

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
CITY MANAGER

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK



AGENDA
PLANNING BOARD MEETING
May 6, 2025 at 4:00 PM

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- a. April 1, 2025 Minutes

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. PB Case 25-03: Request to amend the Future Land Use Map and rezone 2.39 acres and 0.12 acres from Multiple-family Residential district (R-3) to Conservation district (CON) located on Crill Avenue for parcel numbers: 42-10-27-6850-1460-0083 and 42-10-27-6850-1460-0081
- b. PB Case 25-04: Request to amend the Future Land Use Map and rezone 0.16 acres from Multiple-family Residential district (R-3) to Public Buildings and Grounds district (PBG-1) located on Crill Avenue for parcel number: 42-10-27-6850-1510-0000
- c. PB Case 25-06: Request to rezone a 0.34 acre from City of Palatka Commercial, Neighborhood District (C-1A) to City of Palatka Single-Family Residential District (R-1).
Owners: Residential Appraisal Management Group LLC
Address: 2405 President St. Palatka, FL 32177
Parcel No. 12-10-26-0820-0010-0030
- d. Palatka 2025 Comprehensive Plan update

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

Any person wishing to appeal any decision made by the Planning Board with respect to any matter considered at such meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105

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.

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MINUTES
CITY OF PALATKA
April 1, 2025

1. CALL TO ORDER

a. Invocation

Invocation led by Chair Killebrew

b. Pledge of Allegiance

Pledge of Allegiance led by Mr. Burnett

c. Roll Call

Present: Edie Wilson
Chase Barnes
Andrew Burnett
Ed Killebrew

Absent: Earl Wallace
George DeLoach

Also Present: Lorenzo Aghemo Planning Director, Jane West, City Attorney, Renee' Brown and RYan Mickles Planner I; telecommunications technology: Alonzo Mulberry, City Chaplain. Matt Lawtey, Allegra Kitchens, former City Commissioner, Josh McCall

d. ExParte Communication

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

2. APPROVAL OF MINUTES

a. March 4th, 2025

Motion to approve by Wilson. Seconded by Barnes. The Motion Passed unanimously.

3. PUBLIC COMMENTS

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

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

4. REGULAR BUSINESS

a. SIGN 24-17 – Sign Variance Sonny’s BBQ at 02-10-26-0000-0020-0000
Address: 425 N State Road 19

Applicant: John Miller, Miller Land Holdings
Agent: Wesley E. Dixon, Palatka BBQ LLC, iserv LLC

Mr. Mickels addressed the board concerning the request for a variance for a non-conforming sign. The need for a variance is caused by rapid tree growth.

Josh McCall, 503 SE 41st St., Ocala, FL – addressed the board

The floor was opened to public comment:

Allegra Kitchens, Zoning Board of Appeals member, expressed concern the request for a sign variance should be heard by the Board of Zoning Appeals per City code Sec. 94-72.

Ms. West provided a legal opinion that the Planning Board hear the case on its merits and if there is a appeal of the variance it would go to the Board of Zoning Appeals. She expressed the intent of an Ordinance in 2017 was that the board would hear appeals and flood plain management matters.

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

Motion to suggest approval regarding the alteration or relocation of the existing sign by Barnes. Seconded by Wilson. The Motion Passed unanimously.

- b. **Case PB 24-29 Annexation, Amendment to FLUM and Rezoning with PUD Overlay**
Address: "0" Moody Road, Approx. 16.72 acres +/-
Parcel No.: 02-10-26-0000-0420-0000
Owner : Daryl Gilbert
Applicant: Bryan Greiner, Gulfstream Design Group, LLC

Ms. Brown addressed the board regarding the request to annex a parcel on Moody Road into the City, amend the Future Land Use Map to Residential High Density, and to Rezone to R-3, PUD. Ms. Brown advised: Staff recommended approval of the annexation of "0" N Moody Road (Parcel 02-10-26-0000-0420-0000) for the purpose of connection to City of Palatka water and sewerage services, approval to amend the district boundary FLUM designation from Putnam County, Urban Services (US), to City of Palatka Residential High (RH), approval to rezone from unincorporated Putnam County Light Industrial (IL) to City of Palatka Multiple-family residential with a Planned Unit Development overlay (R-3 PUD) with the Conditions: 1. An Airport Noise and Residential Land Use Compatibility Study shall be submitted to the City; 2. An easement holding the city harmless of noise complaints from future residents must be filed and recorded; 3. A traffic study prepared by a traffic engineer registered in Florida must be submitted; 4. The site plan submitted must be revised to indicate city requirements instead of county requirements; and 5. The legal counsel representing the applicant must provide opinion stating that developer has unified control of the land and the right to impose all covenants and conditions upon the land for certification by the City Attorney.

Matt Lawtey with Civil Engineer and Design addressed the board on behalf of the applicant. He advised the applicant will erect townhouses on the property. They have done a traffic study.

The floor was opened to public comment:

Allegra Kitchens, 1027 S 12th St., Palatka, FL, 32177 – spoke of concern regarding airport traffic noise.

Board discussion commenced.

Motion to recommend the annexation by Barnes. Seconded by Burnett. The Motion Passed unanimously.

Motion to recommend the amendment of the district boundary FLUM designation from Putnam County, Urban Services (US), to City of Palatka Residential High (RH) by Barnes. Second by Burnett. Motion passed unanimously.

Motion rescinded by Barnes, friendly to the second. Chair announced Motion was rescinded.

Motion to recommend the amendment of the district boundary FLUM designation from Putnam County, Urban Services (US), to City of Palatka Multi-Residential R-3. Second by Barnes. Motion passed unanimously.
Motion to rezone from unincorporated Putnam County Light Industrial (IL) to City of Palatka Multiple-family

residential-3 with a Planned Unit Development overlay (R-3 PUD) by Barnes subject to the five conditions recommended by Staff. Second by Burnett. Motion passed unanimously.

5. STAFF COMMENTS – nothing further
6. BOARD MEMBER COMMENTS – nothing further
7. ADJOURN NOTICE: **Motion to adjourn at 4:45 PM by Barnes.**

PB Case 25-03: Request to amend the Future Land Use Map and rezone 2.39 acres and 0.12 acres from Multiple-family Residential district (R-3) to Conservation district (CON) located on Crill Avenue for parcel numbers: 42-10-27-6850-1460-0083 and 42-10-27-6850-1460-0081

STAFF REPORT

DATE: May 6, 2025
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

The request would amend the Future Land Use Map designation from City of Palatka Residential High (RH) to Conservation (CON) and rezone from Multiple-family Residential (R-3) to Conservation district (CON). The 2.39-acre parcel and 0.12-acre parcel are owned by the City of Palatka. The subject properties have semi-wooded landcover and currently vacant with no structures

BACKGROUND

The properties are within the municipal limits of the City of Palatka and contain some large trees with areas of thick vegetation. The American Legion Post 45 and the Lions Club of Palatka buildings are located on two adjacent parcels to the west. The subject properties are bounded by Crill Avenue (North), Morris Street (East), and Kirby Street (South).

PROJECT ANALYSIS

Staff Recommendation

1. Staff recommends the request to amend the district boundary FLUM designation from City of Palatka Residential High (RH) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0083.
2. Staff recommends the request to amend the district boundary FLUM designation from City of Palatka Residential High (RH) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0081.
3. Staff recommends the request to rezone from City of Palatka Multi-family Residential (R-3) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0083.
4. Staff recommends the request to rezone from City of Palatka Multi-family Residential

(R-3) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0081.

ATTACHMENTS

1.	PB25-03 Staff Report 050625
2.	Rezoning App
3.	Map

Case PB 25-03 –Amend FLUM and Rezone 2.39 acres at 42-10-27-6850-1460-0083 and 0.12 acres at 42-10-27-6850-1460-0081

Address: Unassigned (Intersections of Crill Ave/Morris St, and Morris St/Kirby Street)

Applicant: City of Palatka

Agent: None

STAFF REPORT

DATE: May 6, 2025
TO: City Planning Board
FROM: Planning Director

APPLICATION REQUEST

The request would amend the Future Land Use Map designation from City of Palatka Residential High (RH) to Conservation (CON) and rezone from Multiple-family Residential (R-3) to Conservation district (CON). The 2.39-acre parcel and 0.12-acre parcel are owned by the City of Palatka. The subject properties have semi-wooded landcover and currently vacant with no structures.

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 properties are within the municipal limits of the City of Palatka and contain some large trees with areas of thick vegetation. The American Legion Post 45 and the Lions Club of Palatka buildings are located on two adjacent parcels to the west. The subject properties are bounded by Crill Avenue (North), Morris Street (East), and Kirby Street (South).

	Actual Use	FLUM	ZONING
Property Existing	Vacant	Residential High (RH)	Multiple-family Residential (R-3)
North	Primarily single-family homes; few vacant parcels	Residential High (RH)	Multiple-family Residential (R-3)
South	Vacant	Residential Medium (RM)	Multiple-family residential, Planned Unit Development (R-3, PUD)
East	Single-family homes adjacent to City South Historic District	Residential High (RH)	Single-Family Residential (R-1)
West	American Legion Post 45; Lions Club of Palatka	Residential High (RH)	Multiple-family Residential (R-3)

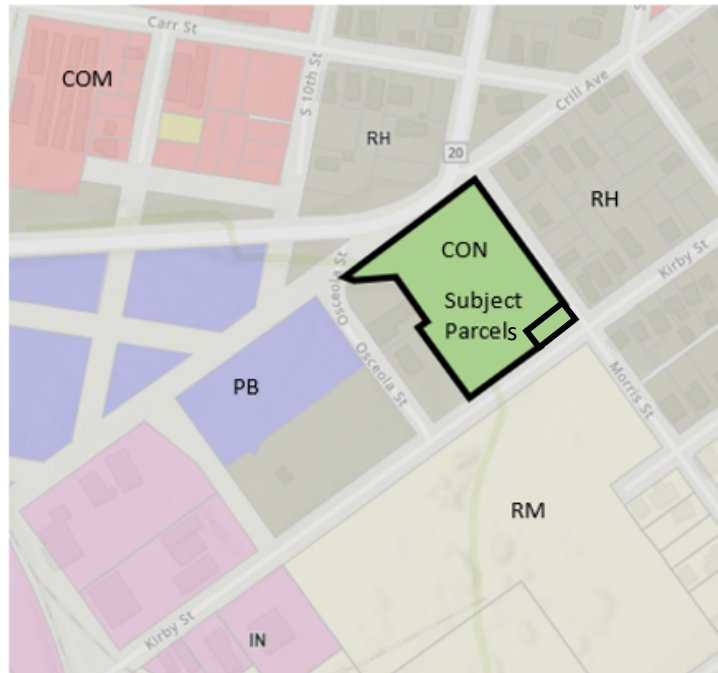
Table 1: Current and Proposed Future Land Use Map and Zoning Designations

Future Land Use Change Analysis

Figure 1. Existing Future Land Use



Figure 2. Proposed Future Land Use



The request is to change the Future Land Use from Residential High (RH) to Conservation (CON).

Florida Statutes Chapter 163.3177(6) provide for the following land use change criteria to be considered.

- *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.*

Response: The parcel has a National Wetlands Inventory classification of R4SBCx which is defined by:

System Riverine (R): The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem Intermittent (4): This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

Class Streambed (SB): Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

Water Regime Seasonally Flooded (C): Surface water is present for extended periods especially early in the growing season but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Special Modifier Excavated (x): This Modifier is used to identify wetland basins or channels that were excavated by humans.

The plan amendment is suitable for the proposed conservation use.

- *Provide analysis of the minimum amount of land needed as determined by the local government.*
Response: The City of Palatka's last adopted 2008 Comprehensive Plan, Future Land Use element notes 58 acres of the Conservation district. There are not many areas within the city with this zoning classification and is primarily comprised of the Ravine Gardens.
- *Demonstrate the amendment does not further urban sprawl, as determined through the following tests:*
 - Low-intensity, low-density, or single-use development or uses.
 - Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - Radial, strip, isolated, or ribbon development patterns.
 - Development that fails to adequately protect and conserve natural resources and agricultural activities
 - Development that fails to maximize use of existing and future public facilities and services.
 - Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
 - Development that fails to provide a clear separation between rural and urban uses.

- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The conversion of the subject parcel to conservation would not contribute to urban sprawl. The parcel is within a fully urbanized area. The Conservation (CON) district contains land and wetland areas with valuable environmental resources such as sensitive vegetation, high value habitat or high aquifer recharge potential. The district permits uses which preserve the natural character of the land.

Zoning Change Analysis



Figure 3. Existing Zoning



Figure 4. Proposed Zoning

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

- a. *Whether the proposed change is in conformity with the Comprehensive Plan:*
Response: The subject property currently has a Multiple-family Residential (R-3) classification, and the Future Land Use designation is Residential High (RH). The change to Conservation (CON) zoning and Conservation (CON) Future Land Use would be in conformity with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: The existing land use in this area is primarily single-family residential to the east and vacant/undeveloped properties to the south. Both The American Legion Post 45 and Lions Club of Palatka are located to the west of the sites. There is a cemetery nearby to the west which contributes to the semi-undeveloped character of the area.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The rezoning request does not create an isolated district unrelated to adjacent and nearby districts. The Conservation district (CON) provides for the preservation of land and natural resources, creating a transitional buffer zone between other zoning districts.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: Under this proposal, the subject parcels would be rezoned to Conservation (CON) which would provide less potential for development and the preservation of the natural environment.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: Not applicable.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: As more vacant land and properties are being developed, it is important for the City to preserve its greenspace when and where possible.
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
Response: The proposed change should not adversely influence living conditions in the neighborhood. The change in zoning would preserve the natural environment, the City's greenspace and the drainage system in the area.
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
Response: The change from Multiple-family Residential (R-3) to Conservation (CON) district should not create or excessively increase traffic congestion or otherwise affect public safety.
- i. *Whether the proposed change will create a drainage problem.*
Response: There should be no negative impact on drainage in the area. In fact, the conservation designation would preserve the drainage in the area.
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

Response: No reduction in light and air to adjacent areas is anticipated, as the proposed zoning would limit physical development and use of the property.

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

Response: The proposed change should not adversely affect property values in the adjacent areas.

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*

Response: The proposed change should not be a deterrent to the improvement of adjacent property in accord with existing regulations.

- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Response: The City of Palatka is the current owner of the property. Rezoning the site to Conservation (CON) would provide for the general welfare of the public by preserving greenspace and drainage.

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

Response: There is a riverine located on the property as noted by the National Wetlands Inventory.

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

Response: The preservation of greenspace with this proposal for rezoning to Conservation would not be out of scale with the neighborhood or with the City of Palatka.

- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Response: Not applicable.

- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

Response: Not applicable.

PB 25-03 Staff Recommendation

1. Staff recommends the request to amend the district boundary FLUM designation from City of Palatka Residential High (RH) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0083.
2. Staff recommends the request to amend the district boundary FLUM designation from City of Palatka Residential High (RH) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0081.
3. Staff recommends the request to rezone from City of Palatka Multi-family Residential (R-3) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0083.
4. Staff recommends the request to rezone from City of Palatka Multi-family Residential (R-3) to City of Palatka Conservation (CON) be **approved** for parcel 42-10-27-6850-1460-0081.



REZONING APPLICATION

DATE RECEIVED: _____
APP NUMBER: PB - _____
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

1. Property Address: Unassigned - Intersections of Crill Ave, Osceola St, Morris St, Kirby St
2. Parcel Number: 42-10-27-6850-1460-0083; 42-10-27-6850-1460-0081; 42-10-27-6850-1510-0000
3. Lot size/acreage: 2.67 acres ±
4. Current Property Use: Vacant
5. Current Future Land Use Map Designation: Res. High
6. Proposed Future Land Use Map Designation (if applicable): Public Bldg and Grounds (PB6-1); Conservation (CON)
7. Proposed Use: N/A
8. Current Zoning Designation: R3 Requested Zoning Designation: PB6-1 + CON
9. Square footage of any proposed structures N/A Number & types of structures on property 0

Applicant Information

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

Owner Name(s): City of Palatka
Mailing Address: 201 N. 2nd Street, Palatka FL 32977
Phone Number(s): 386 - 329 - 0600 Email: building - zoning@palatka-fl.gov

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

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

Parcel Identification Number **42-10-27-6850-1460-0083**

DICKS MAP OF PALATKA
MB2 P46, BLK 146 ALL OF
BLK (EX DIV A, OF LOT 8
BK243 29 OR34 P432,
OR171 P495, EX ESMT
OR1443 P854, EX ESMT
DOT OR1444 P1911)



Parcel Identification Number **42-10-27-6850-1460-0081**

DICKS MAP OF PALATKA
MB2 P46, BLK 146 DIV A
OF LOT 8



Parcel Identification Number **42-10-27-6850-1510-0000**

DICKS MAP OF PALATKA
MB2 P46, ALL OF BLK 151
(TURNING LANE-, HWY 20
ONTO OSCEOLA ST) & ADJ,
CLOSED FORWARD ST
BK243 P291



PB Case 25-04: Request to amend the Future Land Use Map and rezone 0.16 acres from Multiple-family Residential district (R-3) to Public Buildings and Grounds district (PBG-1) located on Crill Avenue for parcel number: 42-10-27-6850-1510-0000

STAFF REPORT

DATE: May 6, 2025
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

The request would amend the Future Land Use Map designation from City of Palatka Residential High (RH) to Public Buildings and Grounds (PB) and rezone from Multiple-family Residential (R-3) to Public Buildings and Grounds district (PBG-1). The 0.16 acre parcel is owned by the City of Palatka and located at the intersection of Crill Avenue and Osceola Street. The site is currently vacant and abuts a cemetery.

BACKGROUND

The property is within the municipal limits of the City of Palatka and has no structures. There is a riverine approximately 90-feet in length that runs parallel to Crill Avenue from the west property line to the east property line. The site is adjacent to the West View Cemetery, which is also owned by the City of Palatka.

PROJECT ANALYSIS

Staff Recommendation

1. Staff recommends the request to amend the district boundary FLUM designation from City of Palatka Residential High (RH) to City of Palatka Public Buildings and Grounds (PB) be **approved** for parcel 42-10-27-6850-1510-0000.
2. Staff recommends the request to rezone from City of Palatka Multi-family Residential (R-3) to City of Palatka Public Buildings and Grounds (PBG-1) be **approved** for parcel 42-10-27-6850-1510-0000.

ATTACHMENTS

1.	PB25-04 Staff Report 050625
2.	Rezoning App
3.	Map

Case PB 25-04 –Amend FLUM and Rezone 0.16 acres at 42-10-27-6850-1510-0000
Address: Unassigned (Intersection of Crill Avenue and Osceola Street)
Applicant: City of Palatka
Agent: None

STAFF REPORT

DATE: May 6, 2025
TO: City Planning Board
FROM: Planning Director

APPLICATION REQUEST

The request would amend the Future Land Use Map designation from City of Palatka Residential High (RH) to Public Buildings and Grounds (PB) and rezone from Multiple-family Residential (R-3) to Public Buildings and Grounds district (PBG-1). The 0.16 acre parcel is owned by the City of Palatka and located at the intersection of Crill Avenue and Osceola Street. The site is currently vacant and abuts a cemetery.

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 municipal limits of the City of Palatka and has no structures. There is a riverine approximately 90-feet in length that runs parallel to Crill Avenue from the west property line to the east property line. The site is adjacent to the West View Cemetery, which is also owned by the City of Palatka.

	Actual Use	FLUM	ZONING
Property Existing	Vacant	Residential High (RH)	Multiple-family Residential (R-3)
North	Single-family Residential; few vacant parcels	Residential High (RH)	Multiple-family Residential (R-3)
South	West View Cemetery; American Legion Post 45	Public Buildings and Grounds; Residential High (RH)	Public Buildings and Grounds (PBG-1); Multiple-family Residential (R-3)
East	Vacant	Residential High (RH)	Multiple-family Residential (R-3)
West	West View Cemetery	Public Buildings and Grounds (PB)	Public Buildings and Grounds (PBG-1)

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

Future Land Use Change Analysis

Figure 1. Existing Future Land Use

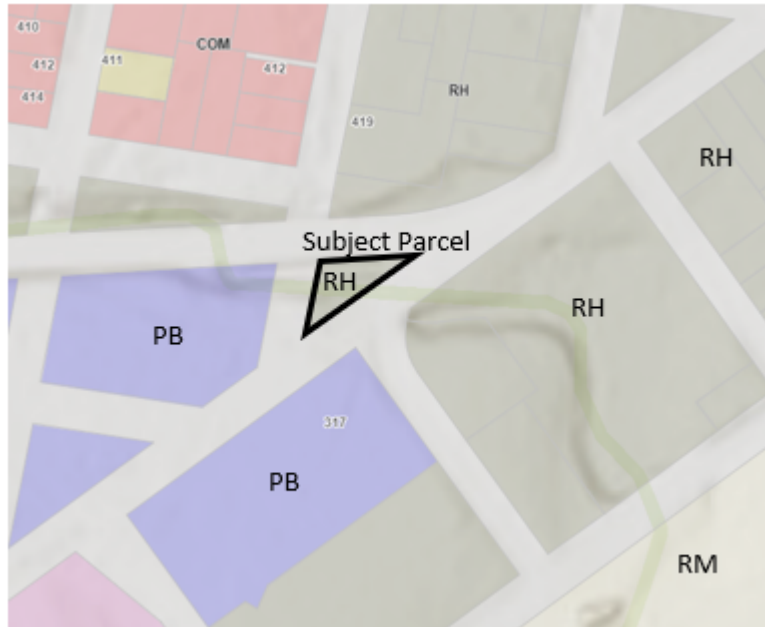
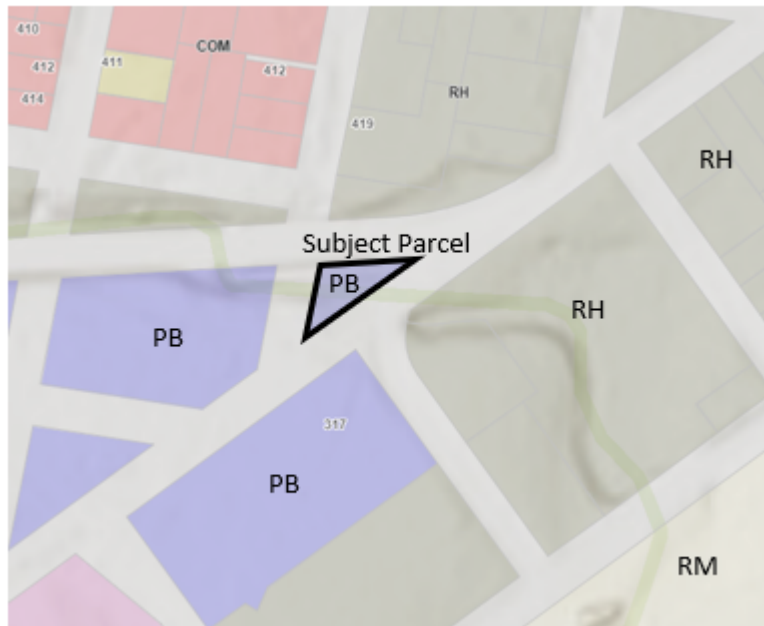


Figure 2. Proposed Future Land Use



The request is to change the Future Land Use from Residential High (RH) to Public Buildings and Grounds (PG).

Florida Statutes Chapter 163.3177(6) provide for the following land use change criteria to be considered.

- *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.*

Response: The parcel has a National Wetlands Inventory classification of R4SBCx which is defined by:

System **Riverine (R)**: The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.

Subsystem **Intermittent (4)**: This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools or surface water may be absent.

Class **Streambed (SB)**: Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem of the Riverine System that are completely dewatered at low tide.

Water Regime **Seasonally Flooded (C)**: Surface water is present for extended periods especially early in the growing season but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Special Modifier **Excavated (x)**: This Modifier is used to identify wetland basins or channels that were excavated by humans.

- *Provide analysis of the minimum amount of land needed as determined by the local government.*
Response: The City of Palatka's last adopted 2008 Comprehensive Plan, Future Land Use element notes 58 acres of the Conservation district. There are not many areas within the city with this zoning classification and is primarily comprised of the Ravine Gardens.
- *Demonstrate the amendment does not further urban sprawl, as determined through the following tests:*
 - Low-intensity, low-density, or single-use development or uses.
 - Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
 - Radial, strip, isolated, or ribbon development patterns.
 - Development that fails to adequately protect and conserve natural resources and agricultural activities
 - Development that fails to maximize use of existing and future public facilities and services.
 - Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
 - Development that fails to provide a clear separation between rural and urban uses.

- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The conversion of the subject parcel to conservation would not contribute to urban sprawl. The Conservation (CON) district contains land and wetland areas with valuable environmental resources such as sensitive vegetation, high value habitat or high aquifer recharge potential. The district permits uses which preserve the natural character of the land.

Zoning Change Analysis

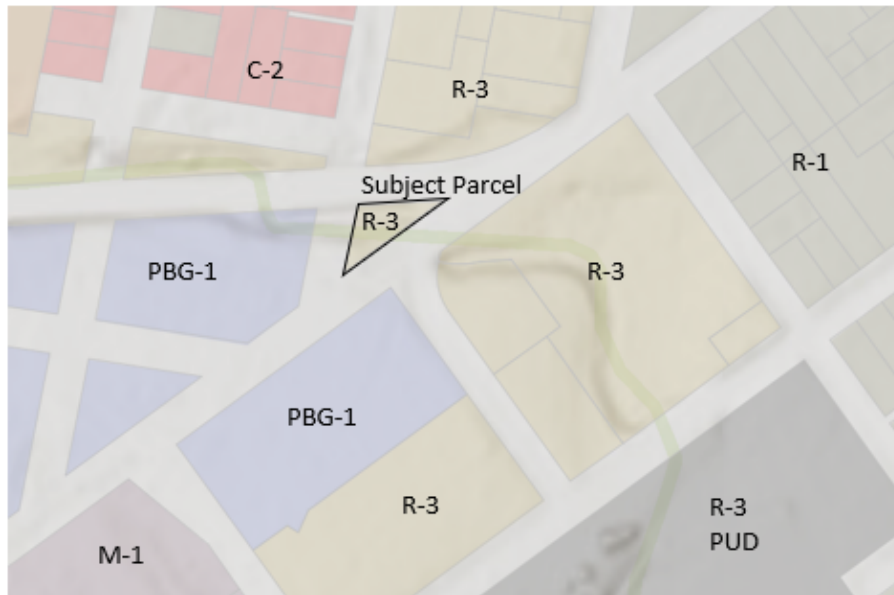


Figure 3. Existing Zoning

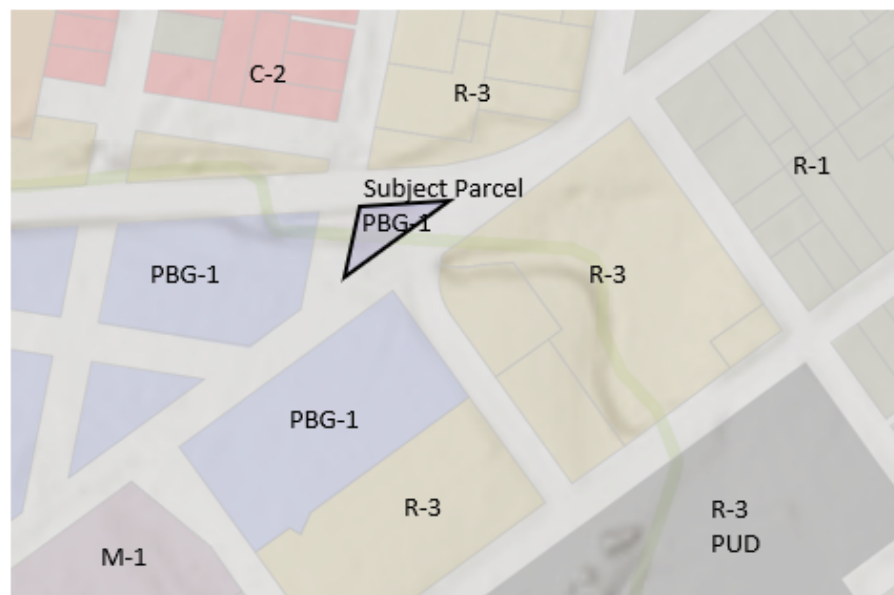


Figure 4. Proposed Zoning

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:

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 is currently zoned Multiple-family Residential (R-3) and the Future Land Use designation is Residential High (RH). The change to Public Buildings and Grounds (PBG-1) zoning and Public Buildings and Grounds (PB) Future Land Use would be in conformity with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: There is a cemetery abutting the subject property which currently has a zoning classification of Public Buildings and Grounds (PBG-1).
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The rezoning request does not create an isolated district unrelated to adjacent and nearby districts.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: Not applicable.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: Rezoning of the parcel would create a cohesive zoning block for this area.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: Not applicable.
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
Response: The proposed change should not adversely influence living conditions in the neighborhood. The change in zoning would preserve greenspace and protect the natural environment.
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
Response: The change from Multiple-family Residential (R-3) to Conservation (CON) district should not create or excessively increase traffic congestion or otherwise affect public safety.
- i. *Whether the proposed change will create a drainage problem.*
Response: There should be no negative impact on drainage in the area.
- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

Response: No reduction in light and air to adjacent areas is anticipated, as the proposed zoning would limit physical development and use of the property.

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

Response: The proposed change should not adversely affect property values in the adjacent areas.

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*

Response: The proposed change should not be a deterrent to the improvement of adjacent property in accord with existing regulations.

- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Response: The City of Palatka is the current owner of the property. The rezoning of this site is for the general welfare of the public by preserving greenspace.

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

Response: There is a riverine located on the property as noted by the National Wetlands Inventory.

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

Response: The proposed Public Buildings and Grounds (PBG-1) district would not be out of scale with the neighborhood. There are contiguous parcels to the west and south of the subject parcel that have this zoning classification.

- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Response: Not applicable.

- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

Response: Not applicable.

PB 25-04 Staff Recommendation

1. Staff recommends the request to amend the district boundary FLUM designation from City of Palatka Residential High (RH) to City of Palatka Public Buildings and Grounds (PB) be **approved** for parcel 42-10-27-6850-1510-0000.
2. Staff recommends the request to rezone from City of Palatka Multi-family Residential (R-3) to City of Palatka Public Buildings and Grounds (PBG-1) be **approved** for parcel 42-10-27-6850-1510-0000.



REZONING APPLICATION

DATE RECEIVED: _____
APP NUMBER: PB - _____
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

1. Property Address: Unassigned - Intersections of Crill Ave, Osceola St, Morris St, Kirby St
2. Parcel Number: 42-10-27-6850-1460-0083; 42-10-27-6850-1460-0081; 42-10-27-6850-1510-0000
3. Lot size/acreage: 2.67 acres ±
4. Current Property Use: Vacant
5. Current Future Land Use Map Designation: Res. High
6. Proposed Future Land Use Map Designation (if applicable): Public Bldg and Grounds (PB6-1); Conservation (CON)
7. Proposed Use: N/A
8. Current Zoning Designation: R3 Requested Zoning Designation: PB6-1 + CON
9. Square footage of any proposed structures N/A Number & types of structures on property 0

Applicant Information

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

Owner Name(s): City of Palatka
Mailing Address: 201 N. 2nd Street, Palatka FL 32977
Phone Number(s): 386 - 329 - 0600 Email: building - zoning@palatka-fl.gov

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

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

Parcel Identification Number **42-10-27-6850-1460-0083**

DICKS MAP OF PALATKA
MB2 P46, BLK 146 ALL OF
BLK (EX DIV A, OF LOT 8
BK243 29 OR34 P432,
OR171 P495, EX ESMT
OR1443 P854, EX ESMT
DOT OR1444 P1911)



Parcel Identification Number **42-10-27-6850-1460-0081**

DICKS MAP OF PALATKA
MB2 P46, BLK 146 DIV A
OF LOT 8



Parcel Identification Number **42-10-27-6850-1510-0000**

DICKS MAP OF PALATKA
MB2 P46, ALL OF BLK 151
(TURNING LANE-, HWY 20
ONTO OSCEOLA ST) & ADJ,
CLOSED FORWARD ST
BK243 P291



PB Case 25-06: Request to rezone a 0.34 acre from City of Palatka Commercial, Neighborhood District (C-1A) to City of Palatka Single-Family Residential District (R-1).
Owners: Residential Appraisal Management Group LLC
Address: 2405 President St. Palatka, FL 32177
Parcel No. 12-10-26-0820-0010-0030

STAFF REPORT

DATE: May 6, 2025
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

This request is for the rezoning on a 0.34 acre parcel located on 2405 President Street. However, based on the review of the application, Staff has determined that the Future Land Use Map amendment also be included for consistency. The recommendation for the amendment of the Future Land Use Map is to change from City of Palatka Commercial (COM) to City of Palatka Residential Low Density (R-L) and to change the existing zoning from City of Palatka Commercial, Neighborhood District (C-1A) to Single-Family Residential District (R-1).

BACKGROUND

The property has been used as a commercial office and the new owners desire to revert back to the prior residential use. The property is currently within the city limits of Palatka. General uses within the City include Florida Pest Control and Champion Pest Control to the North (across President Street) which is City of Palatka, Commercial, General, Light (C-2). Two Residential parcels are located to the east (directly next door), one Putnam County Unincorporated, Residential Single-Family (R1-A) and one City of Palatka, Residential Single-Family (R1-A). Located to the south (directly behind the property) is Putnam County Residential, Single-Family (R1-A). The property to the West of the site is Putnam County Unincorporated Commercial, General Light (C-2).

PROJECT ANALYSIS

Staff Recommendation

1. Staff recommends APPROVAL of the request to amend the Future Land Use Map from City of Palatka Commercial (COM) to City of Palatka Residential Low Density (RL).
2. Staff recommends APPROVAL of the request to rezone the 0.34-acre property from Commercial, General Light (C-2) to Residential Single -Family (R-1).

ATTACHMENTS

1.	PB 25-06 Staff Report
2.	App & Fee
3.	Aerial 2405 President St.
4.	President St. Map with Zones

Case PB 25-06 – Amend Future Land Use Map and Rezone parcel 0.34 acres

Address: 2405 President Street

Parcel #: 12-10-26-0820-0010-0030

Applicant: Residential Appraisal Management Group, LLC

STAFF REPORT

DATE: April 21, 2025
TO: City of Palatka Planning Board
FROM: Staff

APPLICATION REQUEST

This request is for the rezoning on a 0.34 acre parcel located on 2405 President Street. However, based on the review of the application, Staff has determined that the Future Land Use Map amendment also be included for consistency. The recommendation for the amendment of the Future Land Use Map is to change from City of Palatka Commercial (COM) to City of Palatka Residential Low Density (R-L) and to change the existing zoning from City of Palatka Commercial, Neighborhood District (C-1A) to Single-Family Residential District (R-1).

Background

The property has been used as a commercial office and the new owners desire to revert back to the prior residential use. The property is currently within the city limits of Palatka. General uses within the City include Florida Pest Control and Champion Pest Control to the North (across President Street) which is City of Palatka, Commercial, General, Light (C-2). Two Residential parcels are located to the east (directly next door), one Putnam County Unincorporated, Residential Single-Family (R1-A) and one City of Palatka, Residential Single-Family (R1-A). Located to the south (directly behind the property) is Putnam County Residential, Single-Family (R1-A). The property to the West of the site is Putnam County Unincorporated Commercial, General Light (C-2). See Table 1.

	Actual Use	FLUM	ZONING
Property Existing	City of Palatka Commercial General Light C-2	City of Palatka Commercial COM	City of Palatka, Commercial, Neighborhood District C-1A
Property Proposed	City of Palatka Residential Single-Family R-1	City of Palatka Residential Low Density (RL)	City of Palatka Residential Single-Family R-1
North	City of Palatka FL Pest Control & Champion Pest Control	City of Palatka Commercial COM	City of Palatka Commercial, General, Light C-2
South	Putnam County Residential	<i>Putnam County Urban Service (US)</i>	Putnam County Residential, Single-Family (R1-A)

East	City of Palatka & Putnam County Residential	<i>City of Palatka & Putnam County, both Urban Service (US)</i>	City of Palatka & Putnam County Residential, Single-Family (R1-A)
West	Putnam County Unincorporated	Putnam County Urban Service (US)	Putnam County Commercial, General, Light (C-2)

Future Land Use Change Analysis

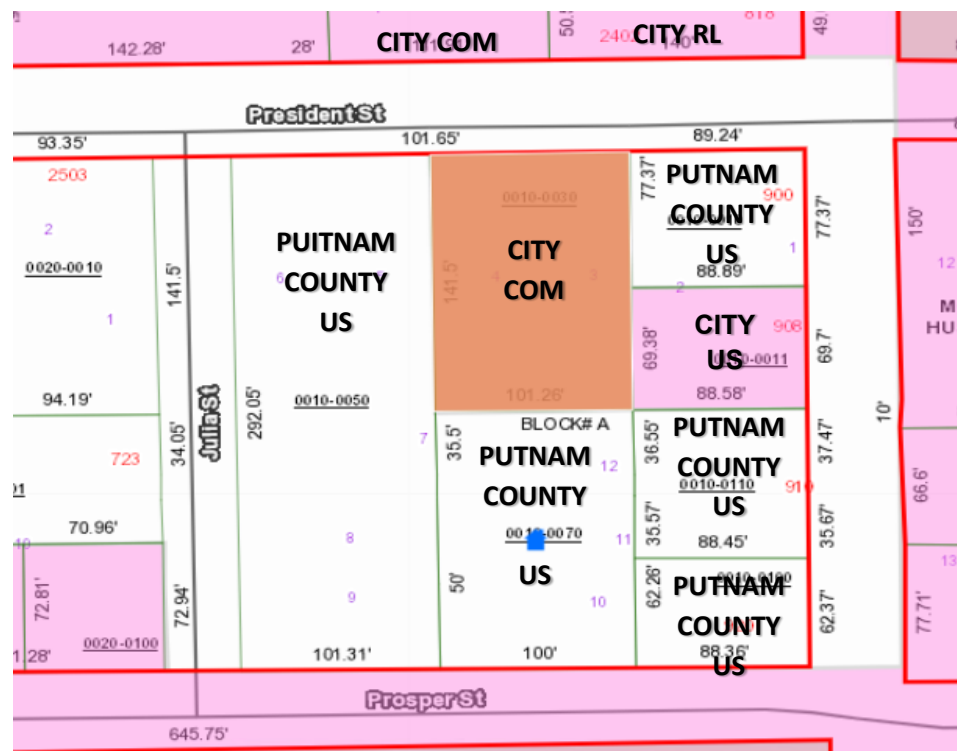
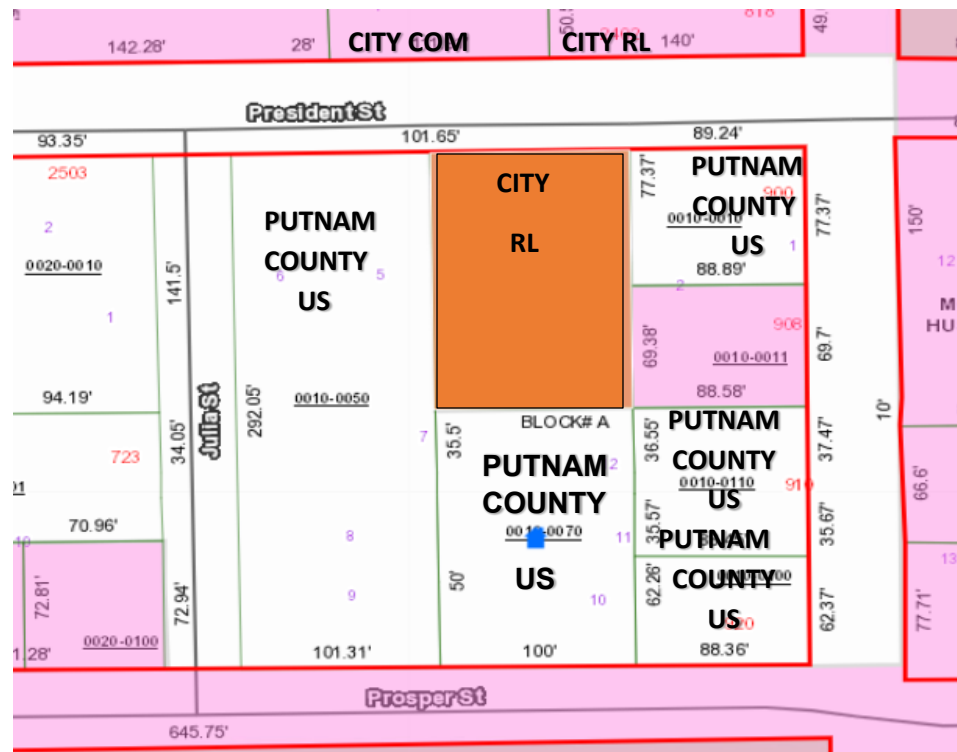


Figure 1 Current Future Land Use



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.

Response: Staff is not aware of any soil or topography conditions that would present major problems for additional future development of this property in accordance with all applicable land development regulations. Nor is staff 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.

Response: The applicant proposes to reestablish 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.

Response: The parcel is within a completely developed area with mixed residential and commercial, uses with full urban services available.

Zoning Change Analysis

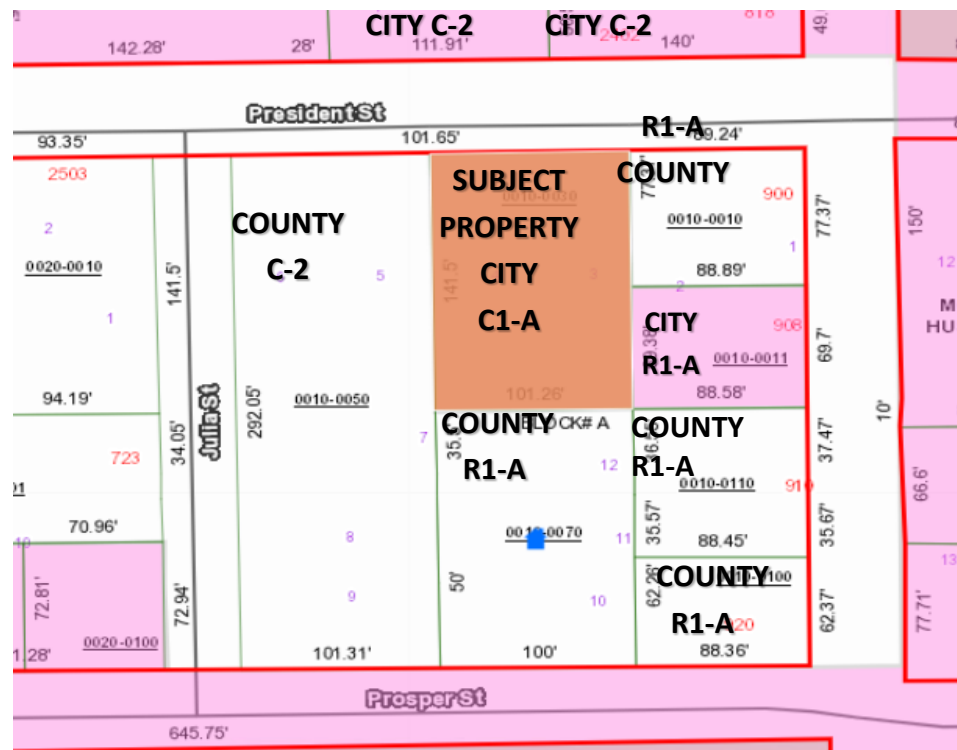


Figure 1 Current Zoning;

- b. *The existing land use pattern.*

Response: The existing land use pattern in this area is mixed commercial and residential. The proposed zoning change will be in accord with other R-1A properties in the immediate vicinity.

- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*

Response: The proposed zoning change will not be isolated, as there are adjacent residential (R1-A) uses to the West and South of the subject parcel.

- 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 property change from C1-A to R-1 will have no increase in population or overtaxing of the load on public facilities.

- 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 conformance with existing zoning districts to the East and South of the subject property.

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

Response: The conditions in the area of the subject property will remain unchanged.

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

Response: The immediate neighborhood to the East and South of the subject parcel is long established as residential. Any existing living conditions will not change with approval.

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

Response: The traffic patterns in the area are already established and will remain the same, not affecting public safety. Increased traffic will be minimal.

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

Response: The applicant purposes to utilize the current drainage system which presently channels water to existing storm drains.

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

Response: No reduction in light and air to adjacent areas is expected.

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

Response: There should be no impact on property values as the use already exists.

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*

Response: The proposed zoning will not be a deterrent for improvement of adjacent properties. The parcels to the East and South are zoned residential and to the North and West they are zoned commercial.

- 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 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.*

Response: The dwelling on the subject property has a functional layout and design of a single-family dwelling consisting of bedrooms, bathrooms, laundry, kitchen and living rooms. This layout would require significant modifications to be recognized commercial use, which is the current zoning.

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

Response: The immediate area is residential in nature.

- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Response: The purpose of this request is to utilize an existing fair condition vacant status, to a like new condition in an occupied status.

- 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.

Staff Recommendation;

1. Staff recommends APPROVAL of the request to amend the Future Land Use Map from City of Palatka Commercial (COM) to City of Palatka Residential Low Density (RL).
2. Staff recommends APPROVAL of the request to rezone the 0.34-acre property from Commercial, **Neighborhood District (C-1A)** to Residential Single -Family (R-1).



REZONING APPLICATION

DATE RECEIVED: 3/6/25
APP NUMBER: PB - 25-06
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: 2405 President St
- Parcel Number: 12-10-26-0820-0010-0030
- Lot size/acreage: .34
- Current Property Use: Single Family
- Current Future Land Use Map Designation: COM
- Proposed Future Land Use Map Designation (if applicable): _____
- Proposed Use: Single Family Residential
- Current Zoning Designation: C-1A Requested Zoning Designation: R 1
- Square footage of any proposed structures _____ Number & types of structures on property 2 -
Single Family + Concrete block shed

Applicant Information

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

Owner Name(s): Residential Appraisal Management Group, LLC
Mailing Address: 8708 River Park Rd, St Augustine, FL 32092
Phone Number(s): (904) 318-5073 Email: theramgroup411@gmail.com

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

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

To Be Notarized

Name (Print Name): Robert Locklear

Signature: [Signature] Date: 3-3-25

STATE OF Fla. County of Putnam

Before me this day personally appeared Robert Locklear 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 3 day of March A.D. 2025.

(Notary Seal)



PETER WILLOTT
Notary Public
State of Florida
Comm# HH349690
Expires 1/12/2027

[Signature]

Notary Public

My commission expires: 1/22/2027

State of Fla. at Large

Type of Identification Produced: D/4

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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

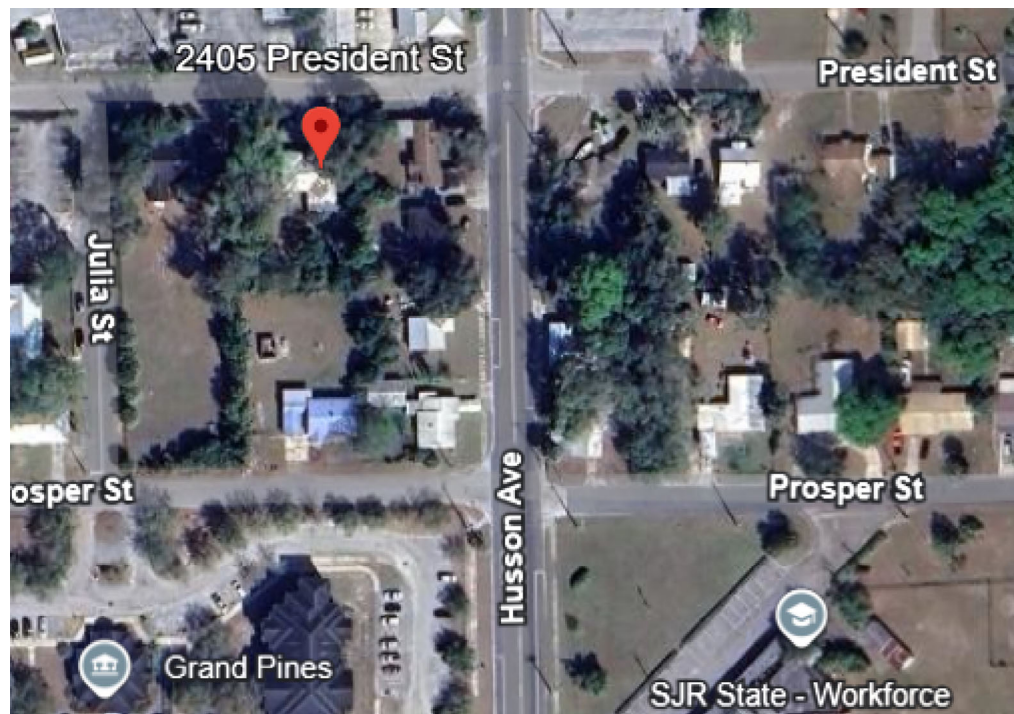
City of Palatka
201 N 2ND ST
PALATKA FL 32177-3735
(386) 329-0100
CASH RECEIPT

Date: 03/06/2025 OPER ID: AROMERO RECEIPT NO: F000628

RECEIVED FROM: 2405 PRESIDENT ST.

AMOUNT RECEIVED: 1,565.00 TYPE: CK CHECK: 1125
CHANGE DUE: 0.00
TOTAL RECEIVED: 1,565.00

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
1,565.00		2405 PRESIDENT ST. REZONING APP FEE COMMERCIAL





In partnership with:



2045
CITY of *Palatka*
COMPREHENSIVE PLAN UPDATE



Planning Board Update

Tuesday, May 06, 2025



01

Project Background

02

The Comprehensive Plan

03

Preliminary Findings

04

Next Steps

AGENDA

PROJECT BACKGROUND

Agreement #P0510

COMMUNITY PLANNING TECHNICAL ASSISTANCE
GRANT AGREEMENT
STATE OF FLORIDA
FLORIDA DEPARTMENT OF COMMERCE

THIS GRANT AGREEMENT ("Agreement") is made and entered into by and between the State of Florida, Department of Commerce ("Commerce"), and the City of Palatka, Florida ("Grantee"). Commerce and Grantee are sometimes referred to herein individually as a "Party" and collectively as "the Parties."

WHEREAS, Commerce has the authority to enter into this Agreement and distribute State of Florida funds ("Award Funds") in the amount and manner set forth in this Agreement and in the following Attachments incorporated herein as an integral part of this Agreement:

- Attachment 1: Scope of Work
- Attachment 1-A: Invoice: Grantee's Subcontractor(s) (Contractual Services)
- Attachment 1-B: Invoice: Grantee's Employee(s)
- Attachment 1-C: Invoice: Combination of Grantee's Subcontractor(s) and Grantee's Employee(s)
- Attachment 1-D: Grant Agreement Final Closeout Form
- Attachment 1-E: SERA Access Authorization Form (form provided after execution of this agreement)
- Attachment 2 and Exhibit 1 to Attachment 2: Audit Requirements
- Attachment 3: Audit Compliance Certification

WHEREAS, the Agreement and its aforementioned Attachments are hereinafter collectively referred to as the "Agreement", and if any inconsistencies or conflict between the language of this Agreement and its Attachments arise, then the language of the Attachments shall control, but only to the extent of the conflict or inconsistency;

WHEREAS, Grantee hereby represents and warrants that Grantee's signatory to this Agreement has authority to bind Grantee to this Agreement as of the Effective Date and that Grantee, through its undersigned duly authorized representative in his or her official capacity, has the authority to request, accept, and expend Award Funds for Grantee's purposes in accordance with the terms and conditions of this Agreement;

NOW THEREFORE, for and in consideration of the covenants and obligations set forth herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties intending to be legally bound hereby agree to perform the duties described herein in this Agreement as follows:

A. AGREEMENT PERIOD

This Agreement is effective as of July 1, 2024 (the "Effective Date") and shall continue until the earlier to occur of (a) June 30, 2025 (the "Expiration Date") or (b) the date on which either Party terminates this Agreement (the "Termination Date"). The period of time between the Effective Date and the Expiration Date or Termination Date is the "Agreement Period."

B. FUNDING

Rev. 5/25/2024

Page 1 of 39



Fall 2023

Work begins on **Vision Plan**

May 2024

CPTA grant application submitted for **Comp. Plan Update**

Aug. 2024

City of Palatka **Vision Plan** approved

Oct. 2024

CPTA grant awarded

Nov. 2024

City hires planning team to **Update Comprehensive Plan**

PROJECT BACKGROUND



Lorenzo Aghemo
Project Manager (Staff)



Nick Hill, AICP
Project Manager

Kathie Ebaugh, FAICP
Principal in Charge

Jacob Alderman
Planner

PRIME

THE
CORRADINO GROUP

Edward Ng, AICP
Transportation Planner

SUB-CONSULTANT

What is it?

A document that guides and enables the future actions of a community by establishing strategic planning directives and service standards

The Comprehensive Plan also serves to:



**Coordinate local
decision-making**



**Provide
guidance to
landowners**



**Implement a
community
vision**

What topics are addressed?

Future Land Use

Housing

Mobility

Recreation & Open
Space

Conservation

Public Facilities

Intergovernmental Coordination

Capital Improvements

Private Property Rights

Historic Preservation

Economic Development

■ Required Element
■ Optional Element

What needs to be addressed?

*consistency with
Florida Statutes*

*The implementation of
planning documents*

*current practices
& standards*

*considerations
for future growth*

*alignment with
community
vision*

How are they addressed?

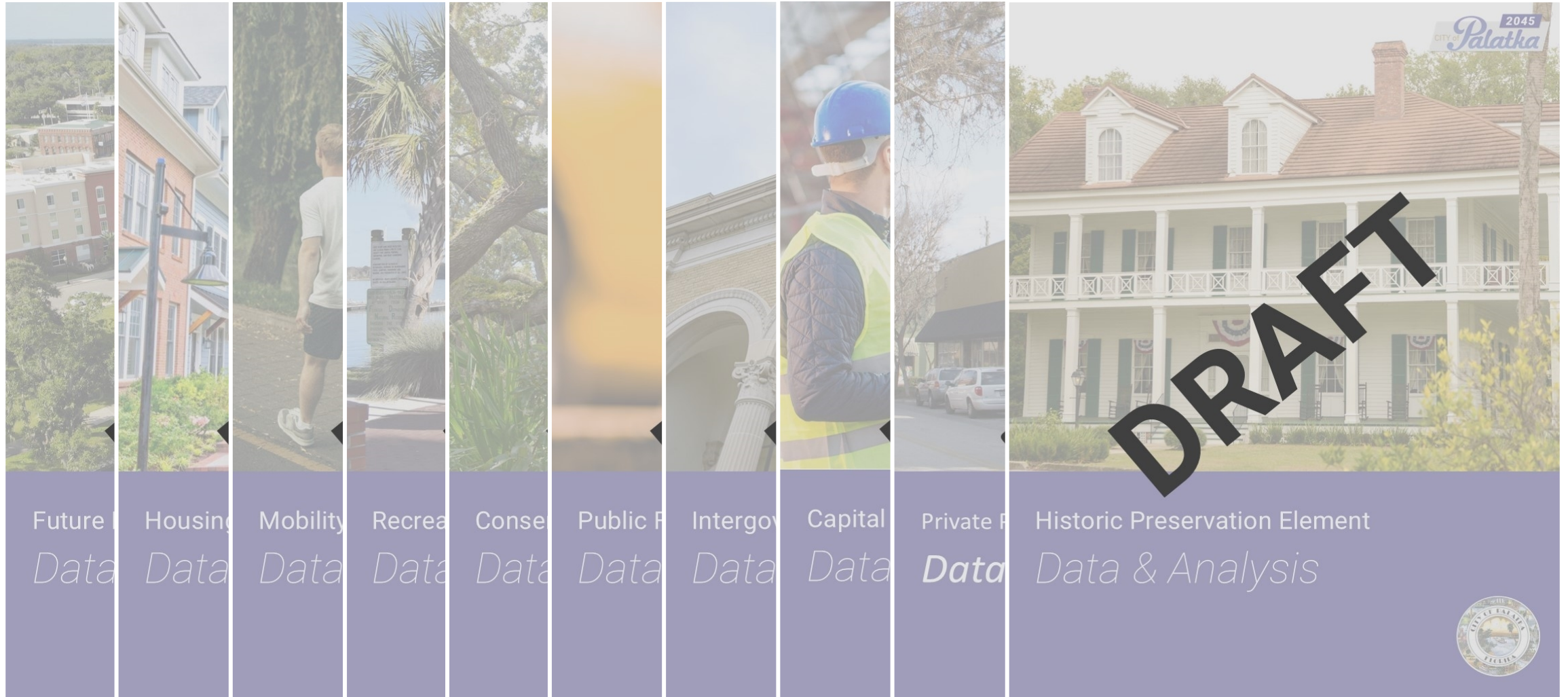


Data & Analysis



**Goals, Objectives,
& Policies**

PRELIMINARY FINDINGS



PRELIMINARY FINDINGS

Palatka 2045 Comprehensive Plan Update POPULATION PROJECTION METHODS & RESULTS

Purpose

The comprehensive plan is a document that guides and enables the future actions of a community by establishing strategic planning directives and service standards. In Florida, the contents of these documents must abide by the provisions of Florida Statute §163.3177 ("Required and optional elements of comprehensive plan; studies and surveys"). Consistent with these statutory requirements, local government must ensure their plans provide sufficient public facilities and services to accommodate its future population growth.

Florida Statutes §163.3177(1)(f)3 identifies the State's requirements for municipalities establishing population projections as part of the comprehensive planning process:

"The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by [the Bureau of Economic Business Research (BEBR)] or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by [BEBR] ... Absent physical limitations on population growth, population projections for each municipality ... must, at a minimum, be reflective of each area's proportional share of ... the total county population growth."

In 2023, the City of Palatka began the process of updating its comprehensive plan to accommodate for a 2045 planning horizon. As stated above, the plan update will be required to demonstrate that the update is based upon the City's "permanent and seasonal population projections."

According to the BEBR's latest *Florida Estimates of Population*, Palatka's permanent population was estimated to be 10,503 in 2024. Like many local governments in Florida, the City has chosen to project its future population based on Palatka's proportional share of BEBR's forecasted countywide growth for Putnam County.

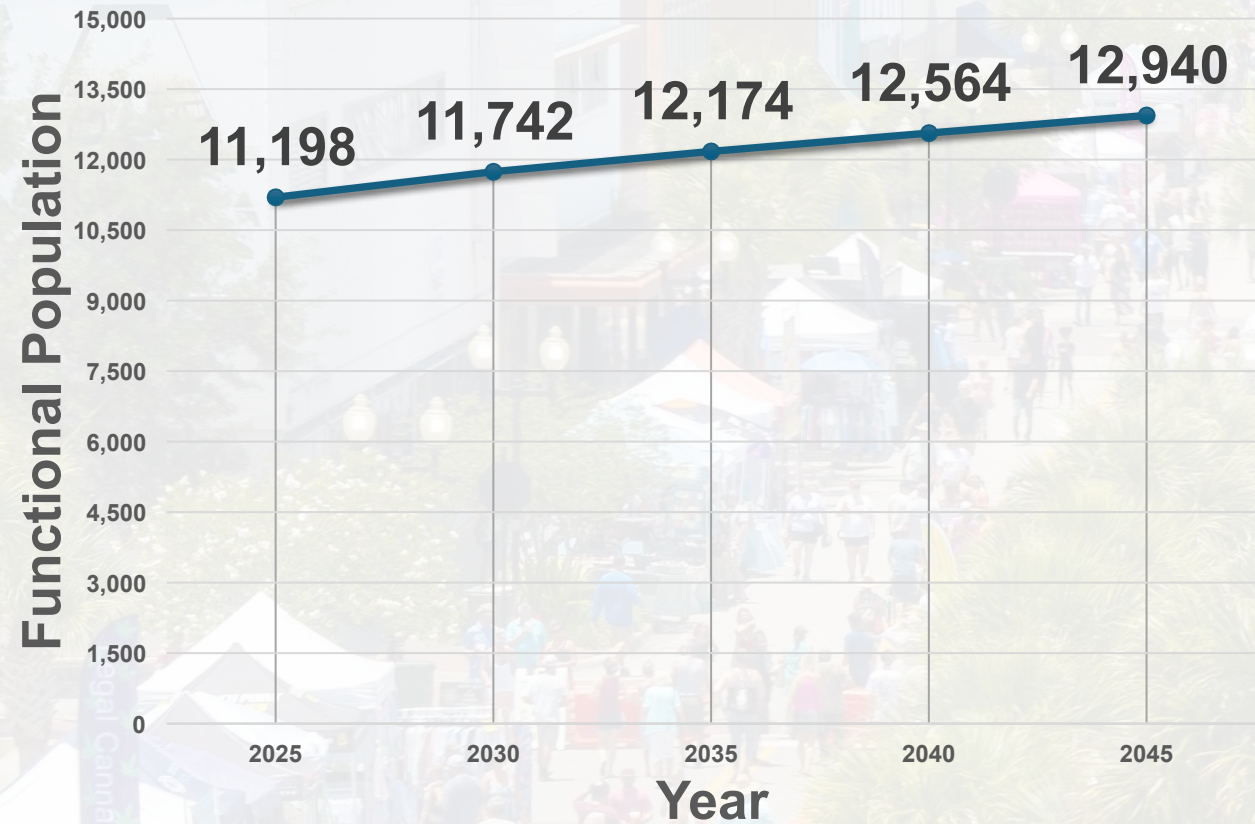
The purpose of this technical memorandum is to detail the methodology utilized by the City of Palatka to project its **permanent**, **seasonal**, and **functional** (the sum of permanent and seasonal) population through the plan's 2045 planning horizon. This methodology is inclusive of five steps:

- Step 1. Review the population projected for Putnam County;
- Step 2. Ascertain Palatka's proportionate share of Putnam County's projected population;
- Step 3. Determine Palatka's projected *permanent* population;
- Step 4. Estimate Palatka's projected *seasonal* population;
- Step 5. Calculate Palatka's projected *functional* population.

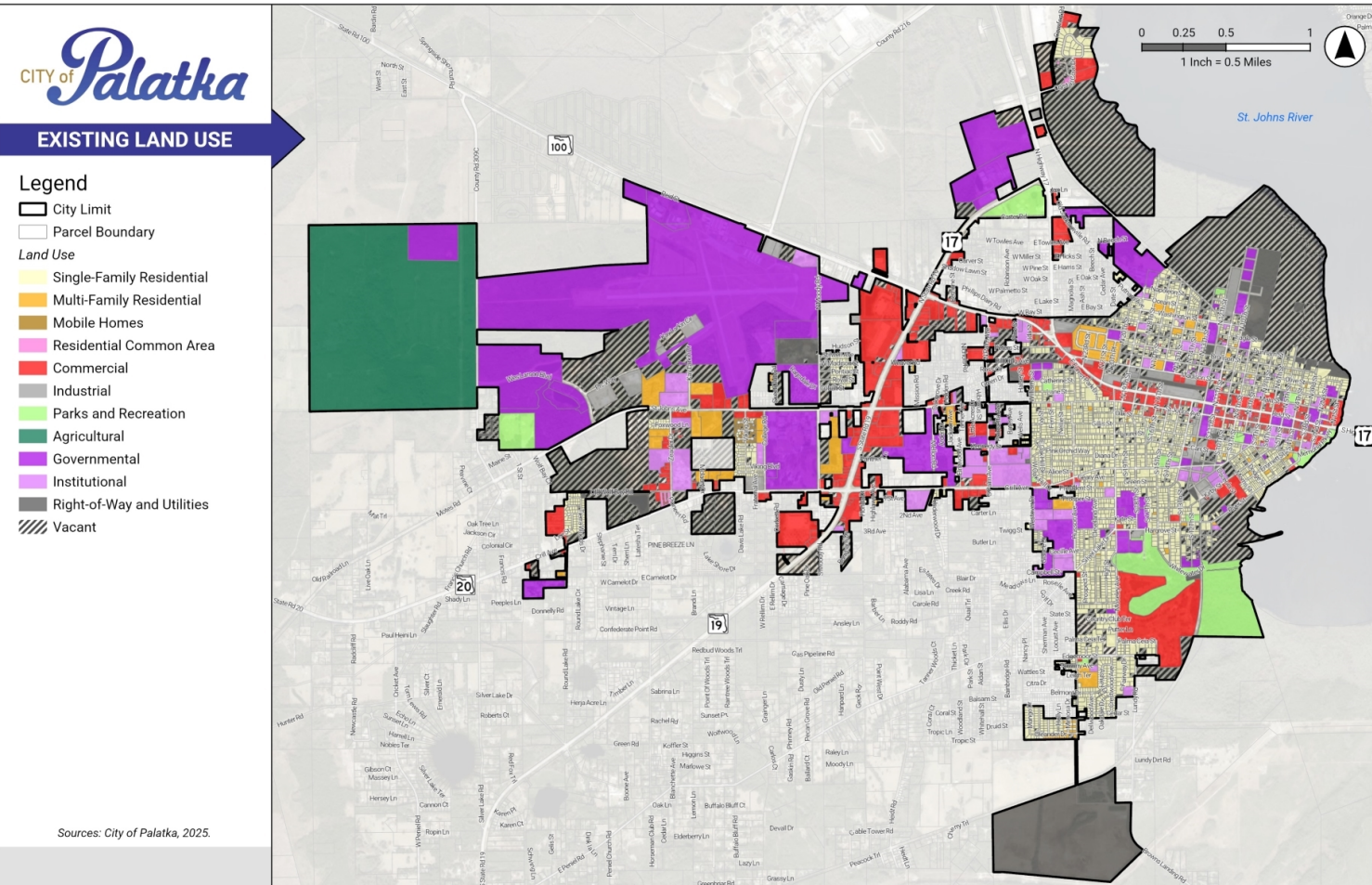
These steps are explored in further detail as follows:

Step 1. Review the population projected for Putnam County (as reported by BEBR)

Permanent population projections for Putnam County through 2045 have been provided by BEBR as recently as January 2024 (BEBR Volume 57, Bulletin 198). As part of their projections for Putnam County, BEBR provides three growth models—titled *Low*, *Medium*, and *High*. According to Florida Statute §163.3177(1)(f)3, population projections for local governments must meet or exceed the populations



PRELIMINARY FINDINGS



24.9% (1,433.4 ac)

governmental

12.1% (699.6 ac)

single-family residential

11.4% (659.0 ac)

agricultural

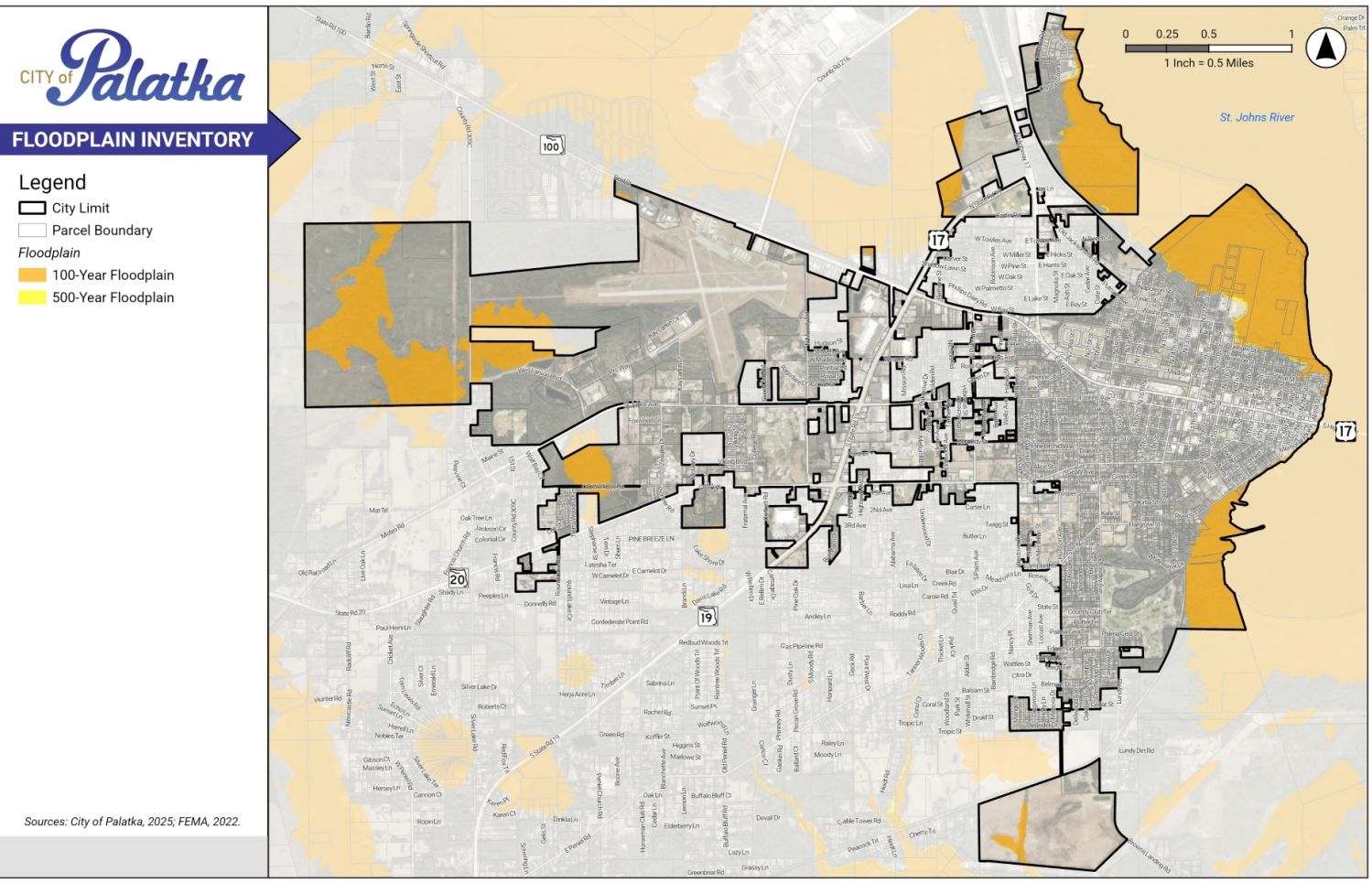
10.7% (617.9 ac)

commercial

21.9% (1,264.6

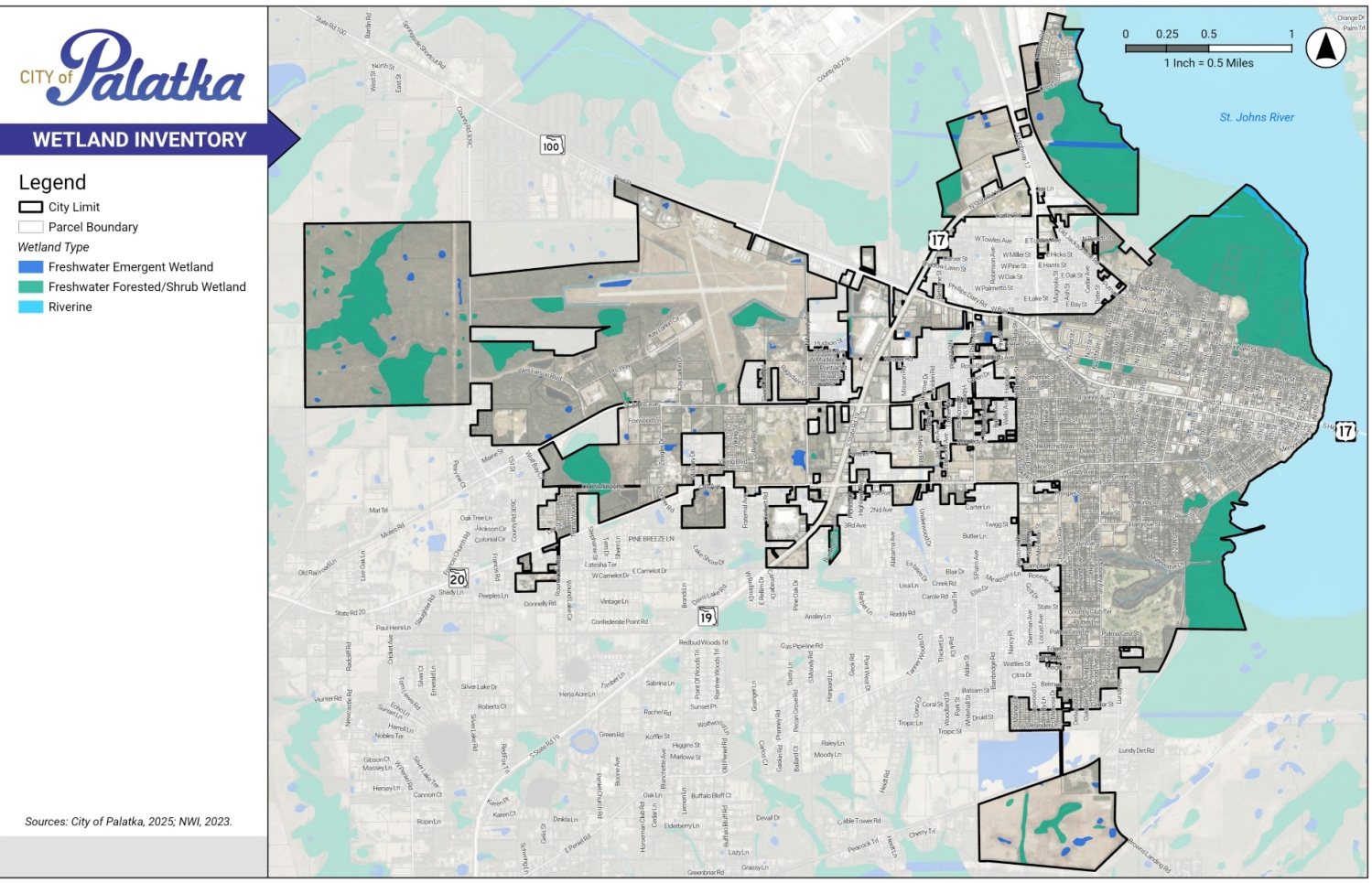
**vacant
ac)**

PRELIMINARY FINDINGS



1,060.4 ac
floodplains

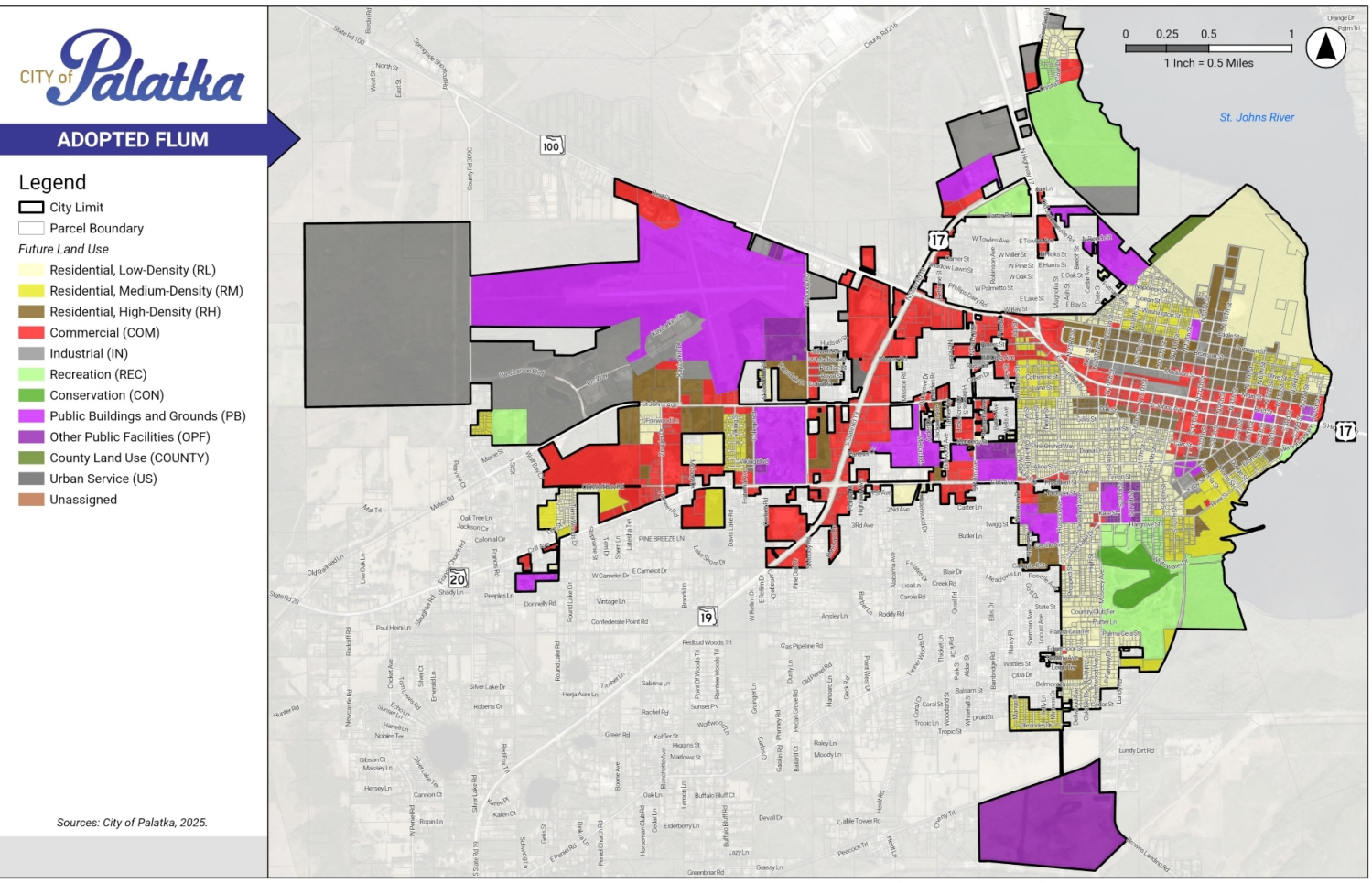
PRELIMINARY FINDINGS



1,060.4 ac
floodplains

1,086.2 ac
wetlands

PRELIMINARY FINDINGS



686.9 ac
“developable”
vacant lands

PRELIMINARY FINDINGS

Table FLUE – 4. Carrying Capacity Analysis

Future Land Use Categories	All Lands		Vacant Lands		Vacant Lands with Wetlands	Remaining (Developable) Vacant Land ¹	Max. Permitted Density	Max. Dwelling Units Possible on Remaining Vacant Land ²	Max. Permitted Intensity	Max. Non-Res. Possible on Remaining Vacant Land ³
	Acres	Percentage	Acres	Percentage	Acres	Acres	Units Per Acre	Units	FAR	Square Feet
Residential, Low-Density (RL)	887.5	15.4%	347.9	27.5%	269.2	78.7	5	394	0.0	0
Residential, Medium-Density (RM)	362.7	6.3%	169.1	13.4%	53.2	115.9	10	1,159	0.0	0
Residential, High-Density (RH)	415.1	7.2%	73.6	5.8%	3.3	70.3	18	1,265	0.0	0
Commercial (COM) (w/ DB or DR Zoning)	59.2	1.0%	5.4	0.4%	0.0	5.4	20	108	4.0	940,896
Commercial (COM) (w/ all other zoning)	909.0	15.8%	264.0	20.9%	46.2	217.8	0	0	1.5	14,231,052
Industrial (IN)	1,213.8	21.1%	191.2	15.1%	42.8	148.4	0	0	1.0	6,464,304
Recreation (REC)	482.3	8.4%	188.9	14.9%	146.5	42.4	0	0	0.1	184,694
Conservation (CON)	50.9	0.9%	0.0	0.0%	0.0	0.0	0	0	0.1	0
Public Buildings and Grounds (PB)	1,016.7	17.6%	0.0	0.0%	0.0	0.0	0	0	1.0	0
Other Public Facilities (OPF)	339.9	5.9%	6.0	0.5%	0.0	6.0	0	0	0.5	130,680
County Land Use (COUNTY)	18.2	0.3%	18.2	1.4%	16.2	2.0	0	0	0.0	0
Urban Service (US) [Putnam County FLUC]	8.0	0.1%	0.2	0.0%	0.0	0.2	9	2	1.0	8,712
Total	5,763.3	100.0%	1,264.5	100.0%	577.4	686.9	N/A	2,928	N/A	21,960,338

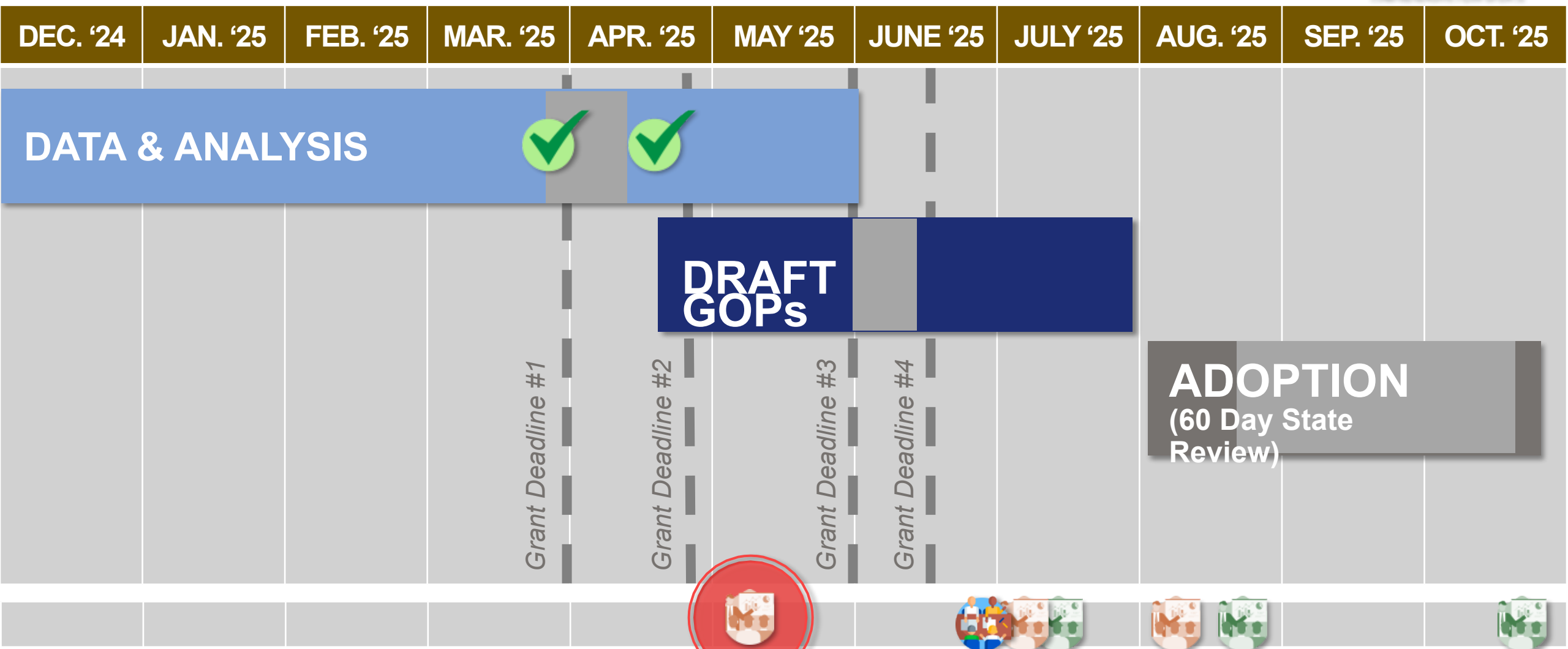
1. Calculated by subtracting "Vacant Lands with Wetlands" from "Vacant Lands"
2. Calculated by multiplying "Remaining (Developable) Vacant Land" and "Max. Permitted Density"
3. Calculated by multiplying "Remaining (Developable) Vacant Land" and "Max. Permitted Intensity," then converting the results into square feet
4. As determined in the Population Projections Technical Memorandum

686.9 ac
“developable”
vacant lands

Total Residential Carrying Capacity	
2,928	Units
7,114	Persons (2.43 PPH) ⁴

Total Non-Residential Carrying Capacity	
21,960,338	Square Feet

ANTICIPATED TIMELINE



LEGEND:



Public Workshop



Planning Board



City Commission

2045
CITY of *Palatka*
COMPREHENSIVE PLAN UPDATE



Planning Board Update
Tuesday, May 06, 2025