

AGENDA



Putnam County Planning Commission

Wednesday, October 14, 2020, 4:00 P.M.

Commission Meeting Room
2509 Crill Avenue, Suite 100
Palatka, FL 32177

I. Call to Order

- A. **Case No.: R20-007**, application by Nautical Digital Solutions, LLC, to request a Zoning Map Amendment for a single parcel totaling 0.41 (+/-) acres from Agriculture (A) to Industrial, Light (IL), located at 476 N. U.S. Highway 17, Palatka, Florida 32177 (parcel # 37-09-26-0000-0210-0000).
- B. **Case No.: R20-006**, application by William & Christine Binninger, to request a Zoning Map Amendment for a single parcel totaling 1.0 (+/-) acres from Commercial, Retail (C-2) and Residential 2 (R-2) to Commercial, Intensive (C-4), located at 202 N. U.S. Highway 17, Palatka, Florida 32177 (parcel # 01-10-26-0250-0220-0020).
- C. **Case No.: R20-008**, application by Shawn Register and Christopher Kelley, to request a Zoning Map Amendment for a single parcel totaling 4.70 (+/-) acres from Agriculture (AG) to Commercial, General (C-3), located at 149 State Road 20, Palatka, FL 32177 (parcel # 17-10-26-0000-0330-0000).

II. **Review:** Of proposed revisions to the Comprehensive Plan and the Future Land Use Map.

III. **Approval of Minutes:** September 9, 2020

IV. **New Business:** November Planning Commission Meeting Date.

V. **Adjourn**

Case No.: R20-007, application by Nautical Digital Solutions, LLC, to request a Zoning Map Amendment for a single parcel totaling 0.41 (+/-) acres from Agriculture (A) to Industrial, Light (IL), located at 476 N. U.S. Highway 17, Palatka, Florida 32177 (parcel # 37-09-26-0000-0210-0000).



PLANNING AND DEVELOPMENT STAFF REPORT
October 14, 2020
Putnam County Planning Commission
Public Hearing

- APPLICATION:** R20-007: Rezoning from Agriculture (A) to Industrial, Light (IL)
- APPLICANT:** Nautical Digital Solutions LLC
- REQUEST:** The applicant is requesting a Zoning Map Amendment for a single parcel totaling 0.41 (+/-) acres from Agriculture (A) to Industrial, Light (IL)
- LOCATION:** The property is located at the corner of U.S. Highway 17 North and Adkins Lane. The address is 476 North U.S. Highway 17, Palatka, Florida 32177; Parcel #37-09-26-0000-0210-0000
- DIRECTIONS:** From the Government Complex – Drive west on Crill Ave (State Road 20) to State Road 19, turn right. Take State Road 19 to its end and turn left onto U.S. Highway 17. Go over the Rice Creek Bridge and the subject property will be on the right (Northeast corner of U.S. Highway 17 and Adkins Lane)

DESCRIPTION AND BACKGROUND:

The purpose of the requested Zoning Map Amendment is to conform to Article 2.03.14 – Industrial, Light (IL) of the Land Development Code (LDC). This is a 0.41 (+/-) acre parcel. The parcel is designated Industrial (IN) on the adopted Future Land Use Map. The parcel is located approximately 3.5 miles north of U.S. Highway 17 at just across the Rice Creek Bridge on the right. The parcel has approximately 111 ft. of frontage on U.S. Highway 17 and 205 ft. frontage on Adkins Lane. The parcel is currently vacant and there are no wetlands or special flood hazard areas on the property.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning
Subject Site	Industrial (IN)	Agriculture (A)
North	Industrial (IN) Conservation (CN)	Agriculture (A)
West	Industrial (IN) Agriculture II (A2)	Commercial, Retail(C-2)
South	Industrial (IN)	Commercial, Retail (C-2) Industrial Heavy (IH)
East	Industrial (IN)	Agriculture (A) Industrial Heavy (IH)

(See Exhibit B for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN:

Future Land Use Designation

Policy A.1.9.3.A (6) Industrial: The Industrial category on the Future Land Use Map consists of areas intended to be the primary industrial locations in the future. Additional industrial locations are allowed in several other future land use categories associated with the manufacturing, assembly, processing or storage of products. Future development shall be allowed as follows: The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

Heavy and light industrial uses are both allowed. The difference between heavy industrial and light industrial is determined by scale and impact resulting from noise, odor, dust, smoke, fumes, glare, amount and type of heavy truck traffic, amount and type of hazardous and toxic waste storage, transport, use and generation and similar potential community impacts. Industrial Uses shall be located on sites that utilize existing utilities or resources; utilize one or more transportation facilities such as air ports, water ports, collector roads, arterial roads, and railroads; do not require significant non-residential vehicular traffic to pass through established neighborhoods; and are sufficiently separated and/or buffered when necessary from residential and other urban uses to minimize adverse impacts of noise, glare, dust, smoke, odor or fumes.

Staff Analysis:

The Future Land Use Designation is Industrial. The uses associated with the requested IL zoning district are allowed in the Industrial Future Land Use category. The subject parcel has access to a paved road (U.S. Highway 17). Development of the site with an industrial use will not require non-residential traffic to pass through established neighborhoods. There are no central utilities in this area of the County; therefore development will be serviced by on-site well and septic system.

CURRENT ZONING DISTRICT:

Agriculture (A)

The primary purpose of the Agriculture zoning (AG) district is to implement the Agriculture I and Agriculture II land use classifications shown on the Putnam County Future Land Use Map. It also serves as a holding zone in certain other future land use categories, such as Urban Service, Urban Reserve, Rural Center and Rural Residential, which will allow the AG districts and certain agriculture uses to remain in place until development more consistent with future land use category are ready to locate.

PROPOSED ZONING DISTRICT:

Industrial, Light (IL)

The purpose of the IL zoning district is to provide an industrial zoning district for use in the industrial and mixed use land use classifications shown on the Putnam County Future Land Use Map.

Use Categories allowed in the IL district

1. Light Industrial
2. Emergency Services
3. Construction trades with outside storage
4. Auto body repair shop
5. Truck stop
6. Passenger vehicle sales, service and repair
7. Recreational Vehicle and Boat sales, service and repair
8. Heavy vehicle sales, service and repair
9. Heavy equipment sales, service and repair
10. Mini-warehouses

Staff Analysis:

The property is presently zoned AG, Agricultural. The AG zoning district is primarily for agricultural uses. The AG district is not compatible with the Industrial Future Land Use Category. It could remain as a "holding zone" until such time as the property is developed. The requested rezoning, Industrial, Light (IL) is a zoning classification that is compatible with the Industrial Future Land Use Classification. Buffering requirements in Article 7 of the Land Development Code (LDC) will provide a buffer between commercial development on the subject site and the agriculturally zoned property immediately to the north, east, and south. The adjacent property to the north and east is heavily wooded.

Flood Zone, Wetlands & Soils: According to Putnam County GIS, the property is in Flood Zone X and there are no wetlands associated with the parcel.

Roadway and Traffic Circulation: The subject parcel has approximately 112 ft. of frontage on U.S. Highway 17, a paved four-lane divided arterial. U.S. Highway 17 has an adopted Level-of-Service (LOS) D. A review of the 2019 traffic counts indicates that this section of U.S. Highway 17 operates at an acceptable LOS. Traffic generated from commercial development on the subject parcel will not degrade U.S. Highway 17 below the adopted LOS.

Infrastructure & Concurrency: There are no central services in this area of the County. Any development will be required to be served by well and septic system permitted by the Department of Health.

Surrounding Land Use: The surrounding land uses are a mix of industrial, commercial and residential uses. The adjacent parcel to the north is vacant. To the west, across U.S. Highway 17 is a salvage yard. There are some single family residences to the east. There is residential, business and a junk yard to the south.

STAFF RECOMMENDATION: Staff finds that the proposed rezoning from AG to IL is consistent with the goals, objectives, and of policies of the adopted Comprehensive Plan, is allowed in the adopted future land use category, and meets the locational requirements of the IL zoning district provided in the LDC and the Comprehensive Plan.

Staff recommends approval of the request to amend the Zoning Map from Agriculture (AG) to Industrial, Lightl (IL).

Exhibit A
(Application Submittals)



Planning & Development Services

P.O. Box 1486, Palatka, FL 32178
Phone: 386-329-0491
Fax: 386-329-1213

APPLICATION FOR REZONING/PUD/PUD AMENDMENT

1. Name of property owner(s) NAUTICA DIGITAL SOLUTIONS LLC Address(es): 703 BURGUNDY O DELRAY BEACH FL 33484

Property 911 Address(es) 476 N HIGHWAY 17 PALATKA, FL 32177

2. Parcel ID number(s): 33-09-26-0000-0210-0000

3. Subdivision name: _____ (If applicable)

4. Driving directions to property from Palatka: _____

5. Size of the property to be covered by the rezoning: 0.41 acres

6. Current zoning: AG Future Land Use designation: IN

Proposed Zoning: IN Current Use: VACANT

7. Purpose of the Rezoning: WORKSHOP/INDUSTRIAL BUILDING

8. Attach the following to the application form:

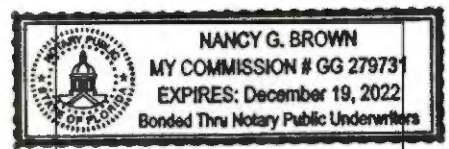
- Conceptual Plan (if applicable)
- Agent Designation form (if applicable)
- Recorded Deed(s)
- Legal Description(s)

YOUR SIGNATURE BELOW AFFIRMS THAT YOU HAVE READ AND AGREE TO THE TERMS OF THIS APPLICATION IN ITS ENTIRETY.

10. Signature(s) of property owner(s): [Signature] Telephone Number(s): 954-854-5667

STATE OF Florida
COUNTY OF Putnam
Sworn to and subscribed before me this 14 day of August, 2020

Signature of Notary [Signature] Personally Known/ID Produced FLDL
Type of Id Produced FLDL

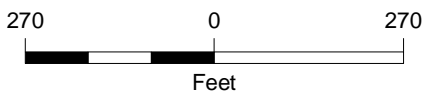
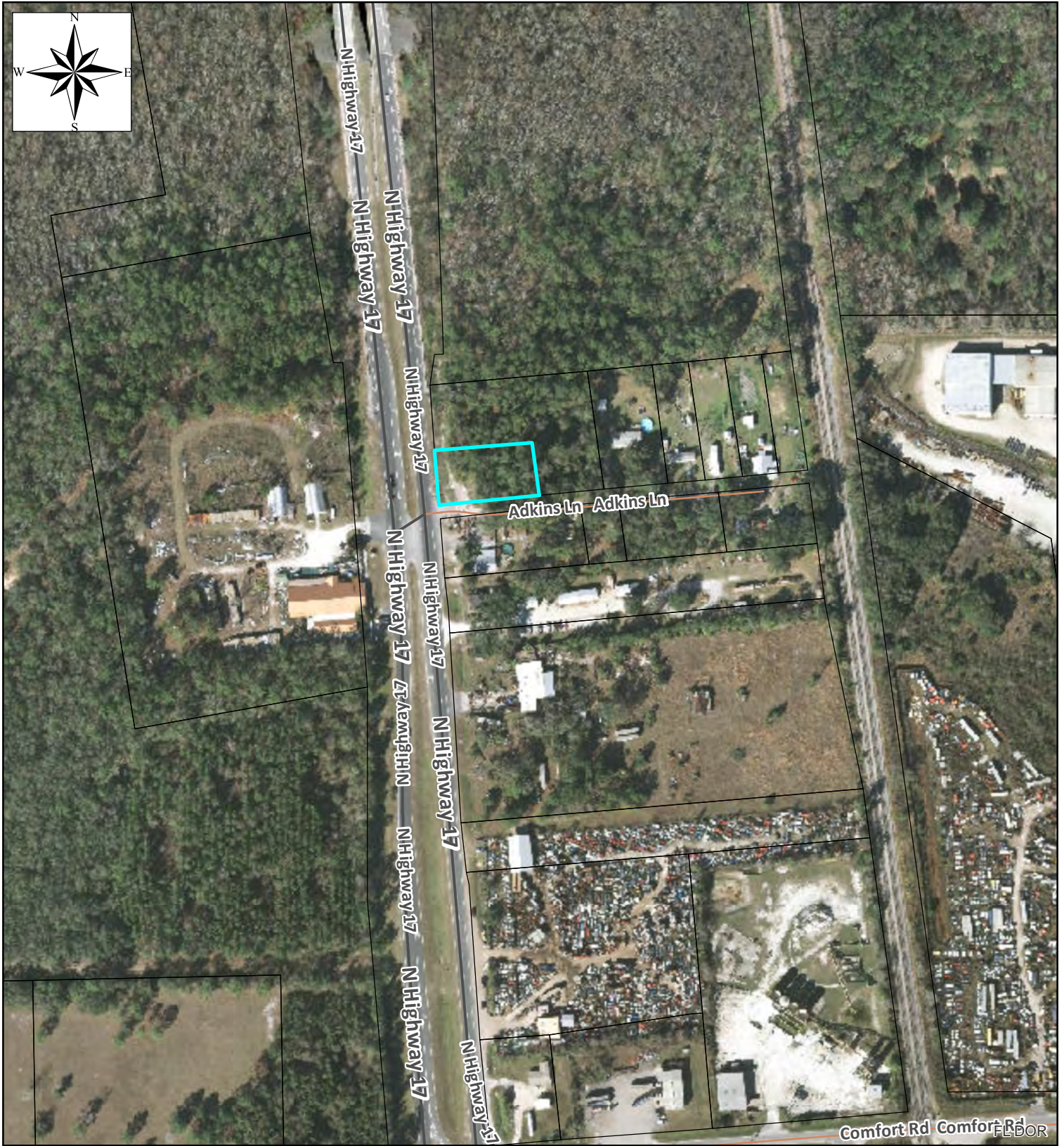


Tony Cozet personally appeared

Exhibit B

(Aerial, Zoning & Future Land Use Maps)

AERIAL R20-007



Prepared by: MDB	Checked by: N/A	Approved by:
Date: TBD	Date: N/A	Date:
Source: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Revisions:		
Revisions:		
Revisions:		

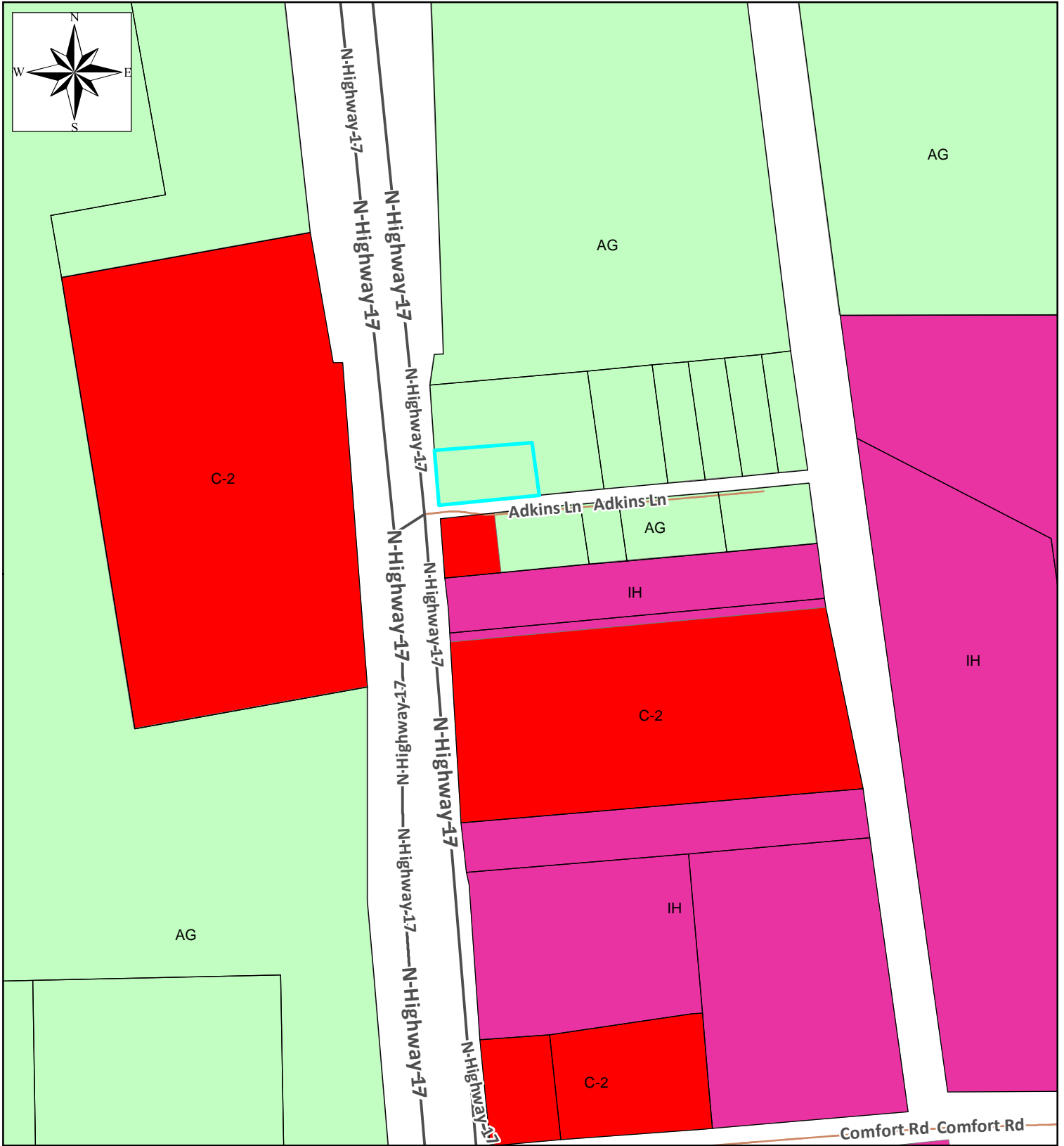
"This map was created using digital database information which was developed from one or more local government sources within Putnam County, Fl., and may include additional information from other public and private sources which may be subject to license and/or copyright. All provided Geographic Information System data is to be considered a generalized spatial representation that is subject to revisions. Maps and associated information must be accepted and used by the recipient with the understanding that the primary information sources should be consulted for verification on the information contained on these maps. As such, no warranties, expressed or implied, are given concerning the accuracy, completeness, reliability or suitability of this data for any particular use. Furthermore, this information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries."

The Putnam County Board of County Commissioners joined by the county departments, together with the constitutional offices of: Clerk or the Circuit Court; Property Appraiser; Sheriff; Supervisor or Elections; and Tax Collector; assumes no liability whatsoever associated with the use or misuse of this data.

PUTNAM COUNTY

Prepared By:
PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2017

CURRENT ZONING R20-007



Prepared by: MDB	Checked by: N/A	Approved by:
Date: TBD	Date: N/A	Date:
Source: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Revisions:		
Revisions:		
Revisions:		

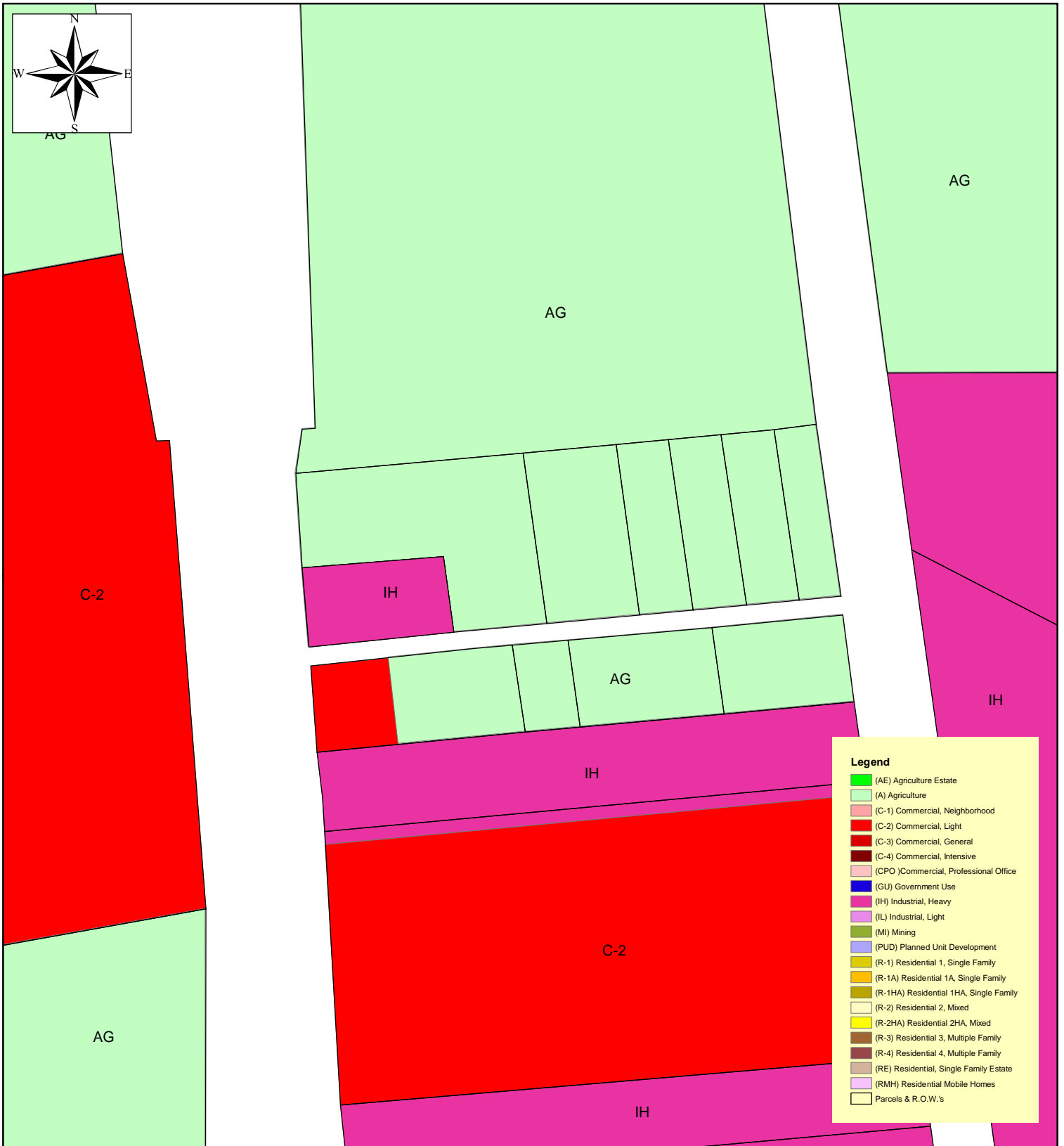
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PUTNAM COUNTY

Prepared By:
PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2017

PROPOSED ZONING R20-007



Prepared by: MDB	Checked by: N/A	Approved by:
Date: TBD	Date: N/A	Date:
Source: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Revisions:		
Revisions:		
Revisions:		

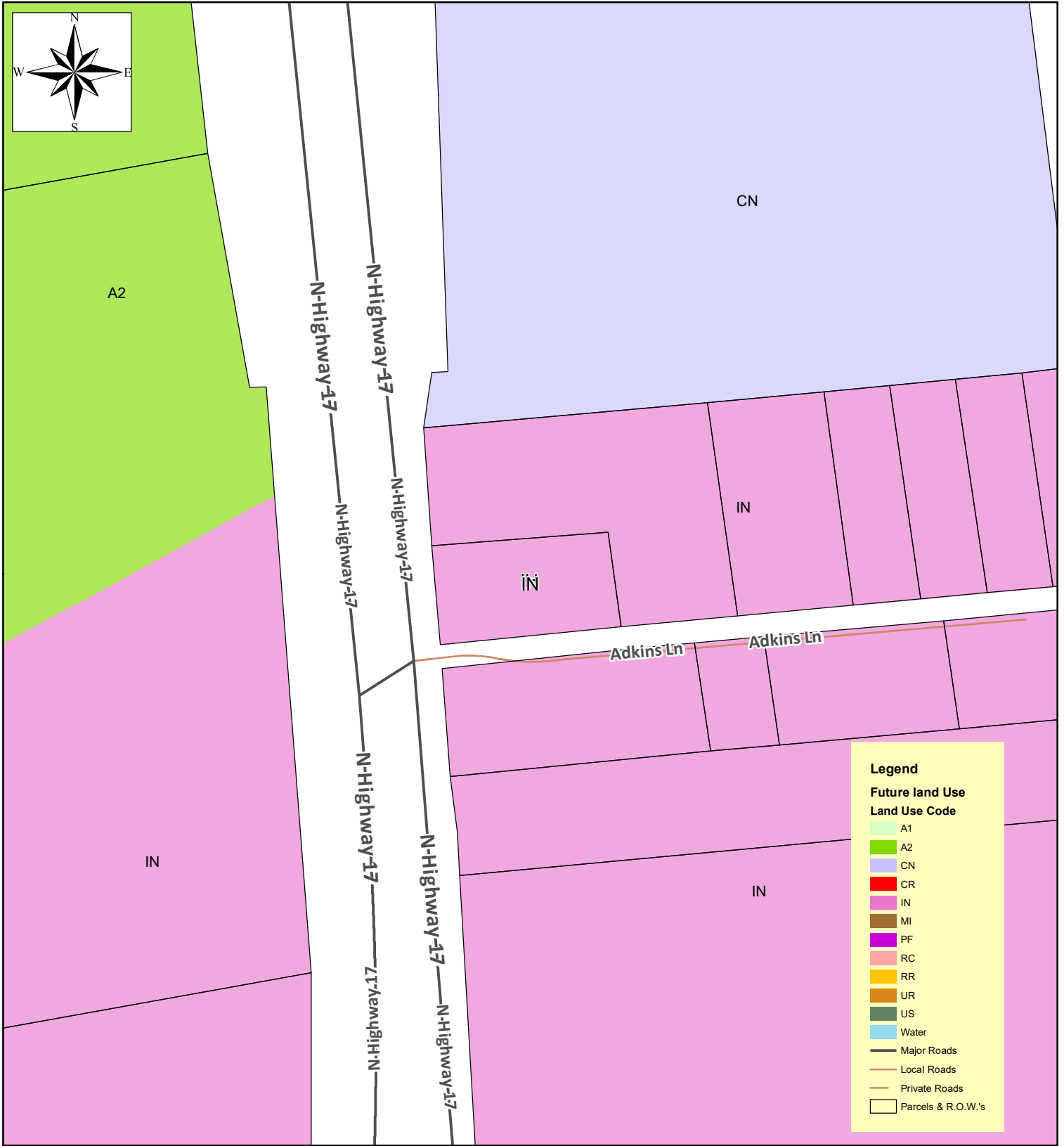
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PUTNAM COUNTY

Prepared By:
 PLANNING & DEVELOPMENT SERVICES
 PUTNAM COUNTY, FLORIDA
 2017

FUTURE LAND USE R20-007



"This map was created using digital database information which was developed from one or more local government sources within Putnam County, Fl., and may include additional information from other public and private sources which may be subject to license and/or copyright. All provided Geographic Information System data is to be considered a generalized spatial representation that is subject to revisions. Maps and associated information must be accepted and used by the recipient with the understanding that the primary information sources should be consulted for verification on the information contained on these maps. As such, no warranties, expressed or implied, are given concerning the accuracy, completeness, reliability or suitability of this data for any particular use. Furthermore, this information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries."

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PUTNAM COUNTY

Prepared By:
PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2017

Case No.: R20-006, application by William & Christine Binninger, to request a Zoning Map Amendment for a single parcel totaling 1.0 (+/-) acres from Commercial, Retail (C-2) and Residential 2 (R-2) to Commercial, Intensive (C-4), located at 202 North U.S. Highway 17, Palatka, Florida 32177 (parcel # 01-10-26-0250-0220-0020).



PLANNING AND DEVELOPMENT STAFF REPORT
October 14, 2020
Putnam County Planning Commission
Public Hearing

APPLICATION: R20-006: Rezoning from Commercial, Retail (C-2) and Residential 2 (R-2) to Commercial, Intensive (C-4)

APPLICANT: William & Christine Binninger

AGENT: John Key

REQUEST: The applicant is requesting a Zoning Map Amendment for a single parcel totaling 1.0 (+/-) acres from Commercial, Retail (C-2) and Residential 2 (R-2) to Commercial, Intensive (C-4)

LOCATION: The property is located at 202 N. U.S. Highway 17, Palatka, Florida 32177. Parcel #01-10-26-0250-0220-0020.

DIRECTIONS: From the Government Complex – Drive west on Crill Ave approximately 0.2 miles and turn right on S. Palm Ave. Travel north on S. Palm to Reid Street. Turn right of Reid Street and travel approximately 0.4 mile and turn left on U.S. Highway 17. Travel approximately 700 feet north on U.S. Highway 17 and property will be on right (eastside of U.S. Highway 17).

DESCRIPTION AND BACKGROUND:

The purpose of the requested Zoning Map Amendment is to conform to Article 2.03.13 Commercial, Intensive (C4) of the Land Development Code (LDC). The parcel is split between the Urban Service and Commercial future land use categories. The subject parcel is approximately 1.0 acre in size and has 130 foot frontage on U.S. Highway 17. The property contains an existing commercial structure built in 1948. The parcel has split zoning with C-2 zoning extending from U.S. Highway 17 east to a depth of 250 ft. The remainder of the parcel is zoned R-2. The request for the rezoning is to allow the entire parcel to be utilized for commercial uses consistent with the C-4 (Commercial, Intensive) zoning district.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning
Subject Site	Commercial (CR) Urban Service (US)	Commercial, Retail (C-2) Residential 2 (R-2)
North	Urban Service (US)	Commercial, Retail (C-2) Residential 2 (R-2)
West	Commercial (CR)	Commercial, Retail (C-2)
South	Commercial (CR) Urban Service (US)	Commercial, General (C-3)
East	Urban Service (US)	Residential 2 (R-2)

(See Exhibit B for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN:

Future Land Use Designation

Policy A.1.9.3.A (5): The Commercial category on the Future Land Use Map consists of areas intended to serve as the primary commercial locations in the future. These areas are located in close proximity to concentrations of population and have good access to arterial and collector roads. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

Neighborhood Commercial development and Community Commercial development are permitted. Commercial Uses will be directed to Nodal Areas, large and contiguous commercial districts, and appropriate commercial infill locations. Neighborhood Commercial uses shall be located on paved local roadways or higher roadway functional classification. Community Commercial uses shall be located on sites that have direct access to paved roadways with a collector or higher roadway functional classification; are accessible to their intended market or service area; and do not require significant non-residential vehicular traffic to pass through established neighborhoods. Types of Commercial Uses and site development standards are subject to further regulation by commercial zoning district standards provided in the land development code.

Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant non-residential vehicular traffic to pass through established neighborhoods.

The maximum permitted Floor Area Ratio is 1:1. The maximum permitted Impervious Surface area is 85 percent. The maximum Floor Area Ratio and Impervious Surface coverage allowed for any development may vary based on the applicable zoning district regulations, but development will not exceed the standards specified above.

Policy A.1.9.3.A (1): The Urban Service Area category on the Future Land Use Map consists of areas where urban type infrastructure has been provided or will be provided

in the next 10 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways. Future development will be encouraged to locate in these areas as infill where urban type infrastructure exists or is planned to exist and funded to support such uses.

Residential development shall be allowed at a density of one dwelling unit per acre. An increase in density is allowed up to a maximum of 12 dwelling units per acre as determined by utilizing the point score criteria provided in Policy A.1.9.4. Residential Density will not exceed two (2) dwelling units per acre without a community scale potable water and/or sanitary sewer system, consistent with applicable state law. Residential density will not exceed nine (9) dwelling units per acre without both community scale potable water and central sewer. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the land development code.

Neighborhood Commercial development and Community Commercial development are permitted. The site and location standards for Commercial Uses in Policy A.1.9.3.A.5.c. under the Commercial Future Land Use category shall apply. In addition, future Commercial Uses will be discouraged from locating in a strip pattern along roadways. Types of Commercial Uses and site development standards are subject to further regulation by commercial zoning district standards provided in the land development code.

Industrial Uses are permitted. Heavy and light industrial are both allowed in accordance with the requirements for Industrial Uses in Policy A.1.9.3.A.6.d. under the Industrial Future Land Use Category. Industrial acreage in each distinct Urban Service Area shall not exceed 20 percent of its total land area without a comprehensive plan amendment to designate the area as Industrial future land use.

The maximum Floor Area Ratio allowed for non-residential uses is 1:1. The maximum Impervious Surface coverage for non-residential uses is 85 percent. The maximum Impervious Surface coverage for residential uses is 50 percent. The actual maximum Floor Area Ratio and Impervious Surface coverage allowed for any land use may vary, but will not exceed the above standards, as determined by the applicable zoning district standards.

Staff Analysis:

The Future Land Use designation is Urban Service and Commercial. The uses associated with the requested C-4 zoning district are allowed in both of these Future Land Use categories. The subject parcel has access to U.S. Highway 17, a Principal Arterial. There is available capacity on U.S. Highway 17 to meet the demand from potential development on the subject site.

CURRENT ZONING DISTRICT:

Commercial, Retail (C-2)

The purpose of the C-2 zoning district is to provide a commercial zoning district for light commercial land use in the Rural Center, Urban Service, Urban Reserve, and Commercial future land use classifications shown on the Putnam County Future Land Use Map.

Use Categories and certain uses allowed in the C-2 district

1. Retail Sales–General
2. Retail Sales–Food
3. Services
4. Office
5. Commercial Recreation and Entertainment – Indoor
6. Cultural
7. Civic
8. Religious Facility
9. Child and Adult Day Care Centers
10. Nursing Home
11. Hospital
12. Assisted Living Facility
13. Passenger vehicle service limited to tire, battery and oil changes
14. Lodging
15. Emergency Services
16. Carwash
17. Drive-through facilities

Residential-2 (R-2, R-2HA)

The purpose of the (R-2) zoning districts is to provide a residential zoning district that is inclusive of mobile homes for use in the Rural Residential, Rural Center, Urban Service and Urban Reserve land use classifications show. It may also be used to implement the residential use policies of the Agriculture I and Agriculture II future land use categories.

Use Category allowed in Residential-2 districts

1. Residential – Single Family
2. Mobile Home
3. Community Residential Home having six or less residents

Use Categories that require a Special Use Permit to locate in the Residential-2 zoning districts

1. Education
2. Cultural
3. Recreation: Resource-Based
4. Recreation: Activity Based

5. Essential Public Services
6. Emergency Services

Certain uses that require a Special Use Permit to locate in the Residential-2 district:

1. Golf Course
2. Bed and Breakfast
3. Child and Adult Day Care
4. Religious Facility (less than 10,000 square feet of gross floor area).
5. Group Home having 7 or more residents
6. Wildlife Pets
7. Keeping of a Horse

PROPOSED ZONING DISTRICT:

Commercial, Intensive (C-4)

The purpose of the C-4 zoning district is to provide a general commercial zoning district for intensive commercial uses that require immediate access to Major and Minor arterial roads.

Use Categories and certain uses allowed in the C-4 district.

1. Office
2. Retail Sales – General
3. Retail Sales – Food
4. Services
5. Recreation and Entertainment—Outdoor
6. Recreation and Entertainment—Indoor
7. Lodging
8. Cultural
9. Civic
10. Emergency Services
11. Essential Public Services
12. Religious Facilities
13. Manufactured Housing sales and service
14. Auto body repair shop
15. Truck stop
16. Passenger vehicle sales, service and repair
17. Recreational Vehicle and Boat sales, service and repair
18. Heavy vehicle sales, service and repair
19. Heavy equipment sales, service and repair
20. Mini-warehouses

Staff Analysis

The property is presently zoned C-2 and R-2. The C-2 zoning district allows for a mixture of light intensity commercial uses while the R-2 district allows for residential uses. The requested rezoning, Commercial, Intensive (C-4), would allow for a general commercial zoning district for intensive commercial uses requiring direct access to a Major or Minor

Arterial road. The intention of the property owner is to develop the parcel with an auto repair and auto storage business. This type of business is only allowed in the C-4 zoning district.

Flood Zone, Wetlands & Soils: This is a developed parcel with a single commercial building. There are no wetlands associated with the existing development. The property is in Flood Zone X. Soils on the site are comprised by Myakka Series. These soils are nearly level, poorly or very poorly drained and moderately permeable.

Roadway and Traffic Circulation: The subject parcel has approximately 130 ft. of frontage on U.S. Highway 17. U.S. Highway 17 is designated a Principal Arterial. U.S. Highway 17 has an adopted Level-of-Service (LOS) D. A review of the 2019 traffic counts indicates that this section of Highway 17 operates at an acceptable LOS. New development on this site will require Development Review Committee approval, which would include a detailed traffic analysis based on the final use of the property.

Infrastructure & Concurrency: There are no central services in this area. Development is serviced by well and septic system permitted by the Department of Health. Because of proximity to the City of Palatka, approximately 100 ft. to the south of the subject parcel, there may be opportunity for the extension of central services from the City.

Surrounding Land Use: The parcels to the north and south of the subject parcel are vacant and also have split zoning. The parcel to the south is zoned C-3 and R-2, while the parcel to the north is zoned C-2 and R-2. The parcel to the east contains a permitted residential dwelling. Future land use designation surrounding the subject parcel are Commercial to the south and Urban Service to the north, east and south. To the west across U.S. Highway 17 properties are designated Commercial on the adopted Future Land Use Map. Development of the site will be required to meet the buffering and screening requirements of Section 7.03.03 of the Land Development Code (LDC). These buffering and screening requirements should be adequate enough to protect adjacent uses from the uses allowed in the C-4 zoning district.

STAFF RECOMMENDATION: Staff finds that the proposed rezoning from C-2 and R-2 to C-4 is consistent with the goals, objectives of policies of the adopted Comprehensive Plan, is allowed in the adopted future land use categories, and meets the locational requirements of the C-4 zoning district provided in the LDC.

Staff recommends approval of the request to amend the Zoning Map from Commercial, Retail (C-2) and Residential 2 to Commercial, Intensive (C-4).

EXHIBIT A
APPLICATION



Planning & Development Services

P.O. Box 1486, Palatka, FL 32178
Phone: 386-329-0491
Fax: 386-329-1213

APPLICATION FOR REZONING/PUD/PUD AMENDMENT

1. Name of property owner(s) William & Christine Binninger, H&W
Address(es): 279 Cervantes Ave.
St. Augustine FL 32084

Property 911 Address(es) 202 North U.S. Hwy 17, Palatka FL 32177

2. Parcel ID number(s): 01-10-26-0250-0220-0020

3. Subdivision name: Baileyville (If applicable)

4. Driving directions to property from Palatka: Go north on US 17, 700 feet past the left turnoff to State Road 100 / Reid Street; property is on the right

5. Size of the property to be covered by the rezoning: 1.00 acres

6. Current zoning: C2 and R2 Future Land Use designation: CR

Proposed Zoning: C4 Current Use: 01100 Stores (vacant)

7. Purpose of the Rezoning: to allow for auto repair and auto storage business

8. Attach the following to the application form:

- Conceptual Plan (if applicable)
• Agent Designation form (if applicable)
• Recorded Deed(s)
• Legal Description(s)

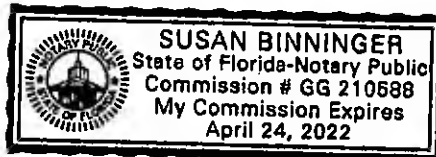
YOUR SIGNATURE BELOW AFFIRMS THAT YOU HAVE READ AND AGREE TO THE TERMS OF THIS APPLICATION IN ITS ENTIRETY.

10. Signature(s) of property owner(s): Telephone Number(s)
904-377-4138

STATE OF Florida
COUNTY OF St. Johns
Sworn to and subscribed before me this 6th day of July, 2020

Signature of Notary

Personally Known/ID Produced
Type of Id Produced





Planning & Development Services

P.O. Box 1486, Palatka, FL 32178
Phone: 386-329-0491
Fax: 386-329-1213

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate John Key, Esq.
as agent in fact for the owner(s) of parcel(s) 01-10-28-0250-0220-0020

to present an application for a rezoning for all or a portion of the referenced parcel(s)
and to present all evidence in support thereof to the Putnam County Planning
Commission, and to respond to and furnish all information and data requested by said
Board.

Print name of property owner(s)

William Binninger

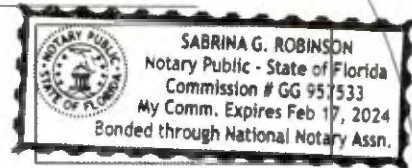
Christine Binninger

Signature(s) of property owner(s)

[Handwritten signatures]

STATE OF FL
COUNTY OF Putnam
Sworn to and subscribed before me this 9th day of July, 2020
Sabrina G. Robinson
Signature of Notary

Personally Known ID Produced
Type of Id Produced



AGENT OATH AND SIGNATURE:

The undersigned John Key, being duly appointed as
agent in fact for the above named owner(s) of the property whereby said owners are
seeking a rezoning and the undersigned does hereby accept said appointment and will
faithfully and truly carry out the request of said owner(s).

Signature of Agent: [Handwritten Signature]

Address: 415 Saint Johns Avenue, Suite 2, Palatka FL 32177; jk@johnkey.com

Telephone Number: 386-385-3646 Fax Number: 386-385-3644

STATE OF Florida
COUNTY OF St. Johns
Sworn to and subscribed before me this 6th day of July, 2020
[Handwritten Signature]
Signature of Notary

Personally Known ID Produced
Type of Id Produced



EXHIBIT B

MAPS

AERIAL R20-006



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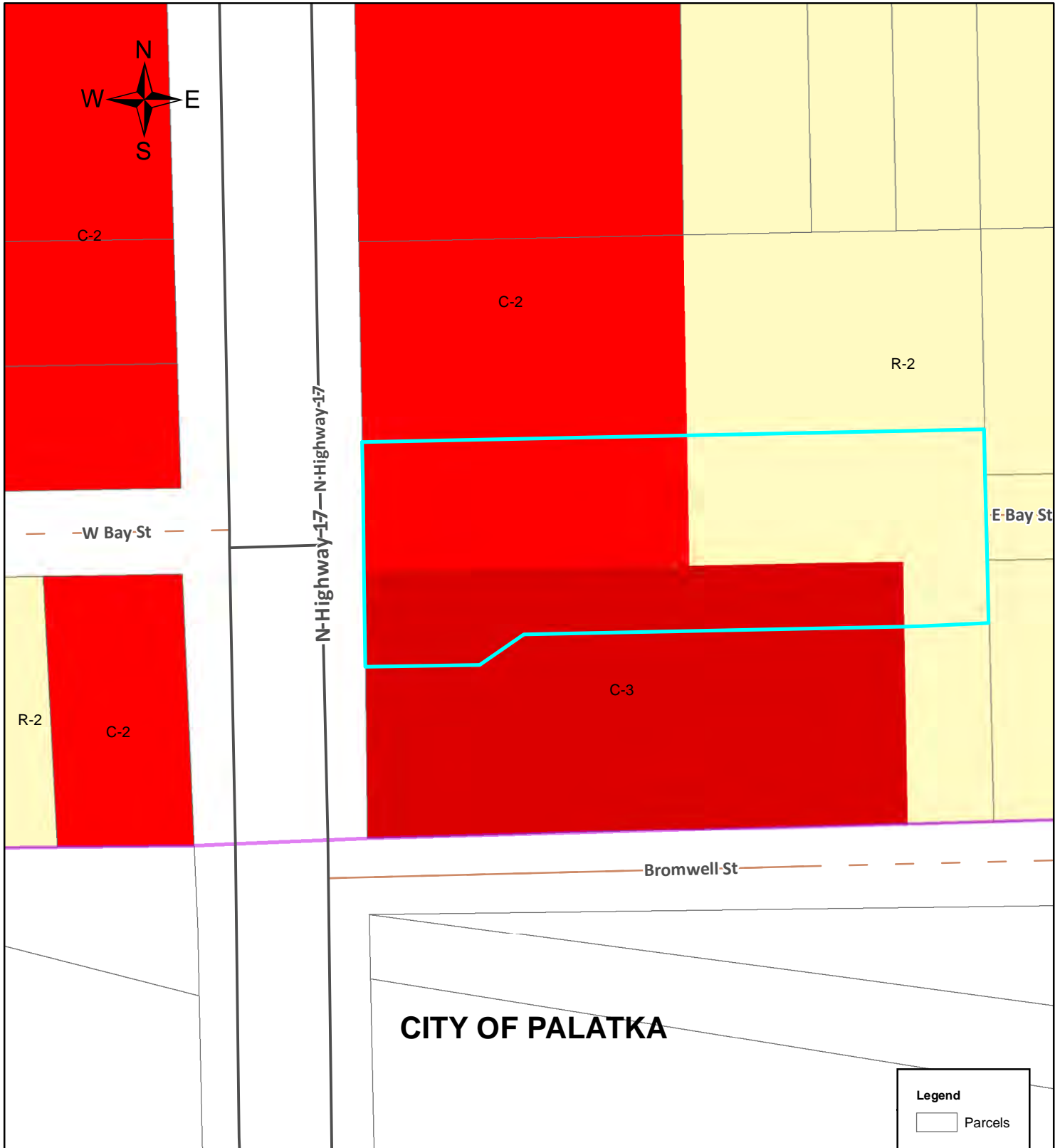
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Date: TBD	Date: N/A	Date:
Source: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
Revisions:		
Revisions:		
Revisions:		

PUTNAM COUNTY

Parcel(s):

Prepared By:
PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2019

EXISTING ZONING DISTRICTS R20-006



Legend

Parcels



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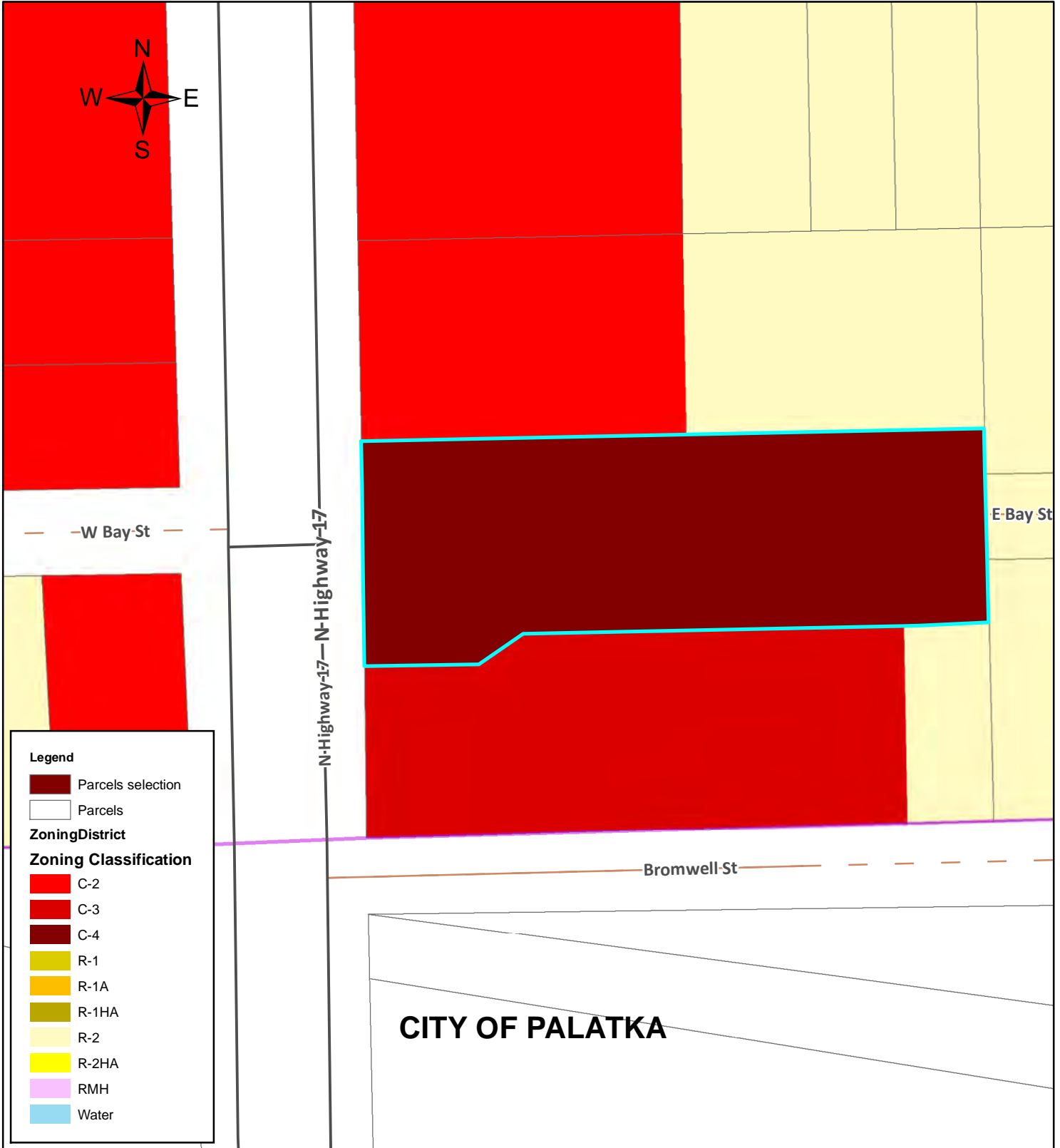
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PUTNAM COUNTY

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PUTNAM COUNTY, FLORIDA
2019

PROPOSED ZONING DISTRICTS R20-006



Legend

- Parcels selection
- Parcels

Zoning District

Zoning Classification

- C-2
- C-3
- C-4
- R-1
- R-1A
- R-1HA
- R-2
- R-2HA
- RMH
- Water



CITY OF PALATKA

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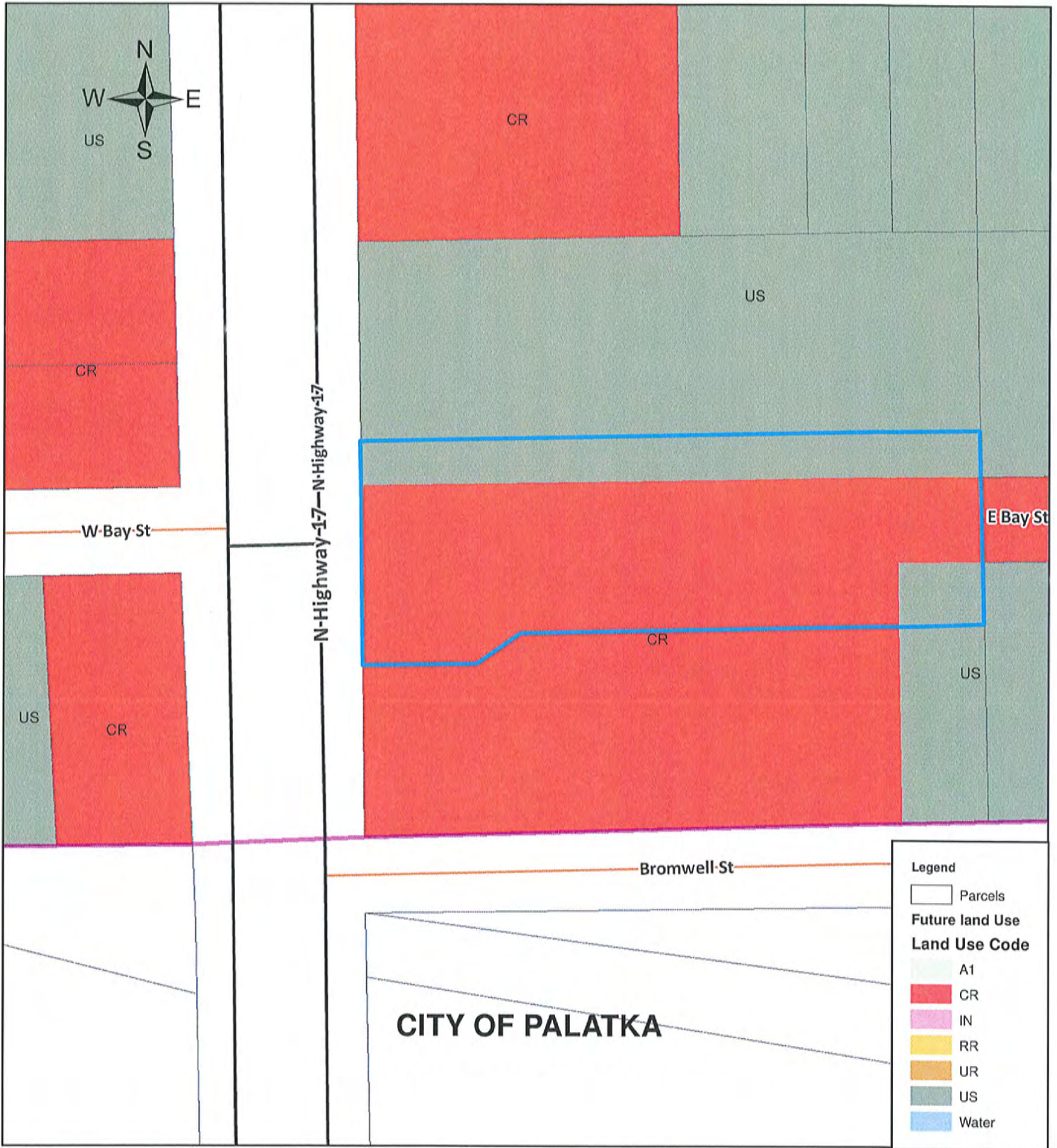
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PUTNAM COUNTY

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PUTNAM COUNTY, FLORIDA
2019

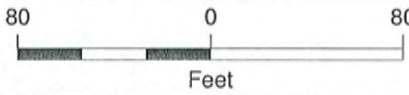
FUTURE LAND USE R20-006



Legend

- Parcels
- Future land Use**
- Land Use Code**
- A1
- CR
- IN
- RR
- UR
- US
- Water

CITY OF PALATKA



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PUTNAM COUNTY

Parcel(s):

Prepared By:
PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2019

Case No.: R20-008, application by Shawn Register and Christopher Kelley, to request a Zoning Map Amendment for a single parcel totaling 4.70 (+/-) acres from Agriculture (AG) to Commercial, General (C-3), located at 149 State Road 20, Palatka, FL 32177 (parcel # 17-10-26-0000-0330-0000).



PLANNING AND DEVELOPMENT STAFF REPORT
October 14, 2020
Putnam County Planning Commission
Public Hearing

APPLICATION: R20-008: Rezoning from Agriculture to Commercial, General

APPLICANT: Shawn Register
Christopher Kelley

REQUEST: The applicants are requesting a Zoning Map Amendment for a single parcel totaling 4.70 acres_(+/-) acres from Agriculture (AG) to Commercial, General (C-3)

LOCATION: The property is located at 149 State Road 20, Palatka, Florida;
Parcel # 17-10-26-0000-0030-0000.

DIRECTIONS: From the Government Complex take Crill Ave. west to State Road 20 approximately 3 miles. Parcel will be located on your left (south side of State Road 20) across from Putnam Feed and Farm Supply.

DESCRIPTION AND BACKGROUND:

The purpose of the requested Zoning Map Amendment is to bring the parcels into conformance with Article 2.03.13, Commercial, General (C-3) zoning district of the Land Development Code (LDC). The subject site is a single parcel that is approximately 4.70 acres in size and is undeveloped. The subject parcel is presently zone Agriculture (AG). The future land use for the property is Urban Reserve. The parcel has approximately 500 ft. of frontage on State Road 20.

The property does not contain wetlands and is not in the 100-year flood zone.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning
Subject Parcel	Urban Reserve (UR)	Agriculture (AG)
North	Urban Reserve (UR)	Agriculture (AG)
East	Urban Reserve (UR)	Agriculture (AG)
South	Urban Reserve (UR)	Agriculture (AG)
West	Urban Reserve (UR)	Agriculture (AG)

(See Exhibit B for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN:

Future Land Use Designation

The Urban Reserve category on the Future Land Use Map consists of areas in close proximity to municipalities or adjacent to designated Urban Service areas. Many of these areas have not been provided with the full range of urban type infrastructure. Future development in this category is expected to be at a lower Density and Intensity of use than the Urban Service designations.

Property currently zoned for agriculture is considered a “holding” zone and may be used as allowed by the agricultural zoning district. Rezoning to agricultural districts shall not be allowed without a future land use map amendment to an appropriate future land use designation. Agricultural activities must comply with the best management practices provided for in Policy A.1.4.9 and identical Policy E.1.3.5.

Residential development shall be allowed at a density of one dwelling unit per acre. An increase in density is allowed up to a maximum of 4 dwelling units per acre as determined by utilizing the point score criteria provided in Policy A.1.9.4. Residential Density will not exceed two (2) dwelling units per acre without a community scale potable water and/or sanitary sewer system, consistent with applicable state law.

Neighborhood Commercial development and Community Commercial development are permitted. The site and location standards for Commercial Uses in Policy A.1.9.3.A.5.c., under the Commercial Future Land Use category shall apply. In addition, future Commercial Uses will be discouraged from locating in a strip pattern along roadways. Types of Commercial Uses and site development standards are subject to further regulation by commercial zoning district standards provided in the land development code.

Industrial Uses are permitted. Heavy and light industrial are both allowed in accordance with the requirements for Industrial Uses in Policy A.1.9.3.A.6.d., under the Industrial Future Land Use Category.

Community Facilities and Services Types 1, 2, and 3 are permitted subject to compliance with standards provided in the land development code. Type 4 water and wastewater facilities with a capacity of greater than 500,000 gallons per day (gpd) may be permitted when formally identified by the Board of county Commissioners to serve as a regional facility provider.

Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the land development code.

The maximum non-residential Floor Area Ratio is 0.85:1. The maximum Impervious Surface coverage for non-residential uses is 80 percent. The maximum residential Floor Area Ratio is 0.5:1. The maximum Impervious Surface coverage for residential uses is 50 percent.

Staff Analysis:

The parcel is designated Urban Reserve on the adopted Future Land Use Map. The Urban Reserve future land use allows commercial development consistent with the locational standards set forth in Policy A.1.9.3.A.5.c., of the adopted Comprehensive Plan. Pursuant to Policy A.1.9.3.5.c, Community Commercial Uses shall be located on sites that have direct access paved roadways with a collector or higher roadway classification; are accessible to their intended market or service area; and do not require significant non-residential traffic to pass through established neighborhoods. The parcel has direct access to State Road 20, which is classified as a Principal Arterial in the County Comprehensive Plan. Non-residential vehicular traffic from development on this parcel will not pass through established neighborhoods.

CURRENT ZONING DISTRICT

Agriculture (AG)

The primary purpose of the Agriculture zoning (AG) district is to implement the Agriculture I and Agriculture II land use classifications shown on the Putnam County Future Land Use Map. It also serves as a holding zone in certain other future land use categories, which allow certain agricultural uses to continue until development more consistent with the future land use category is ready to locate.

PROPOSED ZONING DISTRICT

Commercial, General (C-3): The purpose of the C-3 zoning district is to provide a general commercial zoning district for a mixture of light and medium intensity commercial uses that require immediate access to Major and Minor arterial roadways in the Rural Center, Urban Reserve, Urban Service and Commercial future land use categories shown on the Putnam County Future Land Use Map.

Use Categories and certain uses allowed in the C-3 district:

- Retail Sales–General
- Retail Sales–Food
- Services
- Office
- Club
- Commercial Recreation and Entertainment--Outdoor
- Commercial Recreation and Entertainment–Indoor
- Lodging
- Cultural
- Civic
- Religious Facility
- Emergency Services
- Child and Adult Day Care Center

- Passenger vehicle sales, rental and service (excluding auto body repair shops)
- Overnight recreation
- Recreational Vehicle and Boat sales and service
- Portable Building display and sales
- Mini-warehouses
- Hospital
- Overnight Recreational Park

Use Categories that require a Special Use Permit to locate in the C-3 district:

- Educational
- Essential Public Services

Certain uses that require a Special Use Permit to locate in the C-3 district:

- Outdoor Auction
- Auto body repair shops
- Child and Adult Day Care Center
- Group Residential Home
- Nursing Home
- Assisted Living Facility
- Heavy vehicle sales, rental and service
- Flea Market
- Nightclub
- Kennel
- Communication Towers
- Heavy Equipment Sales and Service

Staff Analysis:

The property is presently zoned Agriculture. The Agriculture zoning district is a holding zone in the Urban Reserve future land use category. It allows for certain agricultural uses to remain in place until development more consistent with the future land use category is ready to locate. The agriculture zoning district limits the ability to utilize the parcel for commercial uses. The requested rezoning, Commercial, General (C-3), would allow for a mixture of light and medium intensity commercial uses which require immediate access to Major and Minor arterial roadways. State Road 20 is designated a Principle Arterial by the adopted Comprehensive Plan. There are existing commercially zoned properties approximately 350 to the east at the intersection of Slaughter Rd. and State Road 20 and diagonally across State Road 20 from the subject parcel.

Flood Zone, Wetlands & Soils: According to Putnam County GIS, the property is not located within the 100 year flood zone and contains not wetlands,

Roadway and Traffic Circulation: The subject parcel has 500 ft. of frontage on State Road 20. State Road 20 is a paved 4-lane Principal Arterial with an adopted Level-of-Service (LOS) D. A review of the 2019 traffic counts indicates that this section of State Road 20 operates at an acceptable LOS. Traffic generated from commercial development on the subject parcel will not degrade State Road 20 below the adopted LOS.

Infrastructure & Concurrency: Central water and sewer services are not available to this area of the County. Any development will be required to be served by well and septic system permitted by the Department of Health.

Surrounding Land Use: The surrounding land uses are primarily low density residential with a religious facility immediately to the east. This is a transitioning area of the county with uses shifting from low density residential and agriculture uses to more suburban/urban uses. Parcels at the intersection of State Road 20 and Slaughter Road, 350 ft. to the east) are zoned for general and intensive commercial uses. Development on the parcel will be required to comply with buffering and screening requirements of Section 7.03.03 of the Land Development Code.

STAFF RECOMMENDATION: Staff finds that the proposed rezoning from Agriculture (AG) to Commercial, General (C-3) is consistent with the goals, objectives of policies of the adopted Comprehensive Plan, is allowed in the adopted future land use category, and meets the locational requirements of the C-3 zoning district provided in the LDC and the Comprehensive Plan.

Staff recommends approval of the request to amend the Zoning Map from Agriculture (AG) to Commercial, General (C-3).

Exhibit A
(Application Submittals)



Planning & Development Services

P.O. Box 1486, Palatka, FL 32178
Phone: 386-329-0491
Fax: 386-329-1213

APPLICATION FOR REZONING/PUD/PUD AMENDMENT

1. Name of property owner(s) Shawn M. Register Christopher B. Kelley Address(es): 3900 Crill Ave, Palatka, FL 3217
3900 Crill Ave, Palatka, FL 3217

Property 911 Address(es) 149 State Rd. 20, Palatka, FL 32177

2. Parcel ID number(s): 17-10-26-0000-0330-0000

3. Subdivision name: N/A (If applicable)

4. Driving directions to property from Palatka: Crill Avenue west to State Rd 20
Approx. 3 miles down on left (north side of 20) across from
Putnam Feed and Farm Supply

5. Size of the property to be covered by the rezoning: 4.70 acres

6. Current zoning: Urban Reserve Future Land Use designation: C-3 (Comm Office)

Proposed Zoning: C-3 Current Use: Vacant

7. Purpose of the Rezoning: Offices for KNR Electrical Services and tenants

8. Attach the following to the application form:

- Conceptual Plan (if applicable)
- Agent Designation form (if applicable)
- Recorded Deed(s)
- Legal Description(s)

YOUR SIGNATURE BELOW AFFIRMS THAT YOU HAVE READ AND AGREE TO THE TERMS OF THIS APPLICATION IN ITS ENTIRETY.

10. Signature(s) of property owner(s): Shawn Register Christopher B. Kelley Telephone Number(s): 386 937 6397
386-972-0376

STATE OF Florida
COUNTY OF Putnam
Sworn to and subscribed before me this 13 day of August, 2020

[Signature]
Signature of Notary

Personally Known/ID Produced
Type of ID Produced

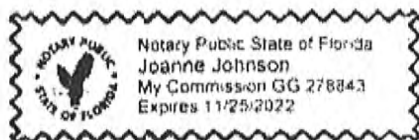
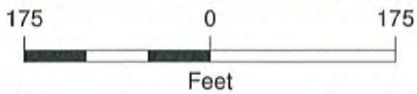


Exhibit B

(Aerial, Zoning & Future Land Use Maps)

AERIAL
R20-008



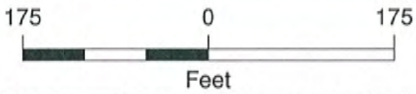
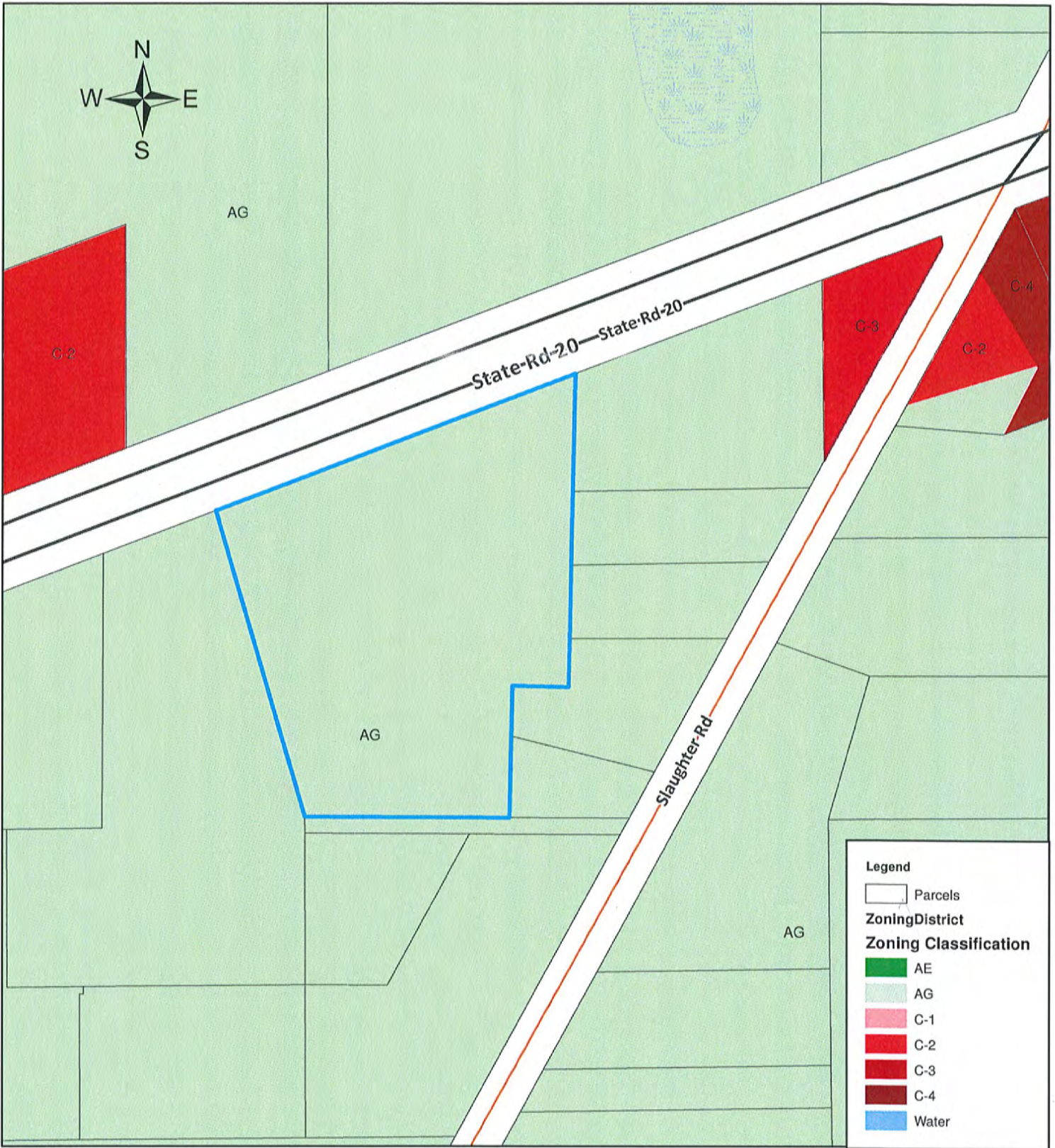
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Date: TBD	Date: N/A	Date:
Source: PUTNAM CO. PROPERTY APPRAISER, PLANNING & DEVELOPMENT		
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PUTNAM COUNTY
Parcel(s):
Prepared By:
PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2019

ZONING DISTRICTS R20-008



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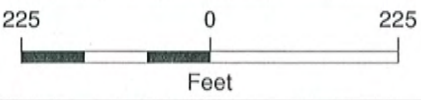
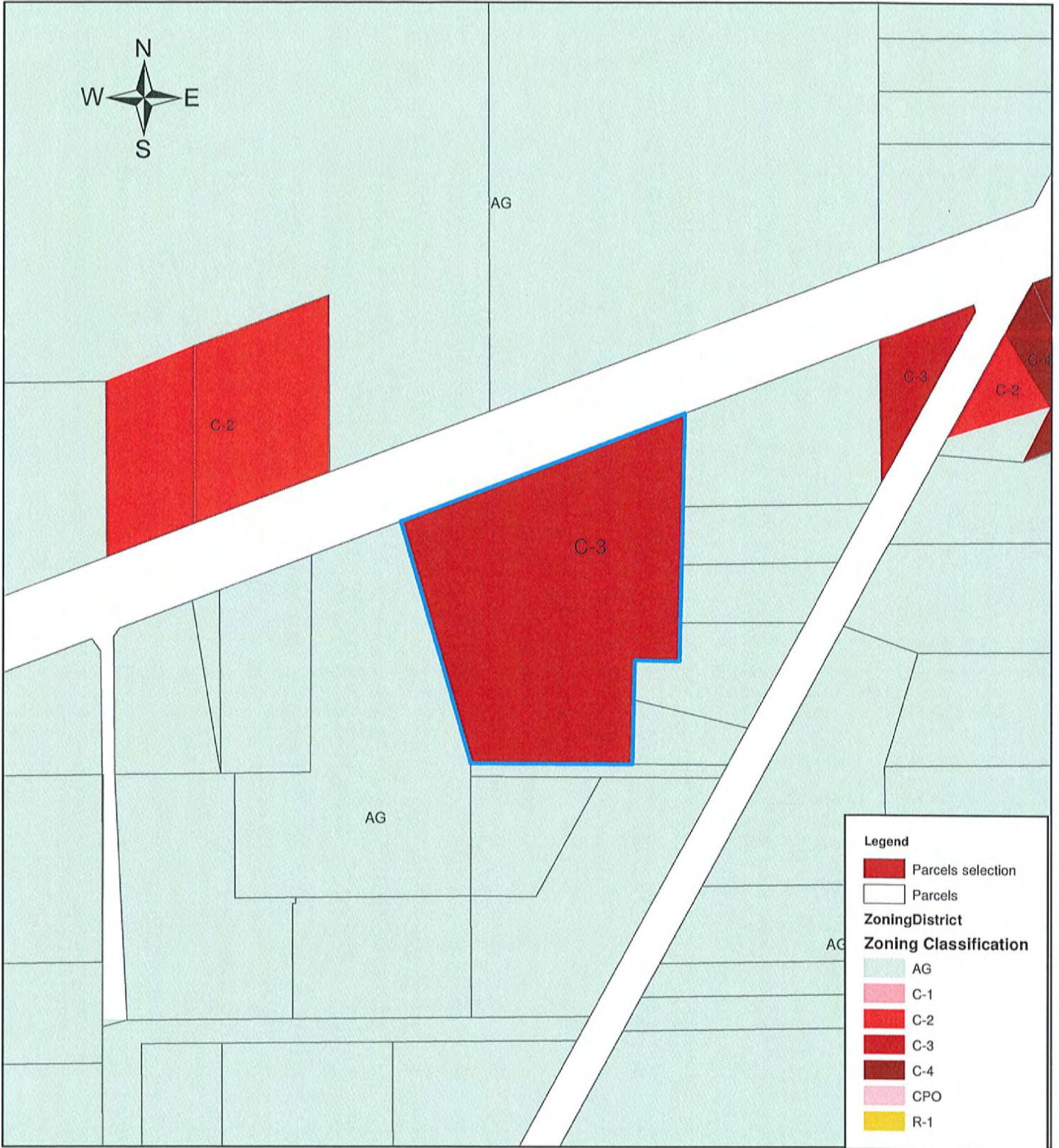
PUTNAM COUNTY

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PUTNAM COUNTY, FLORIDA
2019

PROPOSED ZONING R20-008



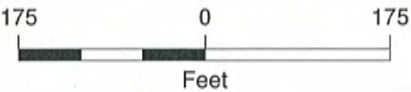
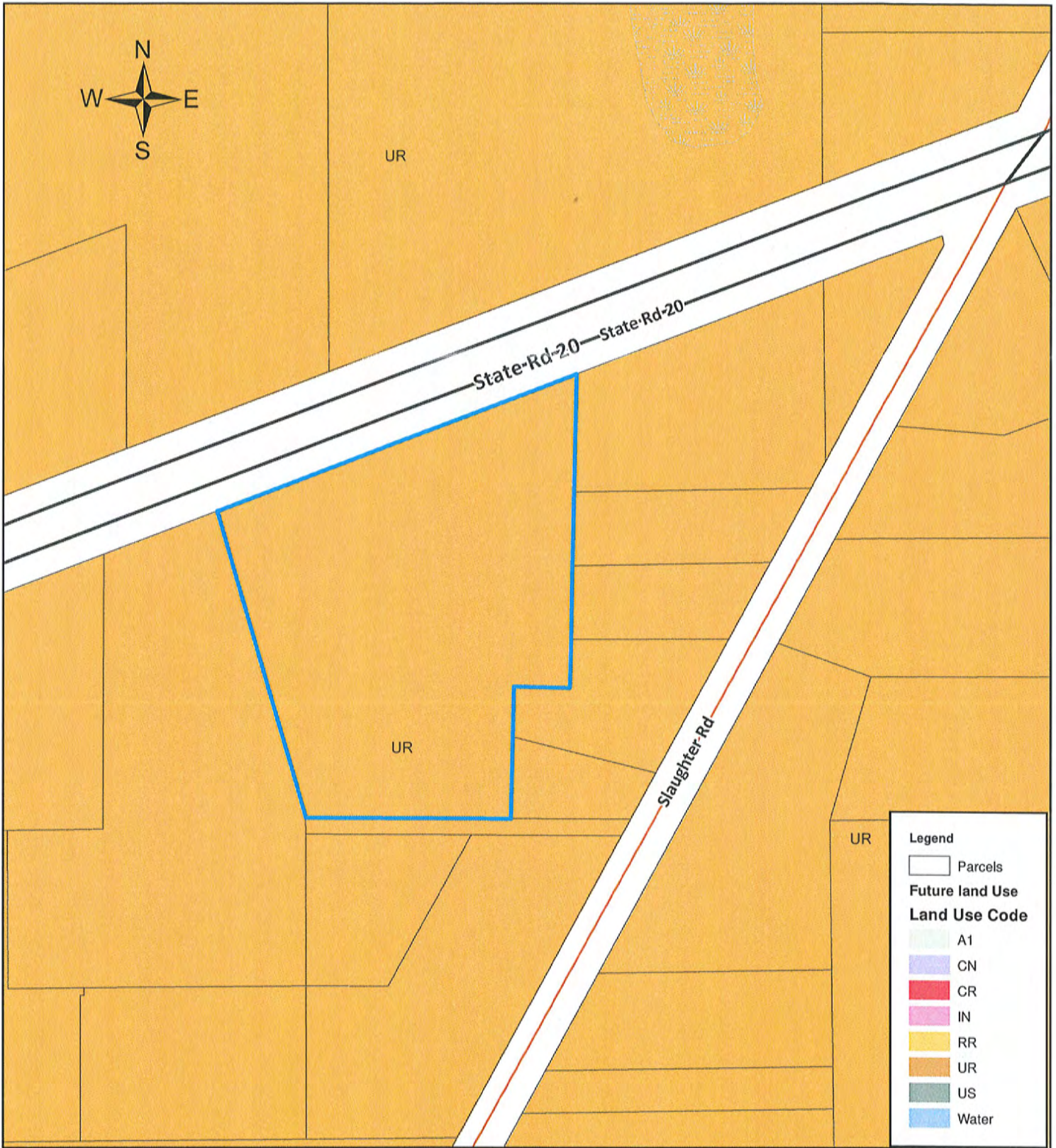
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PUTNAM COUNTY
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PUTNAM COUNTY, FLORIDA
2019

FUTURE LAND USE R20-008



Prepared by: MDB	Checked by: N/A	Approved by:
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PUTNAM COUNTY

Parcel(s):

Prepared By:

PLANNING & DEVELOPMENT SERVICES
PUTNAM COUNTY, FLORIDA
2019

Approval of Minutes: September 9, 2020

**PUTNAM COUNTY
PLANNING COMMISSION
MEETING MINUTES
WEDNESDAY, SEPTEMBER 9, 2020 AT 4:00 PM**

Due to the COVID-19 Pandemic, the Putnam County Planning Commission (PCPC) met on Wednesday, September 9, 2020 at 4:00 p.m., by way of audiovisual communication ZOOM, to hear review and make recommendations to the Board of County Commissioners (BOCC) on zoning map amendments and review proposed changes of the Goals, Objectives and Policies of the Comprehensive Plan Update.

PLANNING COMMISSION MEMBERS PRESENT: Susan Roberts; Chair, Erin Fortner; Co-Chair, Joel Dantzler, Tom DeSantis, Joe Froehlich, Jerry Hafner, Joe Roberts and Ken Schwing (called into the meeting at approximately 6:00 p.m.)

PLANNING COMMISSION MEMBERS ABSENT: Adam Hemphill

PUTNAM COUNTY STAFF PRESENT: Mike Brown; Planning Manager, Jim Troiano; Planning and Development Executive Director, Brian Teeple; Consultant with Kimley Horne and Associates, Nancy Brown; Planning Tech

BOARD ATTORNEY: George Young, with the firm of Holmes and Young, representing the Commission

RECORDING SECRETARY/TRANSCRIPTIONIST: Mary McLaughlin; Senior Staff Assistant, Planning and Development Services

I. Call to Order:

Susan Roberts called the meeting to order at 4:07 p.m. Ms. Roberts read aloud the guidelines for the meeting.

Site Visit Roll Call for item PUD20-002:

Susan Roberts: Yes Erin Fortner: Yes Joe Froehlich: Yes Joe Roberts: Yes
Jerry Hafner: No Joel Dantzler: Yes Tom DeSantis: Yes

A. Case #PUD20-002:

Applicants: Ross Perkins and Barry Klopstad, representing Bar Satsuma, LLC
Request: Amendment to the River Villas Planned Unit Development (PUD) to allow a structure to be placed within 10 feet of another structure.
Property: The property consists of +/- 30 acres
Location: 239 E. Buffalo Bluff Road, Satsuma, FL 32189
Parcel: Parcel #39-10-26-0000-0021-0000

Mike Brown, Planning Manager, presented the staff report. Mr. Brown announced that the Application was brought forth by Barry Klopstad and Ross Perkins who were representing Bar Satsuma, LLC, and were requesting an amendment to the River Villas Planned Unit Development (PUD). Mr. Brown then provided background information about the property. The River Villas PUD was adopted in July, 1994 under ordinance 94-21. As it was approved, the project included a total of 124 manufactured home sites, recreational amenities, and central water and sewer systems, all on approximately 31 acres.

Mr. Brown stated that the request by the applicant and owner is to amend the agreement as adopted. Paragraph 3.4.2 of the PUD agreement states that side yard setbacks, will vary in width but in no case shall be placed within 20 feet of another structure or its structural improvements. The applicant has requested to allow the separation between structures to be reduced to 10 feet from 20 feet. The primary reason given is that new manufactured homes are wider than what was being built when the River Villas PUD was originally adopted in 1994, and that each of the sites contains a carport. Mr. Brown further explained that because of the small size originally platted for the sites, they have run into difficulty placing and utilizing all of the sites with that 20 foot setback.

Mr. Brown continued by saying that staff spoke with both the building department building official, and Fire Marshal who are comfortable with the reduction from 20 feet to 10 feet. He said that this change is consistent with the Comp Plan and is compatible with the surrounding uses.

RECOMMENDATION:

In conclusion, Mr. Brown recommended approval of the proposed amendment to the River Villas PUD, that all structures be no closer than 10 ft. from other structures, or other structural improvements, and recommended the Planning Commission move the proposed amendment to the BOCC for adoption.

QUESTIONS FROM STAFF:

Question: Jerry Hafner asked if the 20 foot setback was put in originally because of concern with fire.

Reply: Mr. Brown stated that he could not find background on why the 20 ft. setback was originally put in. There was no information in the original staff reports, but Mr. Brown added that he did check with the Fire Marshal on this change.

Question: Susan Roberts asked if there was roadway both in front of and behind the units, so that fire apparatus could get into the development.

Reply: Mr. Brown replied that, yes, there was.

PROPERTY OWNER/APPLICANT PRESENTATION:

Barry Klopstad and Ross Perkins were present via ZOOM representing Bar Satsuma, LLC. Mr. Klopstad gave a brief introduction with background information on River Villas. He informed the Commission that he and his partner, Mr. Perkins, bought River Villas about 4 ½ years ago, and since that time have added 10 new homes. They enjoy trying to bring residents into the Satsuma area, as either permanent or secondary home options. He further stated that the PUD has been a learning process with some of the guidelines not pertaining to some of the newer homes. He said that everything had been characterized by Mike Brown, and he did not have any questions or comments to add.

PUBLIC PARTICIPATION:

For: No one spoke in support of the request.

Opposed: No one spoke in opposition of the request.

QUESTIONS OF THE APPLICANT:

There were no questions of the applicant from the Board.

BOARD DISCUSSION:

There was no discussion by the Board.

MOTION:

Tom DeSantis moved to recommend approval the River Villas PUD amendment. Joel Dantzler seconded the motion.

ROLL CALL VOTE:

Joe Roberts – Yes, Tom DeSantis – Yes, Erin Fortner – Yes, Jerry Hafner – Yes
Joe Froehlich –Yes, Susan Roberts (Chair) – Yes, Joel Dantzler – Yes

APPROVAL:

The recommendation for approval of the River Villas PUD amendment was unanimous through roll call vote.

B. Comprehensive Plan Review: Proposed updates to the Putnam County Comprehensive Plan and Draft Future Land Use Map.

Proposed Special Workshop Discussion

Ms. Roberts proposed a special workshop for two weeks from this meeting, due to the length of time needed to go through the Land Use Element. There was discussion among the Board for a Workshop on Wednesday, September 23 at 6:00 p.m., to finalize the first major review of the Comp Plan. Ms. Roberts stated that the material from the review would go back to staff and the consultant for review, then be presented back to the Board at the October meeting. She further explained that the bulk of the meeting would be dedicated to review of the maps. The proposed changes in the maps were reviewed later in the meeting, by Brian Teeple of Kimley Horn, who shared his computer screen with the Board. It was decided that a special workshop was not necessary.

Report from George Young, Board Attorney

George Young presented a report on the meeting with Jake Cremer. Mr. Young reported that he met for half an hour with Mr. Cremer, regarding 3 primary topics, stated in his letter, that summarize his concerns. The letter was emailed to the Board prior to the meeting. Mr. Young continued by saying that it was unclear if Mr. Cremer is representing the Farm Bureau, and their overall position in the County, he did not state that he was. It was expressed that the biggest concerns are the agricultural Best Management Practices mandates, as well as Agricultural density issues.

Mr. Young stated that after Mr. Cremer listened to the last Board meeting, he was satisfied with the density issues, and that was not discussed further during the meeting.

Mr. Young further conveyed that Mr. Cremer did have concerns with the US 17 Corridor Study, expressing that if it were implemented in 2023 and 2024 it would allow for investors to consider land in Putnam County sooner than later, at about the same time the expressway goes in. Speculating that investors may not look at Putnam County as hard later, because the rules may not be known.

Mr. Young continued by saying that Mr. Cremer's biggest topic of concern was the agricultural Best Management Practices, and that this was also a concern of land owners, especially the large agricultural land owners, and the Farm Bureau. They would like the land owners to have the freedom to deal with, or negotiate with, water management or other agencies, which they are not allowed to under the Best Management Practices mandates. Susan Roberts

posed the question, if we change “shall” to the word “should”, in the Best Management Practices, would that allow for the freedom they need. Mr. Young replied that he would not change “shall” to “should”, but consider another phrase, such as “encouraged to”, or “highly encouraged”. Mr. Young stated that Mr. Cremer did have recommended language, based on other counties information.

Joel Dantzler asked Brian Teeple, Consultant with Kimley Horne and Associates, what are other counties are doing with best practices? Mr. Teeple stated that there has been a gradual migration away from mandating best practices in local government comprehensive plans. Mr. Teeple stated that in the Comp Plan before the Board, he has changed the “shall” to “should”, but could change those to “encouraged”. He also informed the board that in some places, “shall” was stricken. Mr. Teeple additionally said that he would go through the document again to be sure that “shall” is removed in all places, and made that recommendation to the Board.

Mr. Dantzler asked what the study on US 17 would entail. Mr. Teeple said, that the study would focus on what land, and what configuration the County should consider to increase the densities, to be available and capture growth opportunities. He continued by saying that the corridor study can also provide possible changes or recommendations to the County on future Comp Plan amendments. A date of 2025 was a date placed on the study; however, Mr. Teeple stated that the date ultimately would be County’s decision. Ms. Roberts asked if the study is speculative. Mr. Teeple stated that the study is a projection. Joe Roberts asked what the outcome of a corridor study would be for the County. Specifically, what changes would the County need to make? Mr. Teeple answered that there could be land use changes, or an overlay. Discussion by the Board followed. Ms. Roberts questioned locking into a date, and added the additional growth in the county would also need to be studied. Ms. Roberts then thanked Mr. Young and Mr. Teeple for their reports.

Ms. Roberts then reported that there was also a letter from Mr. Woodward, which was in the packet distributed to the Board. She asked the board for any questions or comments regarding his letter. Erin Fortner stated that his letter gave her pause, and she questioned the “blanket 10” reduction. She commented, that she had looked at St. Johns County, and felt that to get rid of AG-2 or to “blanket” is not the right thing to do, since we are trying to preserve the agricultural integrity of the county.

Ms. Roberts then thanked George Young for his report, and thanked Mr. Cremer and Mr. Woodward for their letters.

Future Land Use Element Review

Ms. Roberts thanked Mike Brown, Nancy Brown, and Mary McLaughlin the new Staff Assistant, for all the work they did on getting all of the information put together for the packets.

Brian Teeple reviewed the changes that had occurred since the Board last went through the document.

Page 3. Changed “shall” to “should” when referring to Best Management Practices. He continued to say that he would not review each “shall” that was changed to “should”, since that was already discussed by the Board. Susan Roberts added that “should” could be changed to “strongly encouraged to”. Joe Froehlich agreed.

Page 22. Policy A.1.6.4, by 2025, to do the Corridor Study on US 17 North. Mr. Teeple stated that he has added two additional studies, exactly the same language, staggered in time.

- The first added study is to prepare for growth on S.R. 20, West Putnam.
- The last study is to prepare for growth around US 17 South.

Susan Roberts asked for questions or comments from the Committee. Joe Roberts questioned the length of the US 17 south study, commenting that it will taking longer than the other two studies. Mr. Teeple explained that the south end of the project is still five years out. There was brief discussion regarding the bridge over Dunns Creek, and other expansion areas.

Ms. Roberts commented on the budgetary issues around dates, and expressed her feeling, that hard dates should not be placed on the studies. Joe Roberts agreed. Ms. Roberts asked Mike Brown to comment on the dates. Mr. Brown said that the Comprehensive Plan when adopted, is constantly being amended, and that dates were given as a time frame. Ms. Roberts asked if it was possible to put a generic statement on future studies, that “the County shall, as need arises, conduct studies, and add areas that should be kept on watch”. Jerry Hafner agreed.

Ms. Roberts followed up by asking what types of things would trigger a study. Mr. Brown stated that, staff would be looking for a lot of inquiries coming in for a specific area, he added that with the dates are suggested, and that this information would be brought to the BOCC for budgeting. Ms. Roberts asked how much of the study would be done by the Economic Development arm of the County. Mr. Brown stated that much of this would be done by the County. There was additional discussion by the Board around budgeting, and studies.

Joe Froehlich stated that he recommends putting dates on the studies. Joel Dantzler was in agreement. Joe Roberts recommended setting dates to 2027. Tom DeSantis, asked to leave the dates as they stand. Jerry Hafner, commented that dates won't be in accord with what is going on. Erin Fortner, had no issue with the dates, as a direction. Ms. Roberts then asked the Board if they would be in agreement to have all 3 studies to reflect the date of 2027. The Board agreed unanimously. Ms. Roberts asked Mr. Teeple to reflect the change, for all three studies to say "by the end of County fiscal year 2027, corridor studies should be completed for the main potential growth areas of US 17 North, S.R. 20 West and US 17 South in anticipation of".

Page 36. Under Rural Residential (RR), Mike Brown explained that in changing the (RR) category it will allow for some additional residential density, and that it also is related to removing the density point score policy. He said that (RR) is tied to a base density of 1 dwelling unit per 2.5 acres. Staff have recommended with Agricultural (AG) Future Land Use, if the development has direct access to paved roads, then the property eligible for a density of 2 dwelling units per acre. Additionally all of the following conditions must be met; direct access to a paved road, development served by water/sewer, and not located in a flood zone.

Page 39. Susan Roberts stated that a correction was needed from Lake Crescent, not Crescent Lake. Discussion followed. Staff will check for correct name.

Page 55. Mr. Teeple stated that this is AG, and not AG-1 anymore. As directed by the Board at the last meeting, a change was made; if a parcel was adjacent to, and had direct access to a paved road, you can take the parcel down to 1 dwelling unit per 5 acres.

Mr. Teeple stated that he did not see any other changes on his end.

Susan Roberts commented that Low Density Rural Residential was removed.

Mike Brown added that there are specific policies related to specific developments such as; the Walmart distribution center, which are no longer going to happen. Point Density Scores were also removed.

Mr. Teeple had nothing further to add.

Erin Fortner questioned Page 71. & 72., the language around the Residential Density Exception. Mike Brown stated that the language was stricken. He further explained that we still have a Family Density Exemption.

Susan Roberts stated that on Page 88., Objective A.1.11, it does satisfy the requirement for property rights for the Comp Plan. Mr. Brown stated that the

Governor vetoed the legislation around the requirement, however we will still have some policies around this, and that staff is recommending we maintain those.

Future Land Use Maps Review

Erin Fortner asked that the map colors be more definitive. Mike Brown stated that staff would work on the map colors.

Mr. Brown stated that there has been limited changes to the rest of the elements. Brian Teeple added that the changes were mostly clean ups and changes to some code references.

Susan Roberts then reviewed each of the Elements.

Housing Element - In the housing element the mandate for inventories and surveys of low income housing has been removed, and this has been removed from the County responsibilities as well.

Infrastructure Element – Highlighted areas pages DD 8 & 9, D.1.5 through D.1.5.3. Mike Brown stated that these areas refer to the water supply plan, and the reference was for staff.

Susan Roberts asked that in the glossary an acronym list be provided. Mr. Teeple informed Ms. Roberts that the list has already been included.

Conservation Element – Language added on passive energy production, page 26. Ms. Roberts asked that water turbines be added to this section. Ms. Roberts reviewed the change in cooler roofing systems with reflective materials.

Recreation and Open Space Element – No changes to report.

Intergovernmental Coordination Element – Ms. Roberts noted that a lot of the interlocal agreements have been stricken. Ms. Roberts stated that she was concerned about taking those agreements out, primarily fire protection. Mr. Teeple stated that there are some interlocal agreements, with some of our municipalities that have fire protection. He added that at the next meeting he will bring an entire list of the County's interlocal agreements.

Capital Improvements Element – To insert a five year capital schedule table when adopted in the budget. Mr. Teeple reported that we can insert the schedule for 2021-2022, and continued that state law allows the County to insert the capital schedule as a resolution each year.

Economic Development Element – No changes to report. Erin Fortner asked Mike Brown if the Chamber had provided input yet on this. Mr. Brown stated that they haven't stated many concerns, but staff will continue to reach out. He continued that there are not many anticipated questions to how things are written right now. Ms. Roberts stated that the County will need to designate an Economic Development Arm, either internally or externally.

Map Discussion

Erin Fortner asked for the maps to reflect the breakdown of the changes by category and acreage. Mr. Teeple replied that he would provide that information. Mike Brown added that the information will not be exact.

Ms. Roberts questioned staff about the Florahome area. Mr. Brown replied that there was quite a lot of small parcels being divided, and he is going to recommend that the area FLU be designated Rural Residential (RR) instead of Agricultural (AG).

The Board then discussed ways to allow the public to view the maps, as the Board agreed that the public would need to have involvement with the map revisions. However, Jim Troiano stated that due to CDC guidelines, in-person meetings are not allowed at this time. Discussion followed as to how to conduct the meetings so that the Board and the public can view the maps with the current regulations.

It was agreed by staff and the board to have 11 x 17 individual quadrant maps, as well as a 36 x 24 overall map, with enhanced color and outlining provided to the members of the Board. Ms. Roberts asked if there was enough time to take the maps to the public, and notify all of the residents whom would be potentially effected by any changes. Mr. Brown informed that board that any change in the maps is a proposal, once the proposal is made then that proposed change would need to be taken to the Planning Commission for approval at a hearing during a regular meeting. He continued that staff would need time to notify land owners of a land use change, and that number would be several thousand parcels. Mr. Teeple added that the changes will not take anything from land owners.

Ms. Roberts asked that the maps be presented online as maybe a PowerPoint presentation. Mr. Teeple was able to share his computer screen with the Board at that time for review of the proposed map changes. Mr. Brown and Mr. Teeple then reviewed the proposed changes to the maps.

Proposed changes are as follows;

- The Walmart property is being changed back to what it was originally.

- South of Crescent City: From Agriculture to Rural Center (RC). Expanding Rural Center. Susan Roberts recommended to expand RC to Old US 17.
- South of East Palatka US 17 area, looking at where water and sewer are established, changing from Rural Residential (RR), AG and Public Facilities (PF) to Urban Service (US). With US 17 becoming 4 lanes, there has been more development and requests for rezoning. Mr. Brown added that residential is allowed within Urban Service (US)
- 207 Northern area, extends the US area, which was AG. Mr. Brown recommended to also change US to extend past the new fire station on the 207 Southern side. He continued by stating that utilities were being backfilled into the area.
- Northwestern area (Florahome) North of S.R. 100, and across the street from Vulcan Sand Pit, West of S.R. 315. From AG and Conservation to RR. Mr. Brown said that this area was discussed earlier in the meeting, and that staff has seen an increase in parcels being divided into smaller parcels in this area. Joe Roberts asked if these zoning changes have any effect on the property tax. Mr. Brown replied that it would not, however he will confirm with Tim Parker, Putnam County Property Appraiser. Mr. Brown added that he would ask Mr. Parker what affect these changes will have, when he assesses the taxes. Ms. Roberts said that we will need to have him on hand at the meeting with the public to answer questions.
- Melrose area, bring back to RC from RR. Mr. Brown stated that in his opinion this change may not be necessary as the County already has Commercial areas on S.R. 26 & S.R. 21. The rest of the Land Use is RR. Ms. Roberts asked what RC's are left in the County. Mr. Brown answered that there is one at 21 & 20, one in Hollister East of Interlachen, one in Florahome, one in South Putnam, one at C.R. 315 & C.R. 310, one at C.R. 308 & C.R. 309 in Fruitland, and one at US 17 & C.R. 309. Mr. Teeple stated that at the next meeting he will have a map available that highlights Rural Centers.

Ms. Roberts said that the Board can review the maps after the regularly scheduled October meeting. Ms. Roberts added that the Wednesday, September 23, 2020 Special Meeting was not needed.

Jim Troiano stated that staff can place maps, in the lobby of the Planning Department lobby, Supervisor of Elections Office, County offices downtown, County Annex offices, and Constitutional offices for public review.

Ms. Roberts stated that the two issues that will need to be clarified are:

- What does it means to change to Urban Service?
- What are the tax implications?

Ms. Roberts stated that she would be in contact with the BOCC and keep them up to date on the progress. Ms. Roberts thanked Mr. Brown and his staff, Mr. Troiano, and Mr. Teeple and his staff for all the work they have put into everything.

II. Approval of Minutes:

June 10, 2020 – Ms. Roberts noted that a correction was needed on page 3, paragraph 4, line 2. That line needs to be updated from/to “Ms. Harsey said that the use, not they use”. Ms. Roberts then called for a motion to approve the minutes as amended.

Tom DeSantis moved to approve the minutes as amended. Erin Fortner seconded, and the motion carried unanimously.

June 24, 2020 – Ms. Roberts noted that these were from a called workshop, and were notes from the meeting, not minutes.

Tom DeSantis moved to approve the notes as written. Joe Dantzler seconded, and the motion carried unanimously.

July 8, 2020 – Ms. Roberts noted that on page 1, paragraph 2 under Call to Order, Ms. Roberts asked the sentence be corrected to read that “Ms. Roberts announced that an email she sent to all the members that could have been a violation of the Sunshine Law and she apologized for the error. Joel Dantzler also noted that he also sent an email to the members. Ms. Roberts asked that in the future, if information needed to be shared with everyone on the Board, that it be sent to staff for distribution”.

Joey Froelich moved to approve the minutes as amended. Erin Fortner seconded, and the motion carried unanimously.

July 22, 2020 – Ms. Roberts called for a motion to approve the notes from July 22.

Tom DeSantis moved to approve the notes as written. Joey Froelich seconded, and the motion carried unanimously.

August 12, 2020 – Erin Fortner moved to approve the minutes as written. Tom DeSantis seconded, and the motion carried unanimously.

III. Other Business:

At Large Planning Commission Member Reminder – Ms. Roberts reminded PC members that if you are an At Large appointee, this is the year that terms are up for re-appointment.

IV. Adjournment: The meeting was adjourned at 6:26 p.m.

Susan Roberts, Chair

Date

ATTEST:

CC: Planning Commission Members
John Cioffi, Building Official
Clay Davis, Property Appraiser's Office
Justin Edwards, Property Appraiser's Office
Donald Hunt, Property Appraiser's Office
Freddy Garrett, Property Appraiser's Office
Tabitha Lassiter, County Attorney's Office
Tim Smith, Clerk of Circuit Court

New Business: November Planning Commission Meeting Date.



PLANNING AND DEVELOPMENT STAFF REPORT
October 14, 2020
Putnam County Planning Commission
Public Hearing

MEMORANDUM

TO: Putnam County Planning Commission

FROM: Mike Brown, Planning Manager

RE: November Meeting

DATE: October 14, 2020

Since the November meeting falls on a holiday, Veteran's Day, November 11, 2020, an alternated meeting date needs to be selected. There are two dates that do not conflict with other meetings previously scheduled for the Board of County Commissioners Meeting Room. The dates are:

- Wednesday, November 4, 2020, at 4:00 pm
- Tuesday, November 10, 2020, at 4:00 pm