

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
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
January 7, 2025 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
 - a) Oath of Office - Ed Killebrew and Earl Wallace
 - b) Selection of Chair and Vice Chair for 2025
- d. Appeal Procedures & ExParte Communication

2. APPROVAL OF MINUTES

- a. November 12, 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 24-27: request to annex, amend the Future Land Use Map to residential low and rezone 0.23 acres from Putnam County Agricultural (AG) to City of Palatka Single Family Residential (R-1)
Address: 5019 Crill Ave.
Parcel No.: 10-10-26-0000-0271-0000
Applicant & Property Owner: Jacob Spells
- b. PB Case 24-23: request to rezone 4.55 acres from Single Family Residential (R-1) to Multi-Family Residential (R-3)/PUD and approval of a Planned Unit Development Location: at the intersection of St. Johns Ave. and Zeagler Dr.
Parcel No.: 10-10-26-0000-0200-0050
Applicant: Palmetto Palatka Land Trust
Agent: Christine Towers
- c. PB 24-28: request to annex, amend the Future Land Use Map to residential low and rezone 0.19

acres from Putnam County Single Family Residential (R-1A) to City of Palatka Single Family Residential (R-1A)

Address: 1604 Husson Ave.

Parcel No.: 13-10-26-2550-0010-0100

Applicant: Chase Barnes and John Jenkins IV

Owner: iHeart Capital LLC

5. STAFF COMMENTS

- a. PB Cases 24-24 (parcel on Twigg St.) and 24-29 (parcel on N. Moody Rd.) were noticed for this meeting. They will be readvertised and heard at a later date.

6. BOARD MEMBER COMMENTS

7. ADJOURN

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

Oath of Office - Ed Killebrew and Earl Wallace

STAFF REPORT

DATE: January 7, 2025
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

The City Clerk will administer the Oath of Office to Ed Killebrew and Earl Wallace as they begin new 3 year terms on the Planning Board.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	2025 Killebrew and Wallace Oath of Office
----	---

Oath of Office

STATE OF FLORIDA
COUNTY OF PUTNAM

I, **Earl Wallace**, a Planning Board appointee of the Palatka City Commission, do solemnly swear or affirm that I will faithfully perform the duties of my appointed office, and will support and honor to the best of my ability all applicable laws of the State of Florida, Putnam County, the City of Palatka as well as the beliefs, vision, mission, policies, procedures, code of ethics and code of conduct of the City of Palatka Planning Board. I hereby through this oath affirm that I will perform the duties of this public trust in a fair, equitable and ethical manner befitting the dignity and responsibilities of the office.

Earl Wallace

STATE OF FLORIDA
COUNTY OF PUTNAM

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 7th day of January 2025, by Earl Wallace.

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced _____

Oath of Office

STATE OF FLORIDA
COUNTY OF PUTNAM

I, **Edward Killebrew**, a Planning Board appointee of the Palatka City Commission, do solemnly swear or affirm that I will faithfully perform the duties of my appointed office, and will support and honor to the best of my ability all applicable laws of the State of Florida, Putnam County, the City of Palatka as well as the beliefs, vision, mission, policies, procedures, code of ethics and code of conduct of the City of Palatka Planning Board. I hereby through this oath affirm that I will perform the duties of this public trust in a fair, equitable and ethical manner befitting the dignity and responsibilities of the office.

Edward Killebrew

STATE OF FLORIDA
COUNTY OF PUTNAM

Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [] online notarization, this 7th day of January 2025, by C. Edward Killebrew.

Notary Public

Personally Known _____ or Produced Identification _____
Type of Identification Produced _____

STAFF REPORT

DATE: January 7, 2025
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

ATTACHMENTS

None

November 12, 2024

STAFF REPORT

DATE: January 7, 2025
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

The Planning Clerk is requesting approval of the Minutes of the November 12, 2024, Planning Board meeting.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	2024.11.12
----	------------

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



MINUTES
PLANNING BOARD
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 Garriss; 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

MINUTES
Planning Board
November 12, 2024

- 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.

MINUTES
Planning Board
November 12, 2024

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.

Case PB 24-27 Annexation, Amendment to FLUM and Rezoning
Address: 5019 Crill Avenue, Approx. 0.23 acres +/-
Parcel No.: 10-10-26-0000-0271-0000
Applicant & Property Owner: Jacob Spells

STAFF REPORT

DATE: January 7, 2025
TO: City of Palatka Planning Board
FROM: Planning Director

APPLICATION REQUEST

Request to annex one parcel, approximately 0.23 acres +/-, for the purpose of connecting to city water and sewerage systems; amend the Future Land Use Map (FLUM) from Putnam County Urban Reserve (UR) to City of Palatka Residential Low density (RL); and rezone from Putnam County Agriculture (AG) to City of Palatka Single-Family Residential (R-1).

Public notice included legal advertisement in the *Palatka Daily News*, notice signs posted on property, and mailed notices to property owners within 150 feet of the subject property.

There is an existing single-family dwelling located on the property. Per the City of Palatka zoning ordinance §94-143(b), single-family dwellings are a permitted use in the R-1 residential district.

Background

The application is for a 0.23 acre +/- parcel located on the south side of Crill Avenue between Corbett Road and S Moody Road. Parcel 10-10-26-0000-0271-0000 is bordered by the city limits to the east and south, and unincorporated Putnam County to the north and west. The property currently includes a single-family home. The applicant is the owner of parcels directly north and south of the subject property. The applicant requests connection to the city's water and sewerage facilities.

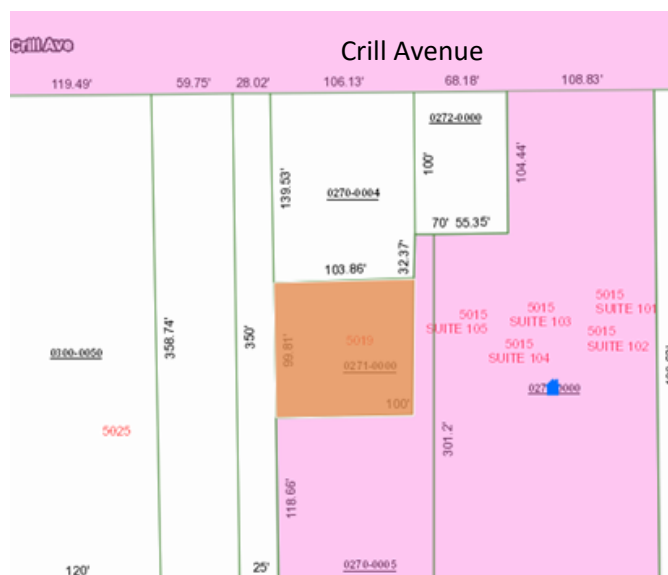


Figure 1: Subject site shown in orange

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

	Actual Use	FLUM	ZONING
Property Existing	Single Family Residence	Putnam County, Urban Reserve (UR)	Putnam County, Agriculture (AG)
Property Proposed	Single Family Residence	City of Palatka, Residential Low (RL)	City of Palatka, Single Family Residential (R-1)
North	Driveway (Parcel) to 5019 Crill Ave	Putnam County, Urban Reserve (UR)	Putnam County, Neighborhood Commercial (C-1)
South	Vacant, Wooded	City of Palatka Commercial (COM)	City of Palatka, Intensive Commercial (C-2)
East	The Focus Point; Will Jones Bail Bonds	City of Palatka, Commercial (COM)	City of Palatka Intensive Commercial (C-2)
West	Vacant, Wooded	Putnam County Urban Reserve (UR)	Putnam County, Neighborhood Commercial (C-1); Agriculture (AG)

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact.”

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary.

Compactness: The statute provides a definition for compactness that requires an annexation to be for properties in a single area, and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns.

Annexation of this property meets the standard of compactness because it does not create an enclave or pocket. The proposed annexation borders the city limits to the east and south. The property is contiguous to existing municipal boundary.

Connection to Water and Sewer: **Water and sewerage infrastructure is available to the site. The applicant desires connection to city water and sewerage systems. Both systems are adequate to handle the annexation of the site.**

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

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

contiguous property receiving water or sewer service shall not be required if provision of service to a property, in substantive terms, improves the efficiency of the collection system, supports the system through additional service and user fees, achieves environmental protection, and promotes economic development; and does not promote urban sprawl.

Future Land Use Change Analysis

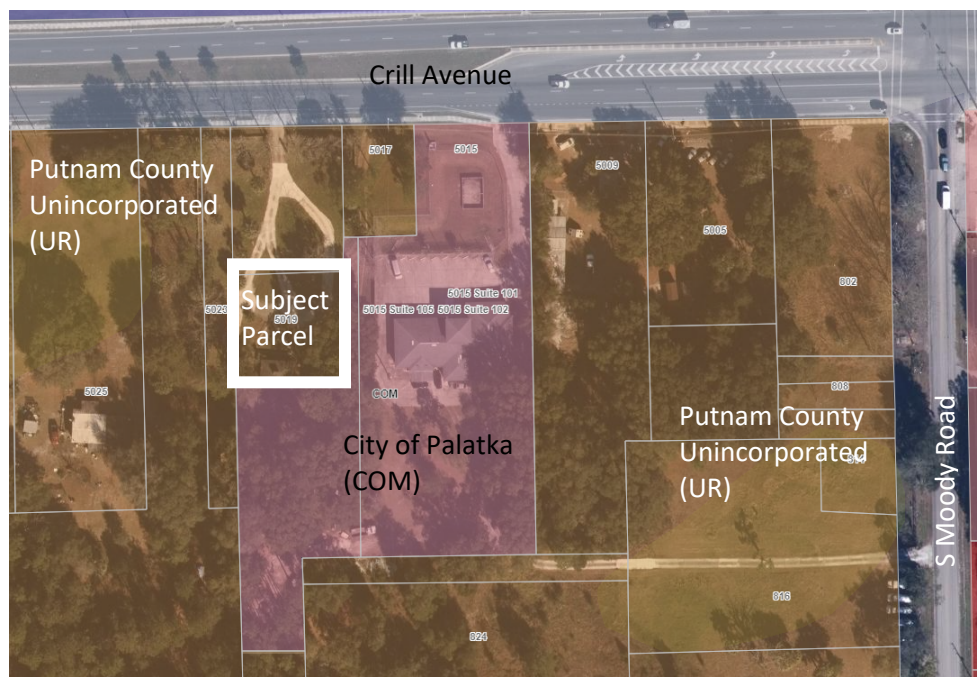


Figure 2: Current Future Land Use Map (FLUM)

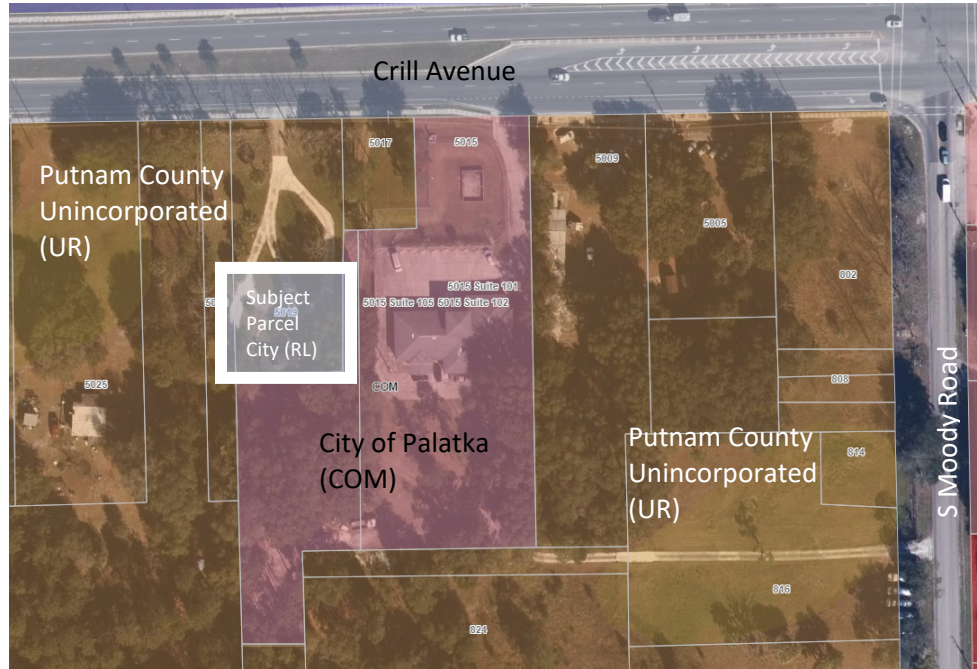


Figure 3: Proposed Future Land Use Map (FLUM)

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Staff is not aware of any soil or topography conditions that would present major problems for this property in accordance with all applicable land development regulations. Staff is not aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.

The applicant proposes to continue the use as a single-family residence.

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

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

The annexation of this parcel would not contribute to urban sprawl and will not create undue burden on the water and sewer system. Surrounding properties to the east have water and sewer connections. This annexation would be contiguous, as it borders city limits to the east and south of the parcel.

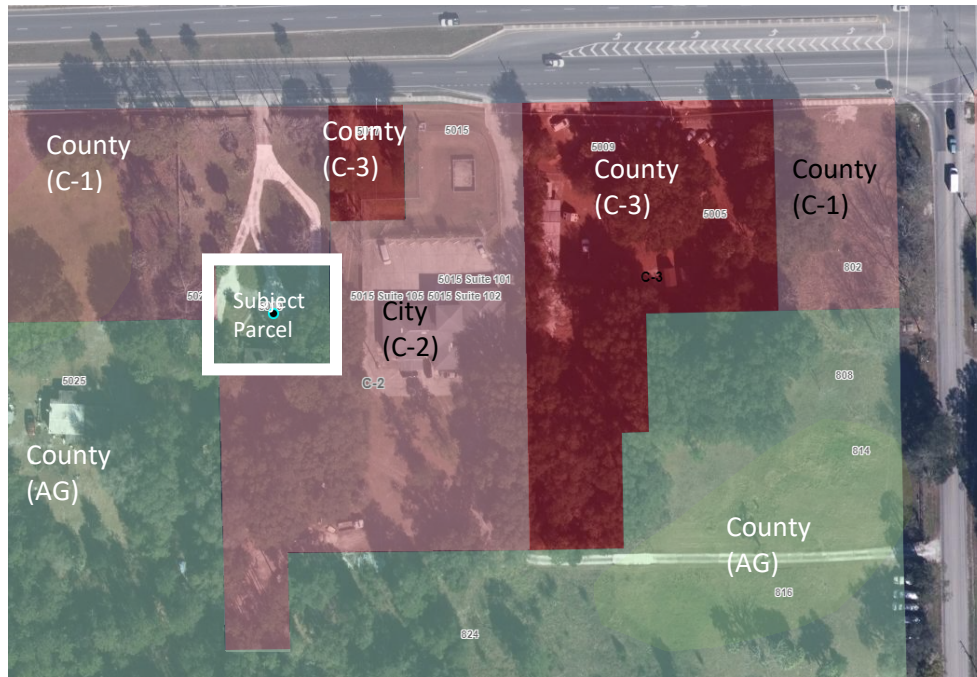


Figure 4: Current Zoning Map

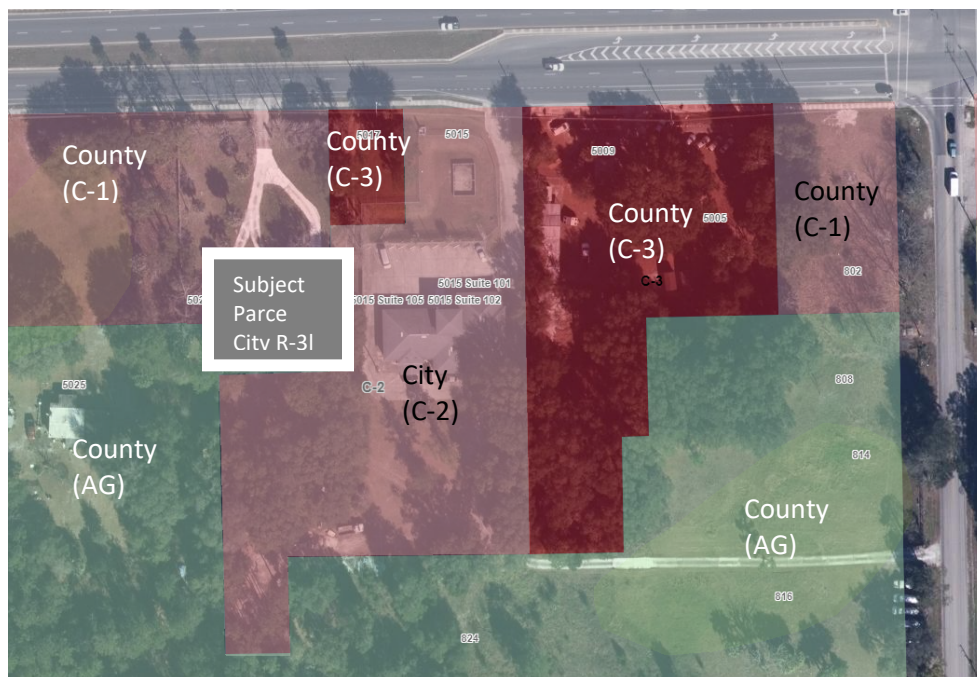


Figure 5: Proposed Zoning Map

Zoning Analysis

Section 94-38 (f) (1) requires that the report and recommendations of the Planning Board to the City Commission 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. The proposed rezoning conforms with the Comprehensive Plan.*
- b. *The existing land use pattern. The proposed rezoning is not inconsistent with the land use pattern. There is a mixture of commercial, residential and medical land uses in the area. However, since there is an existing single-family home on the property, a residential zoning classification is the reasonable zoning.*
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts. The proposed annexation would not create an isolated district; the parcel is adjacent to the city limits to the east and south.*
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc. The proposed annexation and rezoning will not contribute to overtaxing public facilities, as the request is for one (1) existing single-family dwelling.*
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. The existing boundary is not illogical; this proposed annexation would be contiguous, as city limits border the parcel in question directly to the east and south.*
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary. The applicant requests municipal water and sewer services for the property, therefore an annexation is required. The proposed rezoning is necessary because a city zoning has to be assigned to the annexed parcel.*
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood. The proposed annexation will not bring more vehicular traffic to the area; all current conditions would remain unchanged.*
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. The proposed annexation would not excessively increase traffic congestion or otherwise affect public safety, as it is an existing use.*
- i. *Whether the proposed change will create a drainage problem. The annexation will not cause drainage problems; all current conditions would remain unchanged.*
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas. The proposed annexation will not reduce light and air to adjacent properties; there is an existing single family house on the property.*
- k. *Whether the proposed change will adversely affect property values in the adjacent areas. The proposed annexation will not adversely affect nearby property values; there is an existing single-family home on the property.*

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations. **The proposed rezoning will not be a deterrent for improvement of adjacent property.***
- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. **The proposed rezoning will not grant a special privilege to the property owner.***
- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning. **The parcel must be annexed into the city limits for water and sewerage service, and it requires assignment of a zoning compatible with the surrounding area. Since the property currently has a single-family home, a residential zoning classification is the reasonable zoning.***
- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city. **The proposed rezoning is not out of scale. The existing use will remain single family residential.***
- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. **The annexation application is to connect an existing single family residential property to city water and sewer service. Once annexed, a zoning classification must be assigned.***
- 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. **Not in historic district.***

Staff Recommendation

- Staff recommends approval of the annexation of 5019 Crill Avenue (Parcel 10-10-26-0000-0271-0000) for the purpose of connection to City of Palatka water and sewerage services
- Staff recommends amending the district boundary FLUM designation from Putnam County, Urban Reserve (UR), to City of Palatka Residential Low (RL)
- Staff recommends amending the district boundary for the zoning map from Putnam County Agriculture (AG), to City of Palatka Single-Family Residential (R-1)



ANNEXATION APPLICATION

DATE RECEIVED: PB 24-27
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

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

Annexation: \$700.00 Small scale amendment <50 acres: \$1440.00 Large scale amendment >50 acres: \$2390.00

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

Property Information

- Property Address: 5019 CRILL AV PALATKA FL 32177
- Parcel Number: 0217000 10-10-26-0000-0271-0000
- Parcel Dimensions: 100x100
- Current Property Use: _____
- Current Future Land Use Map Designation: City: PALATKA County: POTNAM
- Proposed Future Land Use Map Designation (if applicable): City: ✓ County: ✓
- Proposed Use: home
- Current Zoning Designation: A.C. Requested Zoning Designation: Jungle Flamingo
- Square footage of any proposed structures _____ Number & types of structures on property _____

Applicant Information

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

Owner Name(s): Jacob Spells
Mailing Address: 5019 Crill Av.
Phone Number(s): 386-546-6615 Email: _____

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

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

Price Good For
60 Days.

**City of Palatka
Connection Fees / Water & Sewer**

Contact Name: Jacob Spells
Phone: (386) 546-6615
Service Address: 5019 Crill Ave.
Contractor Contact:
Phone:

Estimated Monthly Consumption:
Fire Suppression: 0
Parcel #: 10-10-26-0000-0271-0000
Permit:
Date: Sample

WATER TAP SERVICE FEES - Palatka Municipal Code Sec. 86-311 Appx. A		Qty.	Cost ea.	FEE
3/4 tap	1	\$	1,000.00	\$ 1,000.00
1 inch tap	0	\$	1,500.00	\$ -
2 inch tap	0	\$	3,000.00	\$ -
Taps larger than 2 inches	0	\$	-	\$ -
WPCA Water Plant Replacement Charges (Impact Fee)		Qty.	Cost ea.	FEE
3/4 inch tap or less is used in a single family residence	1	\$	1,122.00	\$ 1,122.00
1 inch tap is used in a single-family residence	0	\$	1,870.00	\$ -
2 inch tap is used in a single-family residence	0	\$	5,984.00	\$ -
Multi - Family Dwelling Unit Charge	0	\$	897.00	\$ -
Commercial is \$112.00per the number of fixtures	0	\$	112.00	\$ -
SEWER TAP SERVICE FEES - Palatka Municipal Code Sec. 86-342 Appx. A		Qty.	Cost ea.	FEE
Sewer Tap Fee	0	\$	2,500.00	\$ -
SPEA Sewer Plant Replacement Charges (Impact Fee)		Qty.	Cost ea.	FEE
3/4 inch tap or less is used in a single family residence	0	\$	1,180.00	\$ -
1 inch tap is used in a single-family residence	0	\$	1,966.00	\$ -
2 inch tap is used in a single-family residence	0	\$	6,293.00	\$ -
Multi - Family Dwelling Unit Charge	0	\$	-	\$ -
Per Dwelling Unit Charge	0	\$	944.00	\$ -
Commercial per fixture	0	\$	118.00	\$ -
Commercial per unit for any construction	0	\$	15.00	\$ -
TOTAL AMOUNT DUE				\$ 2,122.00

Notes:

PROPERTY IS CONTIGUOUS TO THE CITY LIMITS AND MUST ANNEX TO CONNECT TO CITY WATER.

Connection Fee Review and Payment Process

- (New Construction) Plan Submittal by applicant to Building Department at:**
Putnam County Planning and Development Services
2509 Crill Avenue, Suite 300
Palatka, FL 32177
- (Existing Uses) Service Availability Request by applicant at:**
Public Works
(386) 329 0107
1010 Ocean Street
Palatka, FL 32177
- Utility plan review, calculation of connection charges and approval by Public Works**
- Pre-Annexation Review, Agreement and Fees by Planning Department**
- Email Transmittal of invoice to City of Palatka and Applicant**
- Payment of Connection Fees at:**
Make Checks Out To The (Palatka Gas Authority)
Palatka Gas Authority
(386) 328-1591
518 Main Street
Palatka, FL 32177
- Confirmation of Payment transmitted to Public Works and Building Department by email.**
- Service installation and meter locked off by Public Works**
Applicant establishes account at:
Utility Billing - Palatka Gas Authority
518 Main Street
Palatka, FL 32177

Tap Fees Revised 10/1/2022
Impact Fees Revised 5/16/2023

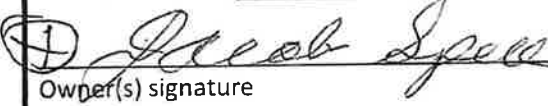
Application for Determination of Water and Sewer Availability

This application must be typed or printed in black ink and submitted to:

City of Palatka
Water & Sewer Utilities Dept.
1010 Ocean St.
Palatka, FL 32177

Date Received: _____

TO BE COMPLETED BY APPLICANT

1. Date: <u>10/30/2024</u>	2. Property Address: <u>5019 Crill Ave.</u> <u>Palatka FL 32127</u>
3. Parcel Number: <u>10-10-26-0000-0271-0000</u>	4. Current Property Use: <u>Residential</u>
5. Type of Service Requested (check one) ☒ Water ☐ Sewer ☐ Water & Sewer	6. Reason(s) for Request: <u>Contiguous to City water hook up</u>
7. Owner(s) of Record: <u>Jacob T. Spell</u> Owner Address: <u>5019 Crill Ave. Palatka, FL 32127</u> Phone Number: <u>386-546-6615</u> Email Address: _____	
 Owner(s) signature <u>10/30/2024</u> Date	

FOR OFFICIAL USE ONLY

1. Date Submitted: <u>11/1/24</u>	2. Received By: <u>Rhett</u>	3. Preliminary review by: <u>Rhett H. McManey</u>	4. Work Order assigned:
5. Water & Sewer (check) ☒ Water Available ☐ Sewer Available ☐ Extension Required (see map) ☐ Costs		6. Comments from Water & Sewer: <u>Water is available from a Private 2" main. Meters maintained by city. The property is contiguous to the city limits and must annex to connect to city water.</u>	
7. Date forwarded to B & Z: (if connection is going to be made) _____	8. Date BZ Received from Water/Sewer: _____	9. B & Z comments: _____	

Case PB 24-23 – Request to Rezone 4.23 acres with a PUD Overlay at 10-10-26-0000-0200-0050

Address: Unassigned (Intersection of Saint Johns Avenue and Zeagler Drive)

Applicant: Palmetto Palatka Land Trust

Agent: Christine Towers

STAFF REPORT

DATE: January 7, 2025
TO: City Planning Board
FROM: Planning Director

APPLICATION REQUEST

Request is for rezoning one parcel of approximately 4.23 acres at the intersection of Saint Johns Avenue and Zeagler Drive with a Planned Unit Development (PUD) overlay. The request is to change the existing zoning from Single-Family Residential (R-1) to Multi-Family Residential (R-3). The parcel is proposed to be developed for 68 townhomes.

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 within the city limits of Palatka and currently vacant, semi-wooded with no existing structures. The proposed 68 townhouses will be connected to municipal water and sewer available nearby.

The area contains multi-family housing, 18 single family home cul de sac subdivision, a new multi-family residential Planned Unit Development (construction underway), along with medical facilities and uses. See Table 1.

	Actual Use	FLUM	ZONING
Property Existing	Vacant	City of Palatka Residential Low Density (RL)	City of Palatka Single family Residential (R-1)
North	Woodland Point Apartment Complex, and Palatka Center for Rehabilitation and Healing (across Saint Johns Ave)	City of Palatka Residential High Density (RH)	City of Palatka Commercial Intensive (C-2); Multi-family Residential (R-3)
South	Foxwood Lane Subdivision	City of Palatka Residential Low (RL)	City of Palatka Residential, Single Family (R-1)
East	Fresenius Kidney Care	City of Palatka Residential High (RH)	City of Palatka Multi-family Residential (R-3)

	Palatka, and Kiva-Palatka Assisted Living		
West	"The Cottage at Saint Johns"	City of Palatka Residential High (RH)	City of Palatka Multi-family Residential (R-3)

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

Zoning Change Analysis



Figure 3. Existing Zoning

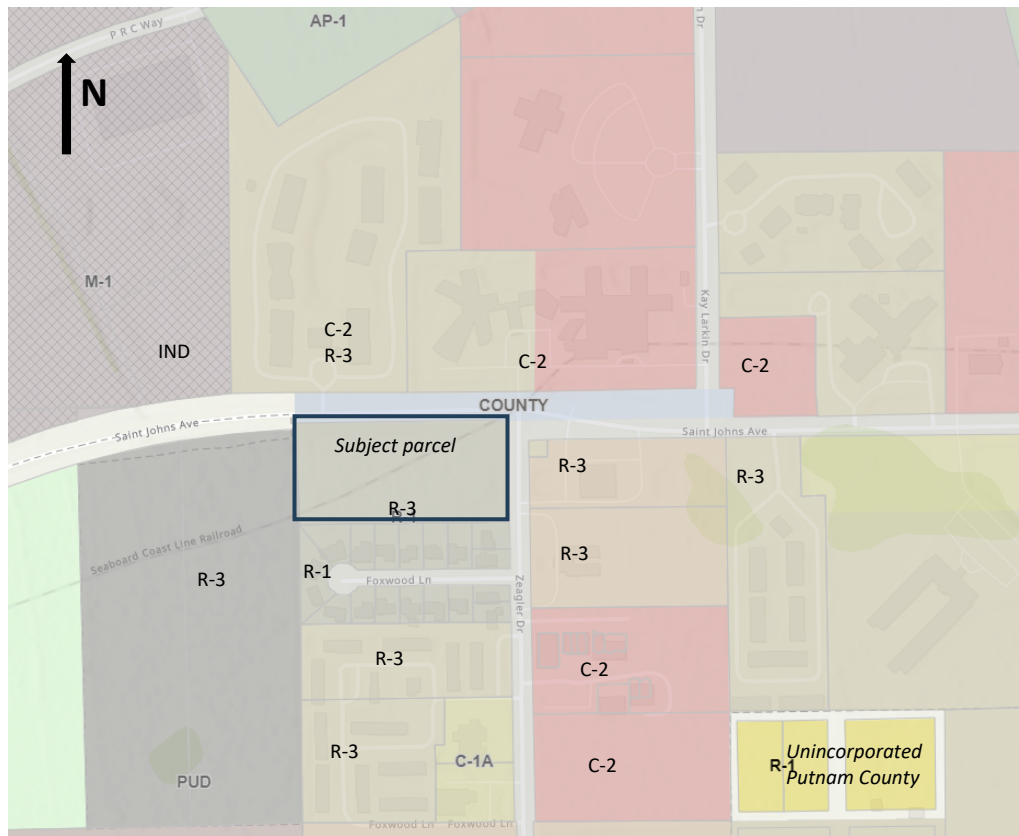


Figure 4. Proposed Zoning

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 Single Family Residential (R-1) classification. The subject property is adjacent to City of Palatka Multiple-Family Residential (R-3) zoning to the west and east. Foxwood Lane, a single-family residential, cul-de sac subdivision is located south of the subject parcel. The surrounding properties are developed as residential and medical uses. The change to a multiple-family residential (R-3) use zoning category will not have an adverse impact on the residential properties around it.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is a mix of commercial and residential. The proposed zoning change will further the multiple-family character to the west (The Cottages) and to the north (Woodland Point Apartments) of the subject parcel.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The proposed zoning change will not be isolated; there are adjacent multiple-family residential dwelling units to the north and west of the subject property.
- 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 is proposed to be developed as townhouses. This has the potential to increase population by 2.28 persons per household, or a potential total of 155 persons. The City of Palatka water and wastewater treatment plants both have available capacity to serve these townhouses. There will be an impact on traffic in the local area. There may be an additional impact on school population. It is the expectation that stormwater will be managed pending submittal of a site plan.

- 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 districts to the west, north, and east on properties within the city limits. There is a mix of residential and commercial zoning categories in the area, as well as medical uses.

- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*

Response: More opportunities for housing will be created within the City of Palatka with a rezoning and development.

- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*

Response: Additional vehicular traffic will be created with the proposed 68-unit townhouse development on the parcel. Pending submittal of the site plan, stormwater will be managed on site. The homes will be connected to public water and sewer.

- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*

Response: Access to the proposed townhouses would be on Zeagler Drive. If approved, the 68-townhomes would have some impact on traffic. Staff would request the developer submit a traffic study as part of the approval for new multi-family residential development.

- i. *Whether the proposed change will create a drainage problem.*

Response: The annexation and the proposed development project are not anticipated to cause a drainage issue. The applicant must address stormwater runoff in the submittal of a site plan as noted in the me municipal code section "Buffering and Screening Requirements" §94-300(c)(4).

- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

Response: The proposed future development resulting from the annexation will not seriously reduce light and air to the adjacent properties. The maximum structure height for R-3 is 65-feet.

- k. *Whether the proposed change will adversely affect property values in the adjacent areas.*

Response: The construction of new residences should have a positive 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 use exists on properties to the west and north (across St Johns Ave). An 18-Single Family residential/cul-de sac subdivision is located on the adjacent property to the south. Constructing residential units on the subject parcel at the same density as the surrounding areas to the west and north 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: The proposed change is in accordance with standard Urban 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.

- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

Response: The property is currently zoned single-family residential; per the city zoning ordinance, a multi-family zoning classification is needed to construct townhomes on this property.

The proposed zoning classification is consistent with the existing zoning of adjacent properties and is compatible with surrounding uses.

- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

Response: The immediate area is comprised of multiple-family residential and medical orientated in nature. The multi-family residential use already exists or is permitted on adjacent surrounding properties. The proposed use would not be out of scale with the neighborhood or 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 construct additional housing units within the city limits and to connect to water and sewer services.

- 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.

Planned Unit Development

The intent of the Planned Unit Development is to:

- (1) Encourage the development of large tracts of land as planned neighborhoods or communities.
- (2) Encourage flexible and creative concepts of site planning.
- (3) Preserve the natural amenities of the land by encouraging scenic and functional open areas within residential areas.
- (4) Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of this chapter.
- (5) Provide for an efficient use of land resulting in smaller networks of utilities and streets and thereby lower development and housing costs.
- (6) Provide an environment of stable character compatible with surrounding residential areas.
- (7) Encourage a variety of housing types within the planned development in an orderly relation to one another and to existing land uses, with due regard to the comprehensive plan for the city.

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.

Response: Palmetto Palatka Land Trust is the owner of the property. The application is 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.

Response: The underlying zoning district designated is Multi-Family Residential (R-3) which allows a maximum density of 18 dwelling units per acre. Based on R-3 zoning classification, the maximum density for the property is 81.9 dwelling units. The proposed residential development consists of 68 dwelling units on 4.55 acres yielding a gross density of 14.95 units per acre which is below the maximum allowed. The application is in compliance with this standard.

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.

Response: The site plan submitted depicts each dwelling unit fronting a proposed 35-foot width private internal road that connects to Zeagler Drive. The application is in compliance with this standard.

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.

Response: The applicant is proposing a Lot area of 1.02-acres, with 25-ft minimum front setback, 15-ft rear setback, and 10-ft minimum side setback. The maximum height for any structure is noted at 60-ft. The application is in compliance with this standard.

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 St. Johns River or land or waters bodies located off-site shall be included in determining open space.

Response: The site plan shows 0.40 acre "Pond and Park Parcel" located within in maintenance easement along the southern boundary of the site. This maintenance easement acts as a buffer between the development and the existing single family subdivision. The applicant notes the Detention

Pond/Recreation area shall also serve as Open Space and shall be maintained in Perpetuity by the Homeowners Association. The application is in compliance with this standard.

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.

Response: The applicant notes all Lots shall have electrical power provided by the City of Palatka or other such electrical provider. It is anticipated that overhead lines from St. Johns Avenue and Zeagler Drive will be the connection for such electrical lines. There shall be no underground electric lines located in the proposed Access Road. Telephone and cable may be provided by other third-party providers which shall be accessed from St. Johns Ave or Zeagler Drive. Per §94-233(f), within a PUD, all utilities including telephone, television cable and electrical systems shall be installed underground. Appurtenances to these systems which require aboveground installation must be effectively screened, and thereby may be excepted from this requirement. Primary facilities providing service to the site of the PUD may be excepted. The application is not in compliance.

g.- Off-street parking requirements: Off-street parking requirement for uses within a planned unit development shall be as provided in Article V of the City of Palatka municipal code.

Response: The submitted site plan does not clearly depict parking spaces nor indicate the number of spaces provided. However, the applicant intends for each new townhome (unit) will be accommodated with two vehicular parking spaces, thus providing for the minimum of 136 spaces, as required in Section 94-262 of the Code. Further, staff believes there should be an additional condition stipulated regarding the accommodation of guest parking; staff recommends (1) one parking space per (5) five units. The application is not in compliance.

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

Response: The applicant states that the proposed development will meet the minimum living area, and therefore will be in compliance with this requirement.

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.

The proposed development consists of 68 townhomes at gross density of 16.07 units per acre, and will add 68 dwelling units to the City of Palatka. Using a projected persons per household of 2.28, this equates to a projected population of 155 persons.

PB 24-23 Staff Recommendation

1. Staff recommends the request to rezone from City of Palatka Single-Family Residential (R-1) to City of Palatka Multiple-Family Residential (R-3) with a Planned Unit Development (PUD) overlay, be **approved** for the above parcel with the following condition
 - All utilities must be located underground, per Section 94-233(f) of the City of Palatka municipal code.
 - All vehicular parking associated with the development comply with the City of Palatka, Article V, "Off-Street Parking and Loading" and an accommodation of (1) one (guest) vehicular parking space per (5) five units.



REZONING APPLICATION

386-328-1111

holmes@holmesand
Young.com

DATE RECEIVED: 8-1-24
APP NUMBER: PB-24-22
HEARING DATE: _____

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)

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

Property Information

- Property Address: Unassigned
- Parcel Number: 10-10-26-0000-0200-0050 (Christie Zeagler)
- Lot size/acreage: 4.55
- Current Property Use: vacant (zoned residential)
- Current Future Land Use Map Designation: RL
- Proposed Future Land Use Map Designation (if applicable): -
- Proposed Use: M, 1st Family
- Current Zoning Designation: R2 Requested Zoning Designation: R3
- Square footage of any proposed structures: * See site plan and written text Number & types of structures on property: _____

Applicant Information

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

Owner Name(s): Palmetto Palatka Land Trust
Mailing Address: 1161 Hampton Pt. Dr. St. Augustine FL 32092
Phone Number(s): (904) 874-3499 Email: christie@the-towers-group.com

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

Name(s): Christie Towers
Mailing Address: 1161 Hampton Pt. Dr. St. Augustine FL 32092
Phone Number(s): (904) 874-3499 Email: christie@the-towers-group.com

To Be Notarized

Name (Print Name): JEANNE SHULTZ

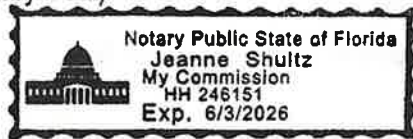
Signature: *Jeanne Shultz* Date: 7/10/24

STATE OF FLORIDA County of ST JOHN S

Before me this day personally appeared CHRISTINE TOWERS 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 10TH day of JULY A.D. 2024.

(Notary Seal)



Jeanne Shultz
Notary Public

My commission expires: _____ State of _____ at Large
Type of Identification Produced: _____

For Official Use Only

Date Submitted: 8/01/24 FLUM Designation: _____

Received By: _____ Preliminary Review by: _____

Confirmed Current Zoning: R-2 Date Legal Ad Ran: _____

(Allowable) Requested Zoning: R-3 Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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

SCHEDULE "A"

The following is the legal description of the Trust Property contained in the foregoing Land Trust.

That part of the Northwest 1/4 of the Northwest 1/4 of Section 10, Township 10 South, Range 26 East, Putnam County, Florida lying Northerly of the Northerly line of Foxwood, as recorded in Map Book 6, Page 19 of the public records of said county and Westerly of the Westerly right of way line of Zeagler Drive as recorded in Official Records Book 350, Page 1819 of said public records and Southerly of the Southerly right of way line of the Seaboard Coastline Railroad.

Survey attached hereto.

TR

CMT



0 30 60
SCALE: 1" = 30'
1" = 60'
FOR: 22"x34" SHEET
FOR: 11"x17" SHEET

SITE AREA:

TOTAL SITE AREA = ±4.23 AC
DRY POND PERCENTAGE = ±0.40 AC
TOTAL 16' LOTS = 68 EA
TOTAL PROJECT AREA = ±4.23 AC

MINIMUM SETBACKS

FRONT 20 FEET
SIDE 5 FEET
REAR 25 FEET

PROJECT INFO

TOTAL TOWNHOMES UNITS = 68 EA

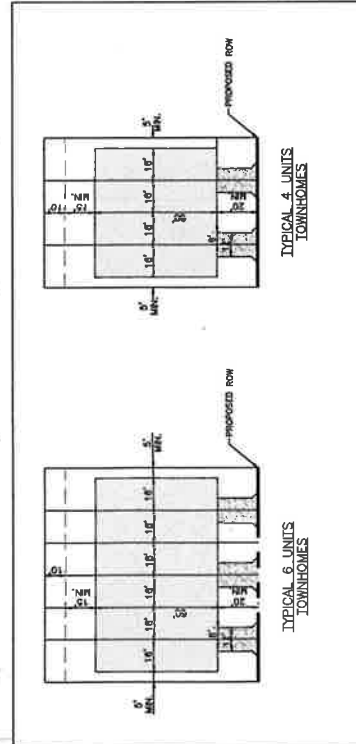
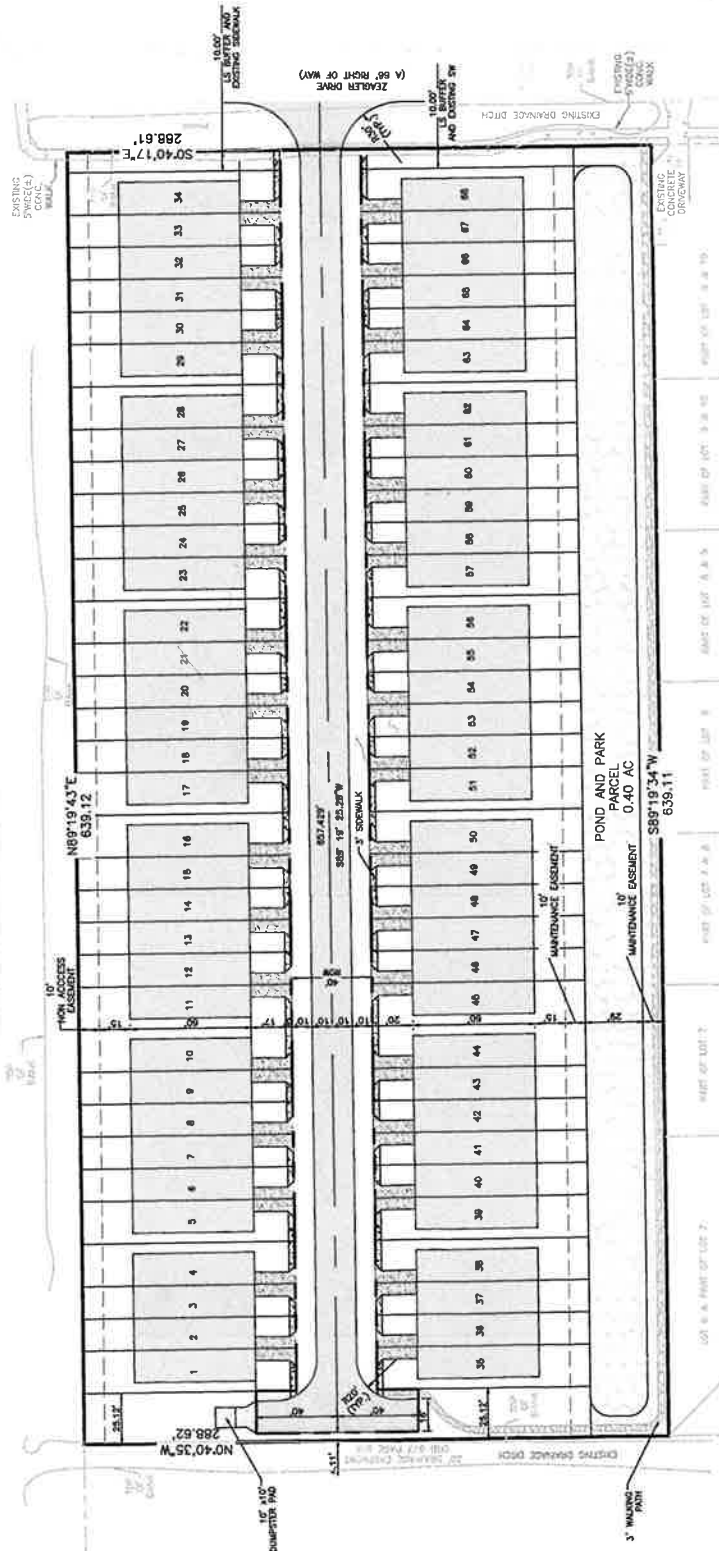
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RECREATION AREA
- SIDEWALK
- GRAVEL WALKWAY

NOTE:

- 1) SIDEWALK ON ST. JOHNS BY OWNER
- 2) NO DRIVEWAY TO ST. JOHNS;
- 3) PRIVATE INGRESS/EGRESS EASEMENT, FILLITY AND MAINTENANCE TRACT SHALL BE CARRIED BY THE HOA (TO BE CREATED) BY THE HOA (TO BE CREATED)
- 4) OVERHEAD ELECTRIC IS PERMISSIBLE

ST. JOHNS AVENUE
A VARIABLE WIDTH
RIGHT OF WAY



CYPRESS LANDING ZONING
MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for rezoning to multi-family residential (R-3) as required by the City of Palatka, Florida Land Development Code ("LDC").

A. **Project Description:** The Cypress Landing R-3 zoning proposed by this Development Plan is a multi-family residential development that is located in the Western Sector of the City of Palatka at the intersection of Zeagler Drive and St. Johns Avenue. The Project lies west of St. Johns River State College and north of the HCA Hospital. The property is semi-wooded with no existing structures, and adjacent to multi-family and Institutional Developments. Primary access to the property will be directly from Zeagler Drive. Because of its proximity to existing development, infrastructure, and its location, the project is not urban sprawl. In fact, there is significant single family detached, multi-family, office and institutional in the surrounding area.

B. **Development Size:** There is a total of approximately 4.23 acres of property within the R-3 zone as depicted on the Master Development Plan ("MDP") Map.

C. **Wetlands:** There are no known wetlands within the Development Area.

D. **Development Area:** Approximately 4.23 acres.

E. **Dwelling Units and Density:** Multi-Family Residential development shall be limited to 68 Units as shown on the MDP Map. This unit number is consistent with the Comprehensive Plan based upon a base density within the R-3 multi-family category of eight (8) units per acre on 4.23 acres of uplands.

The projected population within the project is 155.04 persons based upon 2.28 persons per household, the average City of Palatka standard. The estimated number of school age children within the project is 17 based upon the City standard of .25 school age children per household.

It should be noted that this multi-family density is consistent with the density allowed under the Future Land Use Map (FLUM) of the City of Palatka.

F. **Non-Residential Development:** None.

G. **Site Development Criteria:**

1. **Multi-Family Development.** The building areas may be developed as shown on the Site Plan. Multi-family homes may be built with various forms of fee-simple ownership. Lot development criteria shall feature a minimum lot width of 16 feet. Maximum Impervious Surface Ratio per lot shall not exceed 50%. Maximum lot coverage shall not exceed 65% on any individual pad. The maximum building height for all structures shall be 35 feet except as permitted by the City of Palatka.

DEVELOPMENT AREA & LAND USE SUMMARY

LAND USE _____ 4.23 ACRES
MULTI-FAMILY _____ 4.23 ACRES
LOT AREA _____ 1.02 ACRES
POND AREA _____ .40 ACRES
ACCESS EASEMENT ("ACCESS ROAD") _____ .48 ACRES
RECREATIONAL AREA (INSIDE DETENTION POND AREA) _____ .25 ACRES

PROJECT SUMMARY

MULTI FAMILY DESIGN CRITERIA _____ up to 18 d/u/ac
MINIMUM LOT AREA (BUILDING) _____ 6000 sq/feet
MINIMUM LOT WIDTH (BUILDING) _____ 60 feet (30 feet per unit)
MINIMUM FRONT SETBACK (BUILDING) _____ 25 feet
MINIMUM REAR SETBACK (BUILDING) _____ 15 feet
MINIMUM SIDE SETBACK _____ 10 feet
MAXIMUM HEIGHT _____ 60 feet

TOTAL SITE AREA _____ 4.23 ACRES
TOTAL WETLANDS _____ NONE
TOTAL WETLAND IMPACTS _____ NONE
TOTAL PRESERVED WETLANDS _____ NONE
TOTAL UPLANDS _____ 4.23 ACRES
TOTAL RECREATION PROVIDED _____ .65 +/- ACRES

CHAPTER 10: THE HISTORY OF THE UNITED STATES

The history of the United States is a complex and multifaceted story that spans centuries. It begins with the arrival of Native Americans in the continent, followed by the exploration and settlement by European powers. The United States was founded in 1776, and its history is marked by significant events such as the American Revolution, the Civil War, and the Great Depression. The country has grown from a small colony to a global superpower, and its history continues to shape the world today.

THE AMERICAN REVOLUTION

The American Revolution was a pivotal moment in the history of the United States. It was a war fought between the thirteen original colonies and the Kingdom of Great Britain, from 1775 to 1781. The revolution was driven by the colonies' desire for self-governance and their opposition to British taxation and control. The war resulted in the colonies' independence and the formation of the United States of America.

The American Revolution was a complex and multifaceted event. It was not just a war, but a struggle for freedom and self-determination. The revolution was fought on many fronts, including the battlefield, the courtroom, and the streets. The outcome of the revolution was the birth of a new nation, one that was founded on the principles of liberty and justice for all.

2. Setbacks. The following setback requirements shall apply to all Multi-Family structures. The setbacks shall be measured in accordance with the definition of "Yard" as set forth below:

a. Side Yard. The minimum side yards setback shall be 10 feet, providing for a minimum clearance of 10 feet between any structures.

b. Front Yard. The minimum front yard setback shall be 25 feet to the nearer of the face of the garage or home except as noted below G2(d). Driveways for all Units shall be located in the front setback/yard and connected to the private easement which shall be known as the Road Access.

c. Rear Yard. Minimum rear yard setback shall be 15 feet to property line.

d. Corner Lot. Minimum corner lot set back will be 20 feet for both yards.

e. Accessory Structures. Accessory Structures shall be allowed as per the City of Palatka. Detached Accessory Structures (other than guest houses and pools) that are separated from the main Structure by not less than 10 feet may be located in a required Rear Yard but not less than 5 feet from any Lot line. There shall be no eave, air conditioning equipment, electrical equipment, or masonry wall/fence located within the boundaries of any underground utility or drainage easement. Pools shall meet the setback requirements of the main use structure and shall not encroach into drainage and underground utility easements. Street lighting shall be allowed and be constructed in accordance with the Land Development Code.

f. Garage. Multi-Family units in Cypress Landing may or may not have garages attached or detached from the main structure. All units shall have a driveway pad with a minimum of 12 feet in width and 20 feet in depth.

3. Lot Width Area. Building width shall be a minimum of 64 feet and each Multi-family Pad shall have a minimum of 16 feet. All Units shall be connected with a center line firewall approved by the Fire Marshall as shown on the site plan.

4. Administrative Waiver for errors in measurements. If an error is discovered in the location of the Building Structure or Yard relative to the minimum Yard requirements, the Developer, the Builder, the Property Owner, or their authorized representative, may file a request for an Administrative Waiver. The review of the request and the final decision shall be made by the City Administrator which shall not be unnecessarily withheld.

5. Permitted Projections Into Required Yards.

a. Architectural Features. Certain architectural features, such as eaves, bay windows, and projecting fireplaces, which may occupy a portion of a Building footprint, may project not more than three (3) feet into required Front, Rear and side yards.

b. Mechanical equipment. Mechanical equipment such as air conditioning units, pumps, heating equipment, solar panels, and similar installations, and screening and housing for such equipment, may project into the required Rear Yard but shall be not located within three (3) feet of any lot line, and may not project into the

required Front Yards. No permanent improvements including eaves, mechanical equipment, pools, pool enclosures and fencing with a foundation are permitted to encroach into any drainage easements, the Access Road or Utility easements.

c. Garages, Covered Patios, and Covered Pools. Garages, Covered Patios, and Pools may intrude within three (3) feet of side and rear property line and shall not intrude into the required Front Yards.

6. **Parking.** Parking for one vehicle shall be provided on a concrete or other hard surface pad in the front yard. Sufficient parking to serve any model homes will be located outside of the Access Road within the driveway of the model homes; on adjacent lots/stabilized areas capable of accommodating more than two vehicles.

7. **Fencing.** Rear and side yards may be fenced with a maximum 4-feet-high “shadow box”, vinyl, PVC, or similar type fence and front yards may be fenced with a maximum 3-foot-high wood, vinyl, or similar type picket fence. All fencing shall be white in color. Fence may be used on the exterior boundary of the project.

8. **Signage and Lighting.**

a. Project Identification Signage. There are no plans to install project signage. However, project identification signs may be located at or near the entrance of the Access Road within the project boundary and shall be limited to a total of two (2) such signs. The project identification signs may be monument or ground signs and may be incorporated into a wall, fence, or other structure, and shall be no more than 15 feet in height with a maximum ADA of 32 square feet.

The project identification signage may be lighted or externally illuminated and shall be landscaped. All permanent signs permitted within the R-3 zone may be either monument type or ground signs, and may be incorporated into a wall, fence, or other structure and shall not obstruct visibility for vehicular traffic. No additional approval of the City of Palatka will be required.

b. Internal Signage. Various locational, directional, informational, and traffic control signs shall be allowed to direct traffic and for identification of a sales office, recreation areas, mail, and trash receptacle storage area, etc. Such signs may be lighted or externally illuminated and incorporated into a wall, fence, or other structure. Temporary signage shall be allowed within the Project.

c. Maximum illumination will be limited to .20-foot candles at the zoning lot line.

9. **Access Road.**

a. Easements. The Project shall have an Ingress/Egress, Utility and Maintenance Easement (A/K/A Access Road) with access to Zeagler Drive. The Access Road shall be 35 feet wide. The terminus of the Access Road shall have a turn around that shall accommodate fire trucks and school buses or other large trucks. The Access Road easement may be converted to a ‘tract’ at time of Platting. In all events, the Access Road shall be privately owned, controlled, and maintained in perpetuity by a Homeowner Association to be created prior to any Units being sold to third

parties and all Lots shall be bound by same. The City of Palatka shall have no maintenance responsibility in the future regarding the Access Road.

b. Garbage Collection and Mailboxes. The Access Road shall contain a location for community garbage collection and mailbox (cluster box) for all units. The garbage collection area may contain an enclosure not to exceed 3 feet in height and located at the terminus of the Access Road.

c. Sidewalk and Landscaping. No sidewalk shall be required in the Access Road Easement. Landscape, if any, shall be located outside the Access Road Easement/Tract along the Pond Bank and may or may not have irrigation.

All lawful uses, restrictions, and other informational matters of the Access Road shall be incorporated in the Covenants and Restrictions of the Community and Maintenance requirements of same incorporated in the Homeowners Association.

10. Existing Wells and Septic. All existing wells and septic systems on the site will be properly abandoned consistent with the Florida Administrative Code and Environmental Health procedures prior to construction plan approval for any vertical construction. The only exception is for wells that may be used post-development project irrigation if they are properly permitted. All wells and septic systems shall be located and abandoned prior to horizontal construction plan approval (clearing and grading).

H. Infrastructure:

1. Stormwater. Stormwater will be handled on site with an approved detention pond and conveyed along property boundary to St Johns Avenue by way of underground pipe system to be maintained in perpetuity by the Homeowners Association. The drainage structures and facilities will be designed and constructed in compliance with the City of Palatka and other requirements in effect at the time of permitting, subject to the permitting requirement of St. Johns River Water Management District. The drainage easements for the detention area and the detention area proper shall be dedicated to an approved Homeowners Association, to be recorded, for maintenance, drainage, and access purposes. The detention pond may have playground equipment or multi-use fields. Vegetation shall include grasses, but may or may not include trees, and understory plantings. The City of Palatka shall have no maintenance responsibilities for the perpetual maintenance of the Storm Water Facility for the project.

2. Vehicular Access. The Access Road shall serve as the sole vehicular access to project. Zeagler Drive shall be the sole access point. The Site Plan depicts the access for the project. Bicycles and pedestrian interconnectivity is encouraged by use of the Access Road and existing sidewalk on Zeagler Drive.

3. Sidewalk. A 4-foot-wide sidewalk shall be provided on the Project side of Zeagler Drive as depicted on the Site Plan. A four feet wide sidewalk on St. Johns Ave is required to be constructed by the Builder or Developer, but may be installed by others, prior to the last unit being constructed.

All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the 2010 ADA Standards for Accessible Design.

4. Park/Recreation. An active and passive area will be provided in the detention area. The Builder or Homeowners Association reserve the right to erect recreational features, such as tot lot, lights for multiuse field or hard surface for exercise track (along top of bank).

The Developer shall be responsible for the construction of the detention pond area described in this Subsection, and an approved Homeowners Association shall be responsible for the maintenance of the improvements. To the extent the Florida Accessibility Code for Building Construction applies to the project, such Code Requirements shall be met.

All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC), adopted pursuant to Section 553.503, Florida Statutes and based on the 2010 ADA Standards for Accessible Design, which shall not be constructed in such a way as to negatively impact existing stormwater flow and drainage. Nothing herein shall impact any existing drainage rights of adjacent property owners.

5. Potable Water/Sanitary Sewer. Central water and sewer service shall be provided by the City of Palatka Utility Authority. The exact location of any sewer and water connections will be determined upon construction plan approval and it is anticipated that no lift station will be on the site.

6. Fire/EMS Protection. This development shall be in compliance with all Florida Statutes regarding same

7. Solid Waste. Solid waste collection shall be provided by the County-contracted waste collection company. Based upon an estimated generation of 5 pounds per dwelling unit, solid waste generation for 68 residential units results in an estimated 340 pounds per day.

8. Utilities. All Lots shall have Electrical power provide by the City of Palatka or other such electrical provider. It is anticipated that overhead lines from St. Johns Ave. and Zeagler Drive will be the connection for such electrical lines. There shall be no underground electric lines located in the Access Road. Telephone and cable may be provided by other third-party providers which shall be accessed from St. Johns Ave. or Zeagler Drive.

9. Open Space. The Detention Pond/Recreation area shall also serve as Open Space and shall be maintained in Perpetuity by the Homeowners Association.

10. Low Impact Development. It is the developer's intent to implement Low Impact Development principles, that may include but not be limited to reducing overall irrigation usage, proposing native plant material for planting areas, using pervious concrete in parking areas, reducing cleared and filled areas and leaving existing vegetated areas, and using bio-retention areas and swales to reduce sheet flows. The specific Low Impact Development Principles will be determined in the developer's discretion at the time of construction plan approval. Irrigation shall be by reuse water if available. If reuse is unavailable, stormwater, shallow brown water wells (with filters), or the lowest quality water available shall be used.

11. Excavation Activities. Excavation activities shall be shown on construction plans and shall be allowed within approved Development Areas (as defined by approval of construction plans) within the Project for the construction of stormwater management systems and other similar uses and structures in conjunction with the development of the project, subject to all applicable permitting requirements. Additionally, fill dirt may be brought onto the project as needed to develop the project. This Rezoning shall allow early land clearing subject to permitting requirements of the City of Palatka and the St. Johns River Water Management District appropriate for the stage of development. The Developer shall mitigate for any protected trees to be removed by such early clearing activity as required.

All off-site dirt removal from excavation activities shall be completed prior to approval and acceptance of the as-built drawings.

12. Upland Vegetation. A minimum of 5% of upland natural vegetation will be conserved on-site within and along the project boundaries.

I. Potable Water/Sanitary Sewer and/or Reuse: Central water and sewer service will be provided by the City of Palatka, connecting to lines along Zeagler Ave. Water distribution and wastewater collection/transmission facilities will be dedicated to the Utility Authority. Based upon an estimated use of 350 gallons per day per residence, water and sewer use for 68 residential units results in an estimated 23,800 gallons per day for potable water and an estimated 20,000 gallons per day for sanitary sewer. The source for irrigation onsite may be reclaimed water but, at present, does not exist in this area. If reclaimed water is unavailable, shallow wells shall be used. The Homeowner Association and Covenants and Restrictions for the Project will discourage the use of portable water for irrigation.

1. All utility construction projects are subject to the current construction standards of the City of Palatka, City of Palatka Utility Authority, and the St. Johns River Water Management District.

2. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the City of Palatka Utility Authority to minimize impact to the existing infrastructure or to the existing level of service.

3. Water and/or Sewer lines that are to be dedicated to the City of Palatka Utility Authority for ownership that are not in public right-of-way shall require an easement/restoration agreement.

4. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water and/or sewer pressurized mains unless otherwise approved by the City of Palatka Utility Authority. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from centerline of utility pipelines.

J. Soils: A copy of the Soils Map reflecting the soils within the R-3 rezoning is attached to the Application.

K. Site Vegetation: A portion of the Level III classification of the Florida Land Use Cover and Classification System Map (FLUCCS) is discussed below.

The existing vegetative community types and land uses have been characterized pursuant to the Florida Department of Transportation publication Florida Land Use, Cover and Fauna Classification System (FLUCFCS).

1. Unimproved Pasture (FLUCFCS 212) 4.23 acres. The entire project is characterized as unimproved or wooded pasture. The area is wooded with a canopy dominated by such species as slash pine (*Pinus elliottii*), loblolly pine (*P. taeda*), sweetgum (*Liquidambar styraciflua*), water oak (*Quercus nigra*), live oak (*Q. virginiana*), laurel oak (*Q. laurifolia*), and southern magnolia (*Magnolia grandiflora*). The understory and ground cover is sparsely grazed and have a ground cover vegetation containing such species as bracken fern (*Pteridium aquilinum*), saw palmetto (*Serenoa repens*), and bitter gallberry (*Hex glabra*).

L. Historic Resources: The Site is in the class of low probability for Cultural Resources. Since no known historic or archaeological sites eligible for listing on the National Register of Historic Places will be impacted by this development on the subject property, no further work is recommended.

M. St. Johns Avenue Development Buffer: Developer will place a 25 foot non access buffer on all Lots along St. Johns Avenue along within a 25 feet wide Vegetative Natural Buffer (VNB). The VNB may be left natural or enhanced by the Homeowner Association, Owner, Developer or Builder. Enhancements may include benches, water features, fences, fountains, landscape material. The Project Boundary shall have a 10 feet wide VNB easement on the West and South Property Lines.

N. Temporary Uses: All temporary uses allowed within the R-3 Zone will comply with the requirements of the City of Palatka. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices, or other trailers, temporary signage, or temporary access, which uses shall meet all requirements of the Florida Accessibility Code for Building Construction (FACBC), including but not limited to an accessible route, accessible parking and signage. Temporary sales and construction trailers and other temporary improvements shall be removed from a lot or parcel before any improvements on such lot or parcel receive a certificate of occupancy from the City and Utility Authority. Model homes may be used as temporary sales centers and construction offices after as-built approval. Parking for the model homes and sales offices will be located within the driveway or on adjacent stabilized areas until roadway improvements have been approved by the City. Model homes may have one sign each, located on the lot. Four Multi-Family Residential model homes may be constructed prior to Final Plat approval. Model homes must be located on a residential lot shown on the Construction Plans. Model homes shall not equal more than 10% of the total number of lots allowed under an approved development permit. No certificates of occupancy shall be released until a final plat has been recorded and As-Builts have been approved by the City.

O. Accessory Uses: All accessory uses and structures as provided in the City of Palatka Code are allowed within the project, provided such uses are of a nature customarily incidental and clearly subordinate to the permitted or principal use of the structure. The setbacks for accessory uses for residential development are addressed in above text. Accessory uses, such as home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated by the City of Palatka.

P. Timing and Phasing: The development will be developed in one 5-year phase, which shall commence immediately upon the effective date of this Rezoning.

"Commencement" for purposes of this Section P is defined as the date of the recording of the ordinance that approves this R-3 zoning. The project will be completed within five years of commencement. "Completion" of development shall be defined as the installation of all infrastructure and the City and Utility Authority approval of the as-builts for all improvements.

The Developer will dedicate the Detention Pond, any Recreational improvement, the Access Road tract, and all other improvements to an approved Homeowners Association and will clear, grade, and construct the improvements within the Project described herein.

Q. Project Impact: The project will provide on-site stormwater drainage facilities. The overall design incorporates green space, open space and may contain active on-site recreational opportunities. The City of Palatka has capacity and will provide all of the water and sewer facilities for the project. The project will therefore have minimal impact on the facilities and infrastructure of the City of Palatka. The project is located within an area designated for residential development in the City of Palatka Comprehensive Plan. The project is also located within an area which is experiencing strong demand for housing in northern the County. The project will meet the demand for housing by residents the City and County. The existing zoning district would not permit the property to meet the housing demand. The R-3 zoning, rather than conventional residential zoning, allows the developer and the city greater control over development within this project. The area has a present need and demand for residential units.

R. Ownership/Agreement: All successors in title to the Property shall be bound to and agree to comply with the commitments and conditions of the approved R-3 zoning, the Covenants and Restrictions and the HOA.

S. Future Land Use Designation: The project lies within the Residential future Land Use designation. The Project meets the Goals, Objectives and Policies of the City of Palatka Planning and Zoning Departments. Further, the R-3 zoning reflects the vision for the area, in that it is designed to ensure a safe transition into and out of the area and to be complementary to the development already in place. Development within the project is oriented away from the highway with extensive buffering.

T. Consistency with Comprehensive Plan: The project is located within the Residential category of the City of Palatka Zoning Plan, with a net residential density for the project of within the allowable density for this land use designation and consistent with the overall area.

Development of the project is consistent with the City of Palatka Zoning Code, which allows this type of development envisioned in the Rezoning request.

The project is consistent with other objectives limiting Urban Sprawl, in that the project does not constitute leapfrog development, but is actually infill development. It is consistent with surrounding Land Uses, and it is compatible with the adjacent existing residential development to the south, multi-family to the west, and institutional and office in the surrounding areas.

U. Compatibility: The proposed use is compatible with the area and the overall community and meet the criteria established by the City of Palatka, which provides that when a rezoning is considered, the City shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or

the first of these is the fact that the system is not a simple one, and that the results are not always the same. The second is that the system is not a simple one, and that the results are not always the same.

The third is that the system is not a simple one, and that the results are not always the same. The fourth is that the system is not a simple one, and that the results are not always the same.

The fifth is that the system is not a simple one, and that the results are not always the same. The sixth is that the system is not a simple one, and that the results are not always the same. The seventh is that the system is not a simple one, and that the results are not always the same.

The eighth is that the system is not a simple one, and that the results are not always the same. The ninth is that the system is not a simple one, and that the results are not always the same. The tenth is that the system is not a simple one, and that the results are not always the same.

The eleventh is that the system is not a simple one, and that the results are not always the same. The twelfth is that the system is not a simple one, and that the results are not always the same. The thirteenth is that the system is not a simple one, and that the results are not always the same.

The fourteenth is that the system is not a simple one, and that the results are not always the same. The fifteenth is that the system is not a simple one, and that the results are not always the same. The sixteenth is that the system is not a simple one, and that the results are not always the same.

The seventeenth is that the system is not a simple one, and that the results are not always the same. The eighteenth is that the system is not a simple one, and that the results are not always the same. The nineteenth is that the system is not a simple one, and that the results are not always the same.

The twentieth is that the system is not a simple one, and that the results are not always the same. The twenty-first is that the system is not a simple one, and that the results are not always the same. The twenty-second is that the system is not a simple one, and that the results are not always the same.

The twenty-third is that the system is not a simple one, and that the results are not always the same. The twenty-fourth is that the system is not a simple one, and that the results are not always the same. The twenty-fifth is that the system is not a simple one, and that the results are not always the same.

implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the City must determine whether the request is compatible, it is important to note that the surrounding uses do meet this criteria. Since all credible rezoning requests may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties. Adjacent land uses surrounding this property include a combination of single-family property to the south, proposed multi-family to the west, and existing Institutional uses to the North and East. The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria referenced above. The permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the R-3 zone are allowable within the Residential Future Land Use designations respectively. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance.

V. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts.

W. Relation to R-3 Zoning Regulations: The subject project meets all applicable requirements of general zoning, subdivision, and other regulations except as may be waived by the City of Palatka.

PB 24-28: request to annex, amend the Future Land Use Map to residential low and rezone 0.19 acres from Putnam County Single Family Residential (R-1A) to City of Palatka Single Family Residential (R-1A)

Address: 1604 Husson Ave.

Parcel No.: 13-10-26-2550-0010-0100

Applicant: Chase Barnes and John Jenkins IV

Owner: iHeart Capital LLC

STAFF REPORT

DATE: January 7, 2025

TO: City of Palatka Planning Board

FROM: City Staff

APPLICATION REQUEST

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	PB 24-28_Staff_Report- Annex 1604 Husson Ave
2.	Annexation Documents

Case PB 24-28 Annexation, Amendment to FLUM and Rezoning
Address: 1604 Husson Avenue, Approx. 0.19 acres +/-
Parcel No.: 13-10-26-2550-0010-0100
Applicant: Charles Barnes and John Jenkins IV

STAFF REPORT

DATE: January 7, 2025
TO: City of Palatka Planning Board
FROM: Planning Director

APPLICATION REQUEST

Request is to annex one parcel, approximately 0.19 acres +/-, for the purpose of connecting to city water and sewerage systems; amend the Future Land Use Map (FLUM) from Putnam County Urban Reserve (UR) to City of Palatka Residential Low density (RL); and rezone from Putnam County Single-Family Residential (R-1A) to City of Palatka Single-Family Residential (R-1A).

Public notice included legal advertisement in the *Palatka Daily News*, notice signs posted on property, and mailed notices to property owners within 150 feet of the subject property.

There is an existing single family dwelling located on the property. Per the City of Palatka zoning ordinance §94-142(b), single family dwellings are a permitted use in the Single-Family Residential (R-1A) district.

Background

The application is for a 0.19 acre +/- parcel located on the west side of Husson Avenue, approximately 500-ft south of the Husson Avenue, Silver Lake Drive, and Campbell Street intersection. Parcel 13-10-26-2550-0010-0100 is bordered by the city limits (residential properties) to the east, and residential parcels in unincorporated Putnam County directly to the north, west, and south. The applicant requests connection to the city's water and sewerage facilities.

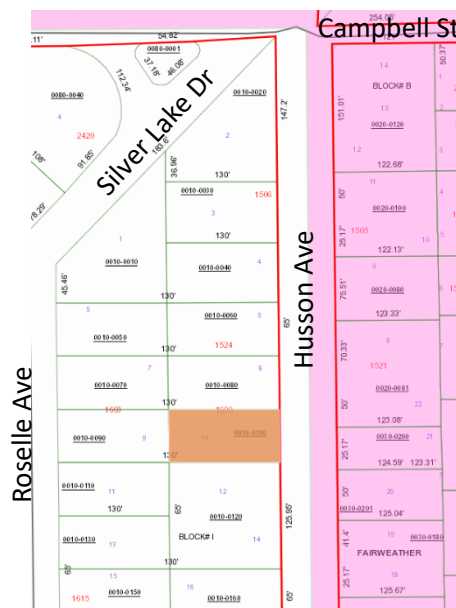


Figure 1: Subject site shown in orange

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

	Actual Use	FLUM	ZONING
Property Existing	Single Family Residence	Putnam County, Urban Reserve (UR)	Putnam County, Single Family Residential, (R-1A)
Property Proposed	Single Family Residence	City of Palatka, Residential Low (RL)	City of Palatka, Single Family Residential (R-1A)
North	Single Family Residence	Putnam County, Urban Reserve (UR)	Putnam County, Single Family Residential (R-1A)
South	Single Family Residence	Putnam County Urban Reserve (UR)	Putnam County, Single Family Residential (R-1A)
East	Single Family Residence	City of Palatka, Residential Low (RL)	City of Palatka Single Family Residential (R-1A)
West	Single Family Residence	Putnam County Urban Reserve (UR)	Putnam County, Single Family Residential (R-1A)

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact.”

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary.

Compactness: The statute provides a definition for compactness that requires an annexation to be for properties in a single area, and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns.

Annexation of this property meets the standard of compactness because it does not create an enclave or pocket. The proposed annexation borders the city limits to the east and is contiguous to existing municipal boundary.

Connection to Water and Sewer: **Water and sewerage infrastructure is available to the site. The applicant desires connection to city water and sewerage systems. Both systems are adequate to handle the annexation of the site.**

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City

limits is conditioned upon annexation only when those properties become contiguous. Annexation of contiguous property receiving water or sewer service shall not be required if provision of service to a property, in substantive terms, improves the efficiency of the collection system, supports the system through additional service and user fees, achieves environmental protection, and promotes economic development; and does not promote urban sprawl.

Future Land Use Change Analysis



Figure 2: Current Future Land Use Map (FLUM)



Figure 3: Proposed Future Land Use Map (FLUM)

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Staff is not aware of any soil or topography conditions that would present major problems for this property in accordance with all applicable land development regulations. Staff is not aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.
The applicant proposes to continue the use as a single-family residence.

The adopted 2008 Comprehensive Plan does not determine minimum amounts of land needed for commercial or industrial land uses. However, data and analysis for the Future Land Use element does note that commercial land uses comprised 25% of the total land area of the city at that time. Industrial land uses comprised 5.3% of the total land area at that time. As the city and surrounding areas have grown, there has been increased demand for these land uses.

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

- Low-intensity, low-density, or single-use development or uses.

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

The annexation of this parcel would not contribute to urban sprawl and is within an already-established residential area. The parcel is located on the west side of Husson Avenue and borders the city limits to the east at this location.



Figure 4: Current Zoning Map



Figure 5: Proposed Zoning Map

Zoning Analysis

Section 94-38 (f) (1) requires that the report and recommendations of the Planning Board to the City Commission 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:

- Whether the proposed change is in conformity with the Comprehensive Plan. The proposed annexation is in conformity with the Comprehensive Plan.*
- The existing land use pattern. The proposed annexation is consistent with the land use pattern.*

- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts. The proposed annexation would not create an isolated district; the parcel is adjacent to the city limits to the east.*
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc. The proposed annexation would add a single-family dwelling unit to the city housing stock. The additional residence is not expected to overtax public facilities or produce an undue strain on the school system. However, it will tap into city water and sewerage services, which have sufficient capacity for this annexation at this time.*
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. The existing boundary is not illogical; this proposed annexation would be contiguous, as city limits border the parcel in question directly to the east.*
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary. The applicant requests municipal water and sewer services for the property, therefore an annexation is required.*
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood. The proposed annexation will not bring more vehicular traffic to the area; all current conditions would remain unchanged.*
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety. The proposed annexation would not excessively increase traffic congestion or otherwise affect public safety.*
- i. *Whether the proposed change will create a drainage problem. The rezoning will not cause drainage problems; all current conditions would remain unchanged.*
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas. The proposed rezoning will not reduce light and air to adjacent properties; there is an existing single family home on the property.*
- k. *Whether the proposed change will adversely affect property values in the adjacent areas. The proposed annexation will not adversely affect nearby property values; there is an existing house on the property in an established residential area.*
- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations. The proposed rezoning will not be a deterrent for improvement of adjacent property.*
- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. The proposed annexation and zoning change will not constitute a grant of special privilege.*
- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning. The parcel must be annexed into the city limits for water and sewerage service, and it requires assignment of a residential zoning compatible with the surrounding area.*

- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city. **The proposed annexation and rezoning is not out of scale. The subject property will remain single-family residential and the parcel is surrounded by residential properties.***
- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use. **The residential land use is already existing with a single family home. The rezoning is to assign a City of Palatka zoning district to the annexed parcel in order to connect to city water and sewer services.***
- 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. **Not in historic district.***

Staff Recommendation

- Staff recommends approval of the annexation of 1604 Husson Avenue (Parcel 13-10-26-2550-0010-0100) for the purpose of connection to City of Palatka water and sewerage services
- Staff recommends amending the district boundary FLUM designation from Putnam County, Urban Reserve (UR), to City of Palatka Residential Low (RL)
- Staff recommends amending the district boundary for the zoning map from Putnam County Single-family Residential (R-1A), to City of Palatka Single-family residential (R-1A)



ANNEXATION APPLICATION

DATE RECEIVED: 10-29-24
APP NUMBER: PB - 24-28
HEARING DATE: _____

Application Requirements

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

Annexation: \$700.00 Small scale amendment <50 acres: \$1440.00 Large scale amendment >50 acres: \$2390.00

☒
☒
☐
☒
☐

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

☒
☐
☐
☒

Site Map
Project Narrative
Site Plan (for planned development)
Supplementary Information

Property Information

- Property Address: 1604 Husson Ave, Palatka, FL 32177
- Parcel Number: 13-10-26-2550-0010-0100
- Parcel Dimensions: 65ft X 130ft
- Current Property Use: Residential
- Current Future Land Use Map Designation: City: _____ County: UR
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: UR
- Proposed Use: Residential
- Current Zoning Designation: R-1A Requested Zoning Designation: R-1A
- Square footage of any proposed structures _____ Number & types of structures on property _____
1 dwelling measuring 1,118 sqft currently exists on the property

Applicant Information

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

Owner Name(s): iHeart Capital LLC - Chad Freeman
Mailing Address: 423 St Johns Ave, #2, Palatka, FL 32177
Phone Number(s): 386-546-6450 Email: chad@iheartrealtyinc.com

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

Name(s): Chase Barnes & John Jenkins IV
Mailing Address: 423 St Johns Ave, #2, Palatka, FL 32177
Phone Number(s): 386.385.4404 & 386.972.0407 Email: chase@iheartrealtyinc.com

To Be Notarized

Name (Print Name): Chad Freeman

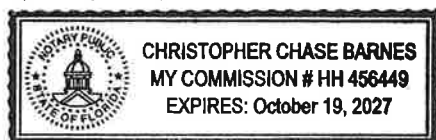
Signature: *Chad J Freeman* Date: 10/29/24

STATE OF Florida County of Putnam

Before me this day personally appeared Chad Freeman 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 29th day of October A.D. 2024.

(Notary Seal)



Christopher Chase Barnes
Notary Public

My commission expires: 10/19/2027 State of Florida at Large.
Type of Identification Produced: Florida 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

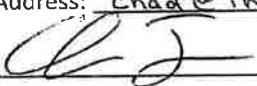
Application for Determination of Water and Sewer Availability

This application must be typed or printed in black ink and submitted to:

City of Palatka
Water & Sewer Utilities Dept.
1010 Ocean St.
Palatka, FL 32177

Date Received:

TO BE COMPLETED BY APPLICANT

1. Date: <u>11/13/2024</u>	2. Property Address: <u>1604 HUSSON AVE</u>
3. Parcel Number: <u>13-10-26-2550-0010-0100</u>	4. Current Property Use: <u>Residential</u>
5. Type of Service Requested (check one) ☒ Water ☐ Sewer ☐ Water & Sewer	6. Reason(s) for Request: <u>Property is currently utilizing a well and would like to connect to public water instead</u>
7. Owner(s) of Record: <u>iHeart Capital LLC - Chad Freeman</u> Owner Address: <u>423 St Johns Ave, #2, Palatka, FL 32177</u> Phone Number: <u>386-546-6450 + 386-227-8413</u> Email Address: <u>chad@iheartrealtyinc.com + chase@iheartrealtyinc.com</u>	
Owner(s) signature <u></u>	Date <u>11/13/24</u>

FOR OFFICIAL USE ONLY

1. Date Submitted: <u>11/13/24</u>	2. Received By: <u>Rhett</u>	3. Preliminary review by: <u>Rhett H. May</u>	4. Work Order assigned:
5. Water & Sewer (check) ☒ Water Available ☒ Sewer Available ☐ Extension Required (see map) ☐ Costs		6. Comments from Water & Sewer: <u>Please see the Attached Memo.</u>	
7. Date forwarded to B & Z: (if connection is going to be made) _____	8. Date BZ Received from Water/Sewer: _____	9. B & Z comments: _____ _____	

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



Utilities Department

To: Chase Barns, IHeart Capital LLC.

From: Rhett McCamey, Water & Sewer Superintendent

Date: November 13, 2024

RE: 1604 Husson Ave. / Water & Sewer Availability

Water is available from an eight-inch water main on the east side of Husson Ave., a water service would be inserted under Husson Ave. to serve the property.

Sewer is available from an eight-inch gravity sewer main on the east side of Husson Ave., However the sewer main is too shallow to extend a gravity lateral to the west side of Husson. A two-inch force main would be inserted under Husson to serve the property and you would have to install a sewer lift-station to pump the sewerage across to the sewer main.

Your property is contiguous to the city limits and annexation into the city is required to connect to city utilities.

You would need to contact Lorenzo Aghemo, the City Planning Director, about filling out the annexation paperwork and paying the annexation fee before the water connection fee is sent down to be paid.

Thank you,

Rhett McCamey, W & S Superintendent

A handwritten signature in black ink that reads "Rhett H. McCamey". The signature is written in a cursive style.



THIS INSTRUMENT PREPARED BY

Tammy L. Morgan

GULLETT TITLE, INC.

401 SAINT JOHNS AVENUE

PALATKA, FLORIDA 32177-4724

Our File No.: **G47259**

Property Appraisers Parcel Identification (Folio) Number: **13-10-26-2550-0010-0100**

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

WARRANTY DEED

THIS WARRANTY DEED, made the **29th** day of **September, 2023** by **CLINTON DEAN McNETT, a single man** whose post office address is 1604 Husson Avenue, Palatka, FL 32177 herein called the Grantor, to **IHEART CAPITAL, LLC, a Florida Limited Liability Company** whose post office address is 209 N 4th Street, Palatka, FL 32177, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Eighty Thousand and 00/100 (\$80,000.00) Dollars, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, its heirs and assigns forever, all that certain land situate in Putnam County, State of Florida, viz.:

Lot 10, Block 1, 5-POINTS SUBDIVISION, according to plat thereof as recorded in Map Book 4, Page 2 of the public records of Putnam County, Florida.

SUBJECT TO any and all easements, restrictions and reservations of record and taxes for the year 2023 and thereafter.

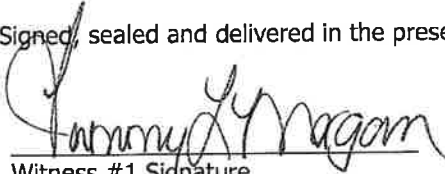
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature
Tammy L. Morgan

Witness #1 Printed Name


Witness #2 Signature
Christa L. Harrison

Witness #2 Printed Name


CLINTON DEAN McNETT

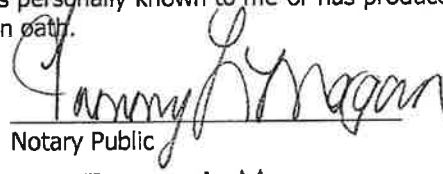
**STATE OF FLORIDA
COUNTY OF PUTNAM**

The foregoing instrument was acknowledged by means of physical presence before me this 29th day of September, 2023, by CLINTON DEAN McNETT who is personally known to me or has produced a driver's license as identification and ☐ did ☒ did not take an oath.

{SEAL}



TAMMY L. MORGAN
Notary Public
State of Florida
Comm# HH364714
Expires 2/20/2027


Notary Public
Tammy L. Morgan
Printed Notary Name

My commission expires:



THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU

THE UNIVERSITY OF CHICAGO PRESS
50 EAST LEXINGTON AVENUE
NEW YORK, N.Y. 10017-2473
TEL: 212 850 6640 FAX: 212 850 6641
WWW.CHICAGO.PRESS.EDU