

ORDINANCE 2025-02

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, ESTABLISHING THE PROVSIONS OF A PLANNED UNIT DEVELOPMENT OVERLAY WITH RESPECT TO THE FOLLOWING PARCELS OF LAND: 10-10-26-0000-0200-0050 LOCATED AT THE INTERSECTION OF SAINT JOHNS AVENUE AND ZEAGLER DRIVE, PALATKA, FLORIDA 32177; PROVIDING FOR SCRIVENERS ERRORS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, application has been made to the City of Palatka Planning Department on behalf of the following owner of a property located at the intersection of St. Johns Avenue and Zeagler Drive (City of Palatka) for approval of a Planned Unit Development in the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on January 7, 2025, and two public hearings before the City Commission of the City of Palatka on March 13, 2025 and March 27, 2025; and

WHEREAS, the City Commission of the City of Palatka has determined that said Planned Unit Development should be approved.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA:

Section 1: The Cypress Landing Townhomes Planned Unit Development is hereby approved the hereinafter described properties:

Parcel No.10-10-26-0000-0200-0050;

DESCRIPTION OF PROPERTY:
PT OF NW1/4 OF NW1/4 OR493, P1163

Section 2: The owner and successor(s) development plans must generally comply with the site plan (Exhibit 1) and with the conditions of approval set forth in Exhibit 2.

Section 3: Unified control. The common area of the property shall be under the legal control of the owner and successor(s) whether that entity be an individual, partnership or corporation, or group of individuals, partnerships or corporations. The owner and successor(s) on an ongoing basis shall present firm evidence of unified control of the common area within the planned unit development, together with a certificate of apparent ownership of the common area and its encumbrance.

Section 4: Agreement binding upon owner and successors. The owner and his successors shall be bound in title to any commitments of this ordinance. The owner or successor(s) shall on an annual basis between November 1 and December 31 provide a written certification that they will continue to meet all rules, standards, and site plan requirements of this ordinance. Repeated and documented failure to meet the intent of the ordinance shall trigger review by the Planning Board, which may, with cause revoke the PUD approval, making the use nonconforming. If the owners sell individual buildings or units, the purchasers shall be bound by the agreement(s) by and between the original developer and the city of Palatka Florida

Section 5: Certificate of Occupancy. A final certificate of occupancy shall not be granted until all required improvements of the site plan are completed and inspected for compliance by the City or its agent.

Section 6: Concurrency. All Municipal Code shall be met before a building permit is issued concurrency requirements of the including wastewater lift station

Section 7: To the extent of any conflict between the terms of this ordinance and the terms of any ordinance previously passed or adopted, the terms of this ordinance shall supersede and prevail.

Section 8: Scrivener’s Errors. The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener’s errors, which do not affect the intent of this Ordinance. A corrected copy shall be posted in the public record by the City Clerk.

Section 9: Effective Date. This Ordinance shall become effective immediately upon its final passage by the City Commission.

PASSED on first reading by the City Commission of the City of Palatka, Florida, on the 13th day of March, 2025.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 27th day of March, 2025.

CITY OF PALATKA

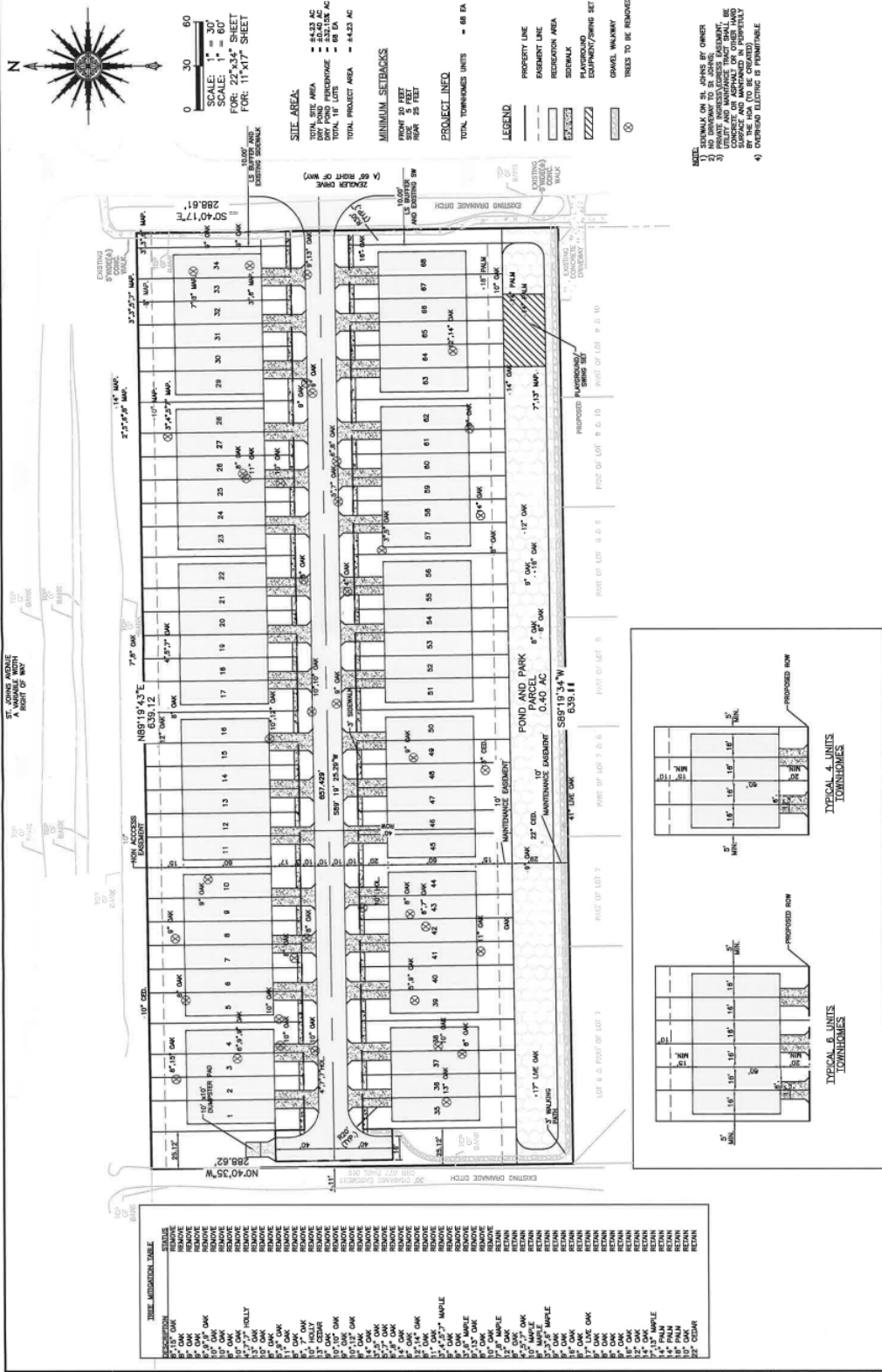
BY:_____
Its Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM AND LEGALITY:

City Attorney



NOTE:

- 1) SIDEWALK ON ST. JOHNS BY OWNER
- 2) NO DRIVEWAY TO ST. JOHNS;
- 3) PRIVATE INGRESS/EGRESS EASEMENT, UTILITY AND MAINTENANCE TRACT SHALL CONCRETE OR ASPHALT OR OTHER HARD SURFACE AND MAINTAINED IN PROPER CONDITION BY THE HOA (TO BE CREATED)
- 4) OVERHEAD ELECTRIC IS PERMISSIBLE

TYPICAL 4 UNIT
TOWNHOMES

TYPICAL 6 UNITS

EXHIBIT 2

The City Commission approval is subject to the following conditions:

- 1.- The site plan submitted shall be amended to depict the location of any, and all underground utilities systems appurtenances that will be overground, and how these will be properly screened.
- 2.- The site plan submitted shall be amended to depict the location of overflow, guest vehicular parking for the development.
- 3.- The applicant must submit a legal opinion, by the attorney representing the applicant, as to the right of the applicant to establish covenants and restrictions on the land.
- 4.- The applicant shall submit a letter from a transportation engineer or certified professional regarding the traffic patterns associated with the development.

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BY: 
Its Mayor

ATTEST:


City Clerk

APPROVED AS TO FORM AND LEGALITY:


City Attorney



EXHIBIT 1

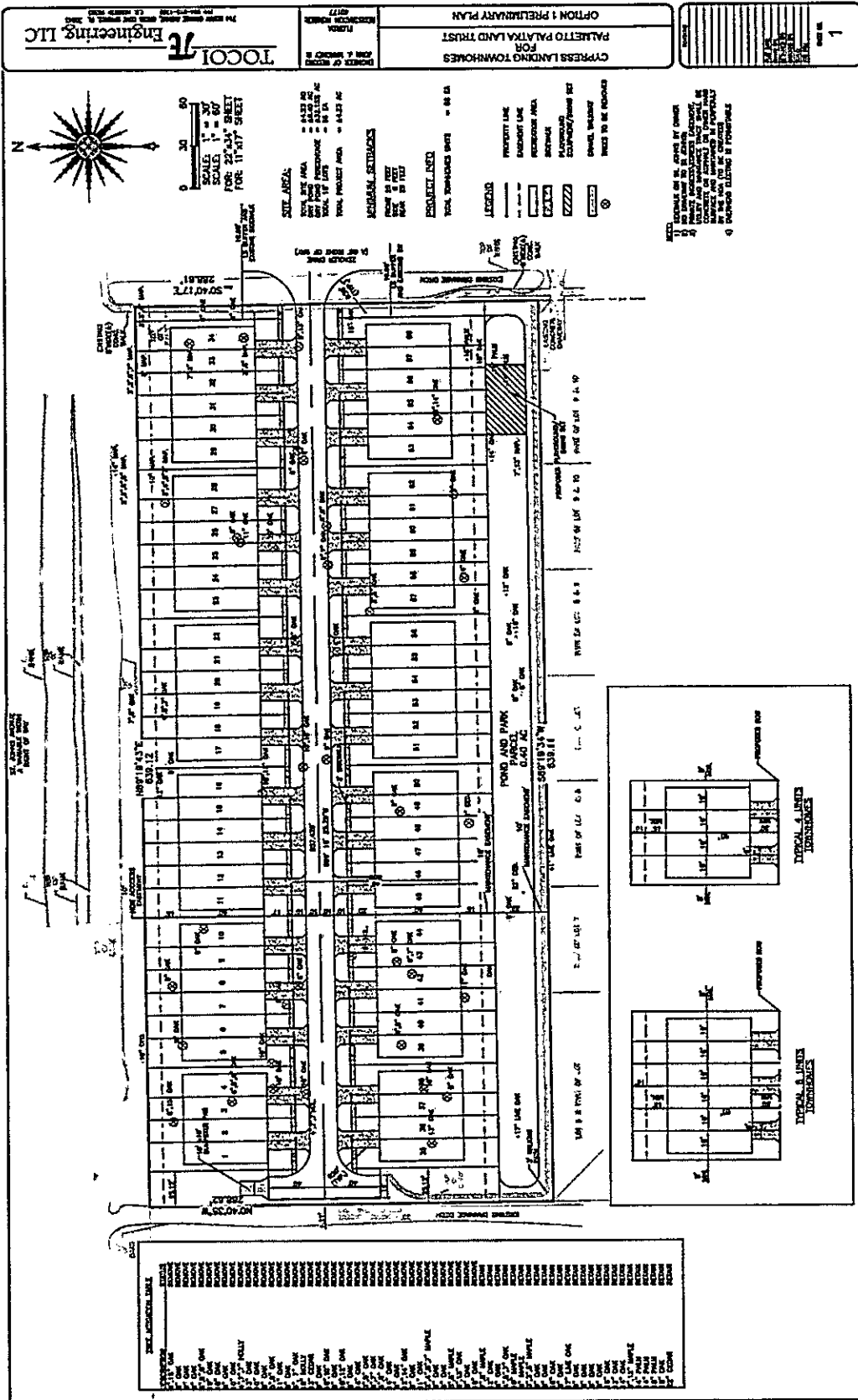


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