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PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK



MINUTES
CITY OF PALATKA
November 12, 2024

1. CALL TO ORDER at 4:00 PM

a. Invocation

led by Chaplain Mulberry.

b. Pledge of Allegiance

led by Mr. Burnett.

c. Roll Call

Present:

Edie Wilson

Chase Barnes

Earl Wallace

Andrew Burnett

Ed Killebrew

Absent:

Caitlin Owens

George DeLoach

Also present: Marcia Carty, Interim City Manager/Finance Director; Jane West, City Attorney; Sunni Krantz, City Clerk; Lorenzo Aghemo, Planning Director; Renee' Brown and Ryan Mickles, Planners; Alex Romero, Planning Clerk; Chad Brandford, Deputy Fire Chief; Alonzo Mulberry, City Chaplain (via telecommunications technology); Walt Pellicer; Pam Garris; Shalene Estes

d. Appeal Procedures & ExParte Communication

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

2. APPROVAL OF MINUTES

a. September 3, 2024

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

3. PUBLIC COMMENTS

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

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

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).
 - 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

Ms. Brown addressed the Board on a request to change the existing zoning from General Commercial C-1 to Intensive Commercial C-2. The request meets the rezoning standards in the City's code. The future land use map is commercial. This property will remain a restaurant, however, the site is also the proposed location of a drive-up ATM machine which is not permissible in C-1.

The applicants, Walt Pellicer and Pam Garris, were present.

The floor was opened to public comment. Upon hearing nothing further, the floor was closed to public comment.

Motion to uphold Staff Recommendation to rezone from C-1 to C-2 by Mr. Burnett. Seconded by Ms. Wilson. The Motion passed unanimously.

- 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

Mr. Aghemo addressed the Board. He provided copy of the items that were submitted since the Staff Report was written (see handouts). He advised this is an application for 2 combined parcels. One parcel fronts St. Johns Avenue and the other fronts McLaury Drive. The applicant intends to develop these parcels with up to 248 townhome dwelling units. Staff has reviewed code section 94-233 and based upon the review, Staff recommends the application be approved pending City Commission final approval.

Regarding the Staff Recommendations from the agenda packet, Mr. Aghemo advised the applicant has submitted an open space plan that satisfies the standard of a Planned Unit Development. The second matter (concerning utilities) needs to be satisfied before it goes to the City Commission. The required number of parking spaces has been satisfied. Condition number four has not been submitted yet. For condition number five, a traffic study has been satisfied. There is a requirement for unified control and that condition must be satisfactory to the City Attorney (the applicant is working on this).

Shalene Estes 14785 Old St. Augustine Rd., Jacksonville, FL, representing the applicant addressed the board. She advised the units will be for sale. A townhome can run from \$250,000 - \$350,000 depending on the market. They have done a tree survey with a tremendous amount of preservation. The area that is a wetland will be protected. The ingress will be on St. Johns Avenue.

The floor was opened to public comment:

Gary Nielson 6410 4th Manor West, Palatka, FL 32177 - advised on behalf of everyone on his cul de sac, they want to know how far back the development will be from them.

The Chair advised Mr. Nielson that his house will back into the site. The entrance will be between Holly Ridge Senior Apartments and the doctor's offices. Ms. Estes responded the townhomes will be 150 feet from St. Johns

Avenue.

Allegra Kitchens 1027 S 12th St., Palatka, FL 32177 - advised the property will need two ways in and out for emergency vehicles.

Ms. Estes responded by sharing the site plan showing access on St. Johns Avenue and McLaury Drive.

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

Board discussion commenced. Mr. Wallace expressed desire for more trees to be on the property's site plan.

Motion by Mr. Burnett to approve the PUD with the two conditions that the site plan shall depict the location of any, and all underground utilities systems appurtenances that will be overground and how they will be properly screened and that the 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; and for Staff to meet with the developer to include more trees on the site plan. Seconded by Ms. Wilson. The Motion passed unanimously.

5. STAFF COMMENTS Mr. Aghemo introduced Mr. Romero as the new Planning Clerk and Mr. Mickles as a new Planner who has joined the City Staff.
6. BOARD MEMBER COMMENTS Nothing further.
7. ADJOURN **Motion to adjourn at 4:35 PM by Mr. Barnes.**