two combined parcels totaling 31 acres +/- .

Parcels:	10-10-26-0000-0130-0010; 10-10-26-0000-0200-0060
Project Manager:	Lorenzo Aghemo, Planning Director
Owners:	Roberts Land & Timber; 6201 Saint Johns Avenue Land Trust
Agent:	Shalene Estes, Forestar (USA) Real Estate Group, Inc.

I. Background

This is an application for a Planned Unit Development of two combined parcels totaling approximately 31 acres. The parcel fronting St. Johns Avenue is 6.67 acres and, the one fronting McLaury Drive is 24.33 acres for a total of 31 acres. The City Commission recently rezoned both parcels Residential Multiple R-3 with a PUD overlay and for the purpose of this application, are considered as one parcel. Both parcels are currently undeveloped vacant properties. The combined property is surrounded by a mix of land uses and is adjacent to the HCA Putnam Florida Hospital immediately to the south-east as well as other medical related uses; the combined parcels also abut existing residential communities and commercial uses.

The applicant intends to develop the combined parcels as a Planned Unit Development with up to 248 townhome dwelling units at a maximum density of eight (8) units per gross acre. The applicant has obtained approval from Putnam County for the vacation of McLaury Drive right of way that runs within the parcel. The City of Palatka did not raise any objection to the vacation of ROW, since adequate easements will grant proper access to two adjoining properties.

Figure 1: A satellite ariel view of the proposed PUD parcel.



II. Analysis

The purposed Planned Unit Development is to develop large tracts of land as planned neighborhoods or communities while allowing flexible site plan concepts aimed at obtaining an efficient use of land and infrastructure, ultimately resulting in lower housing costs.

The proposed development consists of 248 townhomes at gross density of 8 units per acre.

Section 94-233 of the Zoning Code set forth the development standards which must be applied to any PUD application:

a.- Unity: A parcel which is proposed for a planned unit development shall be in single ownership or control.

The firm Forestar Real Estate Group is under contracts for purchase of the two parcels, owned by Roberts Land & Timber Company and 6201 St. Johns Avenue Land Trust respectably and has proper authorization to represent and apply for the current PUD. The documents submitted must be to the satisfaction of the City Attorney. The application would then be in compliance with this standard.

b.- Maximum density: The maximum density of a planned unit development shall not exceed that allowed in the district within which the planned unit development is approved.

The underlying zoning district designated to both parcels is Multifamily-residential District R-3 which allows a maximum density of 18 dwelling units per acre therefore, the maximum density for the property is 558 dwelling units based on the R-3 zoning district. The proposed residential development consists of 248 dwelling units on 31 acres yielding a gross density of 8 units per acre which is below the maximum allowed and therefore, the application is in compliance.

c.- Access: Every dwelling unit or other permitted use in the planned unit development shall have access to a public street either directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access. Permitted uses are not required to front on a dedicated public road.

The site plan submitted depicts each dwelling unit fronting proposed private internal roads interconnected to the main access of the development along Saint Johns Avenue. The application is in compliance with this requirement.

d.- Internal lots and frontage: Within the boundaries of the planned unit development, no minimum lot size, minimum yards, or maximum height of structures shall be required.

The applicant states that the proposed development will follow the development standards as proposed in the PUD written description and as such will be in compliance.

e.-Open space requirements: There shall be no minimum open space requirement for planned unit development; however, each planned unit development proposed within the City of Palatka must include provisions for open space, with particular reference to the preservation of natural features indigenous to the site. For purpose of this section, neither waters of the Dt. Johns River or land or waters bodies located off-site shall be included in determining open space.

The applicant states that the proposed development will provide open space as generally depicted on the PUD site plan, however the site plan no has open space provision. Not in compliance.

f.- Underground utilities: Within a planned unit development, all utilities, including telephone, television cable and electrical systems shall be installed underground, applicable only for new construction. Appurtenances to these systems which require

aboveground installation must be effectively screened, and thereby may be excepted from this requirement. Primary facilities providing services to the site of the planned unit development may be excepted.

The applicant states that the proposed PUD will meet this requirement by either appropriately screening any new above ground utilities or installing underground utilities. However, this requirement mandates that underground utilities shall be installed underground and doesn't indicate an option, but it allows appurtenances to the underground systems, if any, to be overground provided they are effectively screened. Not in compliance.

g.- Off-street parking requirements: Off-street parking requirement for uses withing a planned unit development shall be as provided in article V of this chapter.

The applicant states that the proposed PUD will provide off-street parking as required in article V of this chapter. The submitted site plan does not clearly depicts parking spaces nor indication of the number of spaces provided. The applicant will have to submit a parking site plan providing for the minimum of 496 spaces required in accordance with Section 94-269 of the Code. The site plan must also include required loading spaces. Not in compliance.

h.- Minimum living area for dwelling units: 500 square feet

The applicant states that the proposed development will meet the minimum living area. The site plan submitted does not depicts the area of the townhome units. Not in compliance.

III. Unified control

Section 94-234 of the Code requires that the entire development site be under the legal control of the applicant. It also requires that the legal counsel representing the applicant provide opinion stating that developer has the right to impose all covenants and conditions upon the land. All documents and evidence of unified control submitted must be examined by the city attorney who must certify that the documents meet the requirements of this section.

IV. Staff recommendation

The application is generally consistent with the standards for approval of a planned unit development. However, there are still missing items needed to effectuate a complete assessment of the application. Therefore, staff recommends APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS:

1. The site plan submitted shall include provisions for open space;
2. The site plan shall depict location of any, and all underground utilities systems appurtenances that will be overground and how they will be properly screened;

3. A parking site plan depicting location and required number of parking spaces including loading spaces must be submitted;
4. Applicant must submit legal opinion by attorney representing the applicant as to the right of the applicant to establish covenants and restrictions on the land;
5. A traffic study prepared by a licensed engineer in Florida must be submitted;
6. The applicant needs to provide more details regarding the proposed phasing of planned unit development and shall be restricted to two phases;
7. Recreation areas for the residents must be depicted in the site plan.

All listed conditions must be satisfied before final approval by the City Commission.



SITE PLAN REVIEW APPLICATION

APPLICATION #: PB 24-23DATE RECEIVED: 10-21-24HEARING DATE: 11-12-24

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments (see Checklist, page 3). All permit applications must begin at Putnam County and then will be rerouted when they finish their review. Make checks payable to the City of Palatka

- ☐ Minor site plan (SFR or Duplex)
☒ Major Site Plan (Commercial or Large Development) \$1150.00 pmt made (PB)
- | | |
|---|---|
| ☐ Application Fee | ☐ Architectural Elevations |
| ☐ Legal Description | ☐ Traffic Study (Major Site Plans Only) |
| ☐ Copy of Recorded Deed | ☐ Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner. |
| ☐ Site Plan with Dimensions (see Checklist and Examples, attached) | ☐ Demolition – Plans for what will be taking the demolished structure's place should be submitted. |
| ☐ Landscape & Irrigation Plans (Major Site Plans Only) | |
| ☐ Storm Water Drainage Plan (Major Site Plans Only) | |
| ☐ Exterior Lighting Plan (Major Site Plans Only) | |

Site Information

- Property Owner: Roberts Land & Timber Company; 6201 Saint Johns Avenue Land Trust
- Property Address: 625 State Rd 100, Palatka, FL 32177; 2493 US Hwy 1 s, St. Augustine, FL 32086
- Parcel Number: 10-10-26-0000-0130-0010; 10-10-26-0000-0200-0060 Lot Size: +/- 31 acres
- Site development will be/is used for: Residential Development
- Area of land (in square feet) to be developed: +/- 31 acres

Applicant Information

Owner (Print Name): _____

Signature of Owner: _____ Date: _____

Mailing Address: _____

Phone Number(s): _____ Email Address: _____

Agent/Contractor (Print Name): Forestar (USA) Real Estate Group Inc.Signature of Agent: _____ Date: 10/18/2024Mailing Address: 14785 Old St. Augustine Road, Suite 300 Jacksonville, FL 32258Phone Number(s): 904-899-5948 Email Address: ShaleneEstes@forestar.com

AGENT/CONTRACTOR'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regarding construction and zoning.

For Official Use Only

Date Submitted: 10-21-24 Received By: P. Bon Preliminary Review By: L. Agheno
Signs Posted By: L. Agheno

Required Attachments Reviewed:

- | | | | |
|---|--|--|--|
| ☐ Proposed Site Plan
changing) | ☐ LOA | ☐ Legal Description | ☐ Existing Elevations (if |
| ☐ Product Information
changing) | ☐ Plans (if addition) | ☐ Photographs | ☐ Proposed Elevations (if |