



PUTNAM COUNTY PLANNING COMMISSION

Wednesday, August 13, 2025 at 4:00 P.M.

2509 Crill Avenue, Suite 100, Palatka, FL 32177

AGENDA

I. Call to Order:

II. Cases:

Case # CPA25-000005: Application by Earnestine Green, requesting a Small Scale Future Land Use Map Amendment from Commercial (CR) to Urban Service (US) located at 149 State Road 207, East Palatka, FL, 32131. Parcel ID: 05-10-27-0000-0330-0000.

Case # REZ25-000009: Application by Jolaine West, to request a Zoning Map Amendment from Commercial, retail (C-2) to Commercial, intensive (C-4) located at 143 Philips Dairy Drive, Palatka FL, 32177. (Parcel # 02-10-26-0000-0268-0000).

Case No.:PUD25-000001: Application by Miner David J II & Natalie Living Trust, requesting an amendment to the zoning map to change 9.37 +/- acres from Agriculture (AG) to Planned Development Unit (PUD), located at (parcel # 13-09-26-0000-0031-0012).

Case No.:PUD25-000002: Application by Jones William W., requesting an amendment to the zoning map to change 1.83 +/- acres from Residential (R-2) to Planned Development Unit (PUD), located at (parcel # 01-11-26-8242-2010-0160).

Case # CPA25-000003 and PUD25-000003: Companion applications by WA207 LLC and Mosler Industries LLC, requesting a Large Scale Future Land Use Map Amendment from Agriculture (AG) to Urban Reserve (UR) and to amend the Zoning Map to change from Agriculture (AG) to Planned Unit Development (PUD) located at 370, 352, 344, 320 County Road 309C; 4129 and 4075 Reid and multiple properties without 911 addresses, Palatka. Parcel IDs: 32-09-26-0000-0210-0010; 32-09-26-0000-0110-0030; 32-09-26-0000-0150-0010; 33-09-26-5800-0010-0000; 04-10-26-0000-0020-0000; 33-09-26-0000-0010-0000; 32-09-26-0000-0210-0000; 32-09-26-0000-0110-0000; 32-09-26-0000-0150-0000; 04-10-26-0000-0020-0001; 32-09-26-0000-0110-0010; and 32-09-26-0000-0110-0020, comprising 443 +/- acres.

III. Old Business

IV. New Business

V. Approval of Minutes – June 11, 2025

VI. Adjourn

Case # CPA25-000005: Application by Earnestine Green, requesting a Small Scale Future Land Use Map Amendment from Commercial (CR) to Urban Service (US) located at 149 State Road 207, East Palatka, FL, 32131. Parcel ID: 05-10-27-0000-0330-0000.



PLANNING AND DEVELOPMENT STAFF REPORT
August 13th, 2025
Putnam County Planning Commission
Public Hearing

APPLICATION: CPA25-000005 Future Land Use (Small Scale) Map Amendment from Commercial (CR) to Urban Service (US)

APPLICANT: Earnestine Green

AGENT: Sarah Maier, Dewberry

REQUEST: The applicant is requesting a Small Scale Future Land Use Map Amendment from Commercial (CR) to Urban Service (US) on one parcel totaling 0.48 +/- acres to allow for the re-development of a single-family residence.

Location: 149 State Road 207, East Palatka, FL 32131
Parcel ID: 05-10-27-0000-0330-0000

Directions: Head east on Crill Ave (SR-20), turn right on US 17 S, turn left on to SR 207 N, make a U-turn at Louis Broer Rd, turn right into property at 149 SR 207.

DESCRIPTION AND BACKGROUND

The subject parcel is zoned Residential-2 (R-2). The subject property is within the Commercial (CR) Future Land Use designation. The applicant is requesting a Future Land Use Map amendment to achieve consistency with the current use at 149 State Road 207; and to allow for the re-development of a deteriorated single-family residence. The applicant has received the aide of the Rebuild Florida project for the purpose of re-development after the severe damage incurred on this property by Hurricane Ian.

The subject property is currently developed with a dilapidated single-family residence. The subject property has approximately 26.71 feet of road frontage on SR 207. SR 207 is a paved, four lane, principal arterial roadway regulated by the Florida Department of Transportation.

It is the applicant's intent to replace the single-family residence with a new residential building. In their comment letter as part of the submission package, the agent, Sarah Maier, states "The dwelling unit on the property located at 149 State Road 207, East Palatka, was damaged beyond repair due to the impacts of Hurricane Ian." Indicating the home shall be removed and replaced with a new one that shall meet all Local, State, and Federal regulations.

PROCESS AFTER APPROVAL

Should this Map Amendment be approved, the applicant will be eligible to obtain permits to install a new single-family residential dwelling unit that is consistent with all Florida Building Code and local zoning standards. Should this Map Amendment be denied, the parcel will be required to rezone into a zoning district with allowable uses in the Commercial FLUM category before any commercial development can occur. Commercial development will also be required to submit to the Development Review Committee.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning	Uses
Subject Site	Commercial (CR) (Proposed – US)	Residential-2 (R-2)	Single-family residence
North	Commercial (CR)	Residential -2 (R-2)	Single-family residence
West	Commercial (CR)	Residential-2 (R-2)	Vacant
South	Commercial (CR)	Commercial, retail (C-2)	Vacant
East	Right-of-way (ROW) Commercial (CR)	Right-of-way (ROW) Planned Development Unit (PUD)	State Road 207 Apparent truck repair facility

(See Attachment 2 for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN

Existing Future Land Use Designation

Policy A.1.9.4.A.5 – Commercial

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 have good access to arterial and collector roads. Additional commercial locations are allowed in several other future land use categories. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

a. 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.

b. Limited residential uses that are accessory to a Commercial Use will be permitted subject to detailed and specific standards provided in the Land Development Code, and subject to the following conditions:

- (i) The site must contain a conforming commercial use;*
- (ii) The residential unit must be occupied by the owner or employees of the commercial use on the site;*
- (iii) The residential unit must be accessory in use and size; and*
- (iv) The residential unit must be located on the same site as the commercial use.*

c. 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. Neighbor 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.

d. Limited light industrial uses associated with a primary Commercial Use are permitted. Examples of such uses include, but are not limited to, flex office and warehouse buildings, building contractor offices with limited outdoor storage, and research and development parks that may involve some light manufacturing or processing.

e. 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.

f. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code.

g. 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.

h. A resiliency facility, as defined by Chapter 163.3210 (2)(d), Florida Statutes, shall be a permitted use in the commercial land use district.

Proposed Future Land Use Designation

Policy A.1.9.4.A.1- Urban Service

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 15 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. 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.*
- b. 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.*
- c. Residential development shall be allowed from a density of one (1) dwelling unit per acre to twenty-four (24) units per acre. Residential density in excess of two (2) dwelling units per acre shall require a community scale potable water and/or sanitary sewer system, consistent with applicable state law. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the Land Development Code.*
- d. 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.*

- e. *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 is allowed up to 20 percent of its total land area without a Comprehensive Plan amendment to designate the area as Industrial future land use.*
- f. *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. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant nonresidential vehicular traffic to pass through established neighborhoods. Community Facilities and Services acreage in each distinct Urban Service Area shall be allowed up to 15 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use.*
- g. *Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code.*
- h. *The maximum Floor Area Ratios and impervious surface coverages allowed are as follows: For non-residential uses the maximum Floor Area Ratio is 1:1 and the maximum Impervious Surface coverage is 85 percent. For residential uses the maximum Floor Area Ratio is 0.7:1 the maximum Impervious Surface coverage is 70 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

Pursuant to Policy A.1.9.4.A.1., the Urban Service Future Land Use category consists of areas where urban infrastructure has been provided or will be provided in the next 15 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways. Aside from the paved highway of State Road 207, additional utilities such as water and/or Community Scale Sewer are anticipated to be available in this area within the next 15 years. In effort to address some concerns regarding spot zoning, staff recognize that a change to the FLUM designation does appear inconsistent at first glance. However, commercial uses are unrestricted in the Urban Service FLUM category without any restrictions as to the size, scale, or intensity of the uses. The proposed FLUM amendment will allow for the highest and best use of the subject property in compliance with the current zoning district.

The Commercial Future Land Use Category does not allow for residential uses other than those that are subordinate to a predominant commercial development on the same parcel. The proposed Urban Service Future Land Use Category allows for both residential and commercial development to occur, as outlined in policies A.1.9.4.A.1.c and A.1.9.4.A.1.d respectively. As noted in policy A.1.9.4.A.1.d, all commercial development shall meet the standards outlined in (newly updated) Policy A.1.9.4.A.5.c, the same standard as the Commercial Future Land Use. As such there will be no decrease in property rights for surrounding properties, nor any alterations to the standards for developments that are currently approved to exist on the property. Pursuant to Policy A.1.1.1.D. of the Comprehensive Plan, “Requests for future land use map amendments in the 100-year floodplain shall demonstrate that the proposed use will maintain or reduce flood levels of the base flood discharge and will maintain or enhance other water resource related benefits of the floodplain.” The applicant’s request to amend the FLUM category from Commercial to Urban

Service for the purpose of re-establishing the residential use will lessen the chances of dense commercial development from location on the subject parcel which contains FEMA Special Flood Hazard Area A. The floor area ratio and impervious surface limitations for residential uses in the Urban Service FLUM category are less than the floor area ratio and impervious surface allowances in the Commercial FLUM category; these standards will also lessen the amount of impervious development which results in increased sheet flow and runoff in areas adjacent to Special Flood Hazard Areas.

FLUE Policy A.1.6.4.D: *Prepare for growth around the SR 207 corridor in east Putnam County by undertaking a corridor study in the area and incorporate the study results into the Comprehensive Plan within one year of the study's adoption. The study limits and other parameters will be determined at the time of the study but shall be sufficient to outline a mix of future land uses, access requirements and other study parameters necessary to accommodate future growth.*

Staff Analysis

Economic development is to be anticipated along SR 207 corridor as community water and sanitary sewer are established and expanded within the East Palatka area. The subject corridor contains a diverse mixture of Future Land Use designations, existing uses, and proposed uses promoting mixed development, which adheres to Policy A.1.9.4.A.1.a., stating "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." Allowing for the redevelopment of the subject parcel in a residential manner will promote infill on a property which is inadequate in size for many commercial uses. Moreover, the general intent of the Urban Service FLUM category is to offer a Future Land Use designation which promotes mixed development rather than allowing uses to be segregated and resulting in urban sprawl. Incompatibility buffers, which are required by the Comprehensive Plan and Land Development Code, have been adopted, in part, to promote mixed development. In the event that a commercial use is developed adjacent to the subject parcel, that development would be required to buffer the use from the proposed residential use.

According to the 11th Edition of the ITE Trip Generation Manual, detached single-family residential dwelling units result in an average trip count of 9.4 total trips per home per day in an urban/suburban environment. This value is comprised from traffic of the homeowner, delivery services, and other traffic associated with single-family uses. As there is a home already on the property, it is not anticipated that the Map Amendment to allow for re-development would significantly impact the traffic flow or accessibility of SR 207.

FLUE Policy A.1.6.5: *All applications for Comprehensive Plan future land use amendment shall provide justification for the need for the proposed map amendment and demonstrate how the proposed amendment would minimize or altogether avoid urban sprawl as defined herein.*

Staff Analysis

The Putnam County Comprehensive Plan defines "Urban Sprawl" as the following:

Urban Sprawl means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-Intensity or low-density urban uses, the primary indicators of which are:

- (a) Promotes, allows, or designates for development of substantial areas to development as low intensity, low-density or single use development or uses;*

- (b) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- (c) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- (d) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- (e) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agriculture and silviculture activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- (f) Fails to maximize use of existing public facilities and services.*
- (g) Fails to maximize use of future public facilities and services.*

The proposed map amendment is necessary for the property owner to redevelop the subject property in a manner consistent with the siting requirements of the Putnam County Comprehensive Plan. The applicant is seeking to replace a single-family residence on the subject property. Surrounding this property is a mixture of urban development, residential development, commercial development, and vacant properties. This development would assist in maximizing the use of current public facilities and services, and as such, staff believes that this development does not qualify as Urban Sprawl, and instead constitutes infill of existing urban environments.

Flood Zone and Wetlands

According to Putnam County GIS Reference Map, the property contains designated Special Flood Hazard Areas and is identified as zone “X” and zone “A” as depicted on the FEMA Flood Hazard Area Map included in this report. The GIS wetlands layer does not indicate any presence of wetlands on the subject parcel.

Infrastructure & Concurrency

Central water and sanitary sewer are not provided by Putnam County in this area. Since community scale water and sanitary sewer are not available, any on-site development will be required to be serviced by private well and private septic system permitted through the Florida Department of Health. In the event Putnam County develops water and sewer infrastructure adjacent to the proposed use, the development may connect at their discretion. However, if those utilities are in place, and the private system(s) fail, the property owner will be required to connect to those utilities. Road concurrency shall be handled by the Florida Department of Transportation.

STAFF RECOMMENDATION

Staff recommends **approval** of the request to amend the Future Land Use Map from Commercial (CR) to Urban Service (US) as the proposed amendment is consistent with the adopted goals, objectives, and policies of the Putnam County Comprehensive Plan and is compatible with existing development and map designations in the area.

Attachment 1 – Application

Attachment 2 – Maps

Attachment 1
(Application Submittals)

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

2509 Crill Ave., Suite 300
Palatka, FL 32177
Fax: (386) 329-1213
Email: pzb@putnam-fl.com
Website: main.putnam-fl.com



Planning: (386) 329-0491
Zoning: (386) 329-0316
Building: (386) 329-0307
Animal Control (386) 329-0396
Code Enforcement (386) 329-0317

**COMPREHENSIVE PLAN or FUTURE LAND USE MAP
AMENDMENT APPLICATION**

1. Print Applicant Name(s): Earnestine Green
2. Contact Phone: 386.916.8037
3. Mailing Address: (Street) 149 State Road 207
(City) East Palatka (State) FL (Zipcode) 32121
4. 911 Address: (Street) 149 State Road 207
(City) East Palatka (State) FL (Zipcode) 32121
5. Parcel ID number(s) (for map changes): 05-10-27-0000-0330-0000
6. Subdivision Name: None
7. Driving directions to property from Palatka:
Head east on Crill Ave (SR 20), turn right (east) on US 17, turn left (north) on to
SR 207, make a U-turn at Louis Broer Rd, turn right into property at 149 SR 207.
8. Size of the property to be covered by the map amendment: 0.48 acres
9. Current zoning: R-2 Future Land Use designation: Commercial
10. Proposed Future Land Use Designation: Urban Service
Current Use of Property: Residential - single family home
11. Purpose of the Amendment: To provide consistency between the existing zoning district and the
future land use. The homeowner needs to rebuild their house, which was damaged from Hurricane Ian.
12. Prior zoning/comp plan actions on this property (include case number): None
13. Date of required pre-application meeting with Planning Staff: July 1, 2025

14. Attach the following to the application form: (see instructions)

- Concept Plan (optional)
- Agent Designation form (if applicable)
- Recorded Deed, with Legal Description (if land use map change)
- Statement or purpose of change (if need a lengthier statement from #7 above)

NOTICE: Submittal of a completed application represents express permission to Department staff to enter onto the property to conduct a site visit under the conditions described in paragraph 6 on page 1 of the application packet. If you desire to be present during the site visit, contact the Department to schedule the site visit. Denial or refusal to grant such access shall be grounds for rejecting the application.

Your signature represents your agreement to pay any fees incurred for third party experts or consultants necessary to review and analyze technical submittals provided by the applicant, including but not limited to environmental assessments, housing studies, traffic studies and other level of service analyses.

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)

Earnestine Green
(Print)
EARNESTINE GREEN
(Sign)

386.916.8037

(Print)

(Sign)

STATE OF <u>Florida</u>
COUNTY OF <u>Putnam</u>
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization.
this <u>25</u> day of <u>June</u> , 20 <u>25</u> , by <u>Earnestine Green</u> (Print Name of Person(s) Acknowledging)
<u></u> Signature of Notary Public
<div style="border: 1px solid black; padding: 5px; text-align: center;">KIMBERLY TROIANO NOTARY PUBLIC STATE OF FLORIDA NO. HH 311279 MY COMMISSION EXPIRES SEP. 12, 2026</div> (Print, Type, or Stamp Commissioned Name of Notary Public)
Personally Known <input checked="" type="checkbox"/> OR Produced Identification <u>FL DL</u> Type of Identification Produced

THE COMPREHENSIVE PLAN AMENDMENT AND/OR AMENDMENT TO THE PUTNAM COUNTY FUTURE LAND USE MAP APPLICATION AND REVIEW PROCESS

1. The applicant must schedule a pre-application meeting with the Senior Planner or Planning Manager in the Department of Planning & Development Services to discuss the proposed comprehensive plan or future land use map amendment. This application will not be accepted until such a meeting takes place and proof of same is provided by signature of the Senior Planner or Planning Manager verifying the date and time of such meeting in the space provided below.
2. The applicant must complete and submit an application according to the instructions provided in this packet. The application may not be accepted unless the application is completed in full with all of the proper information and documentation. An application must be submitted with the required processing fee by 12 noon of the deadline date for filing the application. A list of the deadline dates is available from the Department.
3. You will receive a notice from staff stating whether or not the submitted application information is sufficient for further review. If all deficiencies are not corrected by 12:00 noon of the Friday immediately following the deadline date for filing an application, the application may not be scheduled for a public hearing. If your application is sufficient, the hearing date for your case will be as indicated on your application upon acceptance by the Department.
4. Staff will post signs for notice of public hearing. The signs must be posted in public view on each street side of the subject property at least 10 days prior to the scheduled public hearing before the Planning Commission. If the property does not have frontage on a public street, a sign must be erected on the nearest street right-of-way with an attached notation indicating generally the direction and distance to the subject property.
5. Staff will conduct at least one site visit to the parcel that is the subject of the application. Submittal of a completed application represents express permission by Department staff to enter onto the property to conduct a site visit. When only a piece of a larger parcel is subject to the application, such a site visit necessarily includes the entire parcel and not just the portion that is the subject of the application. Such site visits may be conducted during regular business hours (8:30 am to 5:00 pm Monday through Friday) between the date of submittal of a completed application and the date of the hearing. The express purposes of the site visit is to place signs noticing the hearing, verify information submitted with the application and completing an analysis of the proposed application for consistency with the Comprehensive Plan and compliance with County Ordinances. Denial or refusal to grant such access shall be grounds for rejection of the application.
6. You will receive a copy of a staff report, prior to the Planning Commission public hearing, which analyzes the application for consistency with the applicable objectives and policies of the Putnam County Comprehensive Plan and County Ordinances, and makes a recommendation to the Planning Commission. However, please be advised that you are ultimately responsible for presenting and defending your own case or application. The nature and the order of the hearing proceedings at the hearing are enclosed with this application packet.

7. Once the application has been advertised for public hearing, if you withdraw the application or cause the hearing to be postponed, you are responsible for payment of the original application fee and any cost incurred by the County for additional public notices.
8. There will be two (2) hearings to review a requested small-scale (less than 10 acres each) land use map amendment: one preliminary hearing before the Planning Commission and a final (adoption) hearing before the Board of County Commissioners. Large-scale comprehensive plan amendments, including larger (more than 10 acres each) future land use map amendments, require three (3) public hearings: one preliminary hearing before the Planning Commission and a transmittal hearing before the Board of County Commissioners. If the large scale amendment is transmitted, then the BOCC will hold another hearing, called the adoption public hearing, once comments have been received from the applicable state reviewing agencies.

The initial hearing held by the Planning Commission shall be a hearing designed to obtain public input in an informal way. The Planning Commission shall submit a written report (recommendation) to the Board of County Commissioners indicating whether the rezoning should be approved. The report shall address whether the proposed amendment is consistent with the Comprehensive Plan, and whether the amendment complies with the applicable procedures and requirements of the Land Development Code. The report shall include meeting minutes and any physical evidence considered by the Planning Commission. The Board of County Commissioners shall then conduct a de novo quasi-judicial hearing within forty (40) days from the date of issuance of the written recommendations of the Planning Commission, at which time the Board of County Commissioners shall consider the recommendations of the Planning Commission, including the record of the Planning Commission hearing and any evidence that may be presented at the Board of County Commission hearing. In either the small-scale future land use map or large-scale comprehensive plan amendment application process, the Board of County Commissioners shall make the final decision on the matter.

Order of Proceedings:

Planning Commission: The order of proceedings before the Planning Commission is designed to obtain public input in an informal way. Generally, it shall involve a brief presentation by Staff, followed by input from the applicant and all those wishing to speak in favor of the applicant. The Planning Commission will then hear from those opposed to the application and eventually close the public input portion to deliberate and then make a recommended action by motion.

Board of County Commissioners: Generally, the order of proceedings at the Board of County Commissioners hearing shall be as follows:

ORDER	ITEM
1	Introduction of Petition
2	Staff Presentation
3	Applicant Presentation
4	Interested Party For
5	Interested Party Against
6	Rebuttals
7	Close of Formal Proceedings
8	Public Input
9	Close Public Hearing, Deliberation and Vote

Interested Party: For purposes of these proceedings, an “interested party” is a person who is prepared to present evidence to the reviewing board and willing to be subject to cross examination. Persons simply wishing to provide comment or other input without being subject to cross-examination may do so during the “public input” portion of the hearing.

Direct and Cross Examination: Direct and cross-examination of witnesses shall be permitted in the course the above proceedings. However, the reviewing Board may approve or deny a request from a person attending the hearing to ask a question. Unless the Board specifies otherwise, if the request to ask a question is approved, the Board will direct the question to the person submitting testimony.

Time Limits: The time limits for public input presentations at the public input stage may be limited to 3 minutes per speaker at the discretion of the Chairman.

Board Deliberation: Before the hearing has concluded, the Board shall restate the issues and comment upon the law and facts pertaining to the decision, and if opportunity for rebuttal is provided, may ask additional questions of any person who has testified or presented information. Board decisions shall be decided by motion.

INSTRUCTIONS FOR FILING A COMPREHENSIVE PLAN APPLICATION,

INCLUDING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT

ITEM #1: The owner(s) must list their name(s), address(es), phone number(s) and interest in the property. **The applicant(s) must be the property owner(s).** An agent designation form follows the first page of the application.

ITEM #2: The parcel identification number for the property(ies) is on your tax notice or can be obtained from the Property Appraisers Office or Planning & Development Services.

ITEM #3: Provide the 911 address and driving directions to the property from Palatka.

ITEM #4: Provide the size (acreage) of the property to be covered by the map amendment (if applicable).

ITEM #5: Provide the current zoning designation, the present future land use designation (this information is available at the Department), proposed future land use designation, and describe the current use of the property; for example, vacant, residential or commercial (type of business).

ITEM #6: State the purpose of the comprehensive plan or map amendment. You can provide additional letters or statements as an addendum.

ITEM #7: If there was a prior zoning, comprehensive plan or variance for the property or you previously applied for a similar comprehensive plan text amendment, please provide the applicable case number(s). If none, print “none.”

ITEM #8: Each of the following items **MUST** be submitted with the application:

APPLICATION AND OTHER FEES – The Putnam County Board of County Commission establishes fees. See fee schedule. A small-scale (less than 10 acres) future land use map amendment application requires a processing fee. A large-scale (more than 10 acres) future land use map amendment application fee. Textual revisions to the Comprehensive Plan are per comprehensive plan element. Fees are subject to change at any time by resolution of the Board of County Commissioners.

IN ADDITION TO THE APPLICATION FEE, YOU WILL BE RESPONSIBLE FOR PAYMENT OF ANY FEES INCURRED FOR THIRD PARTY EXPERTS OR CONSULTANTS NECESSARY TO REVIEW AND ANALYZE TECHNICAL SUBMITTALS PROVIDED BY THE APPLICANT, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL ASSESSMENTS, HOUSING STUDIES, TRAFFIC STUDIES AND OTHER LEVEL OF SERVICE ANALYSES.

CONCEPT PLAN – The concept plan is an optional submittal. If one is provided it must be provided on no larger than a legal size (8 ½ " x 14") sheet of paper and must be legible, or if larger than 8 ½ " x 14" provide 15 hard copies and 1 digital copy.

AGENT DESIGNATION FORM - This can be submitted any time prior to the hearing and is not required unless the applicant(s) choose to designate an agent other than an applicant to represent them at the public hearings. Please note that the notarized signatures of the owner(s) and the agent are required on this form. The owner(s) signatures must be the same as in ITEM #9 on the application form.

RECORDED DEED & LEGAL DESCRIPTION - A copy of the recorded deed and legal description

for the property involved in the application must be provided (when applicable, for map amendments).

STATEMENT OR PURPOSE OF AMENDMENT - This is if you need additional space to provide any additional documentation to support your application.

ITEM #9: ALL OWNERS OF RECORD OR APPLICANT(S) must sign the application. If all owners are unable to appear before the notary public, then a duplicate completed application must be signed by each owner and notarized. All signatures submitted must be originals. **IF THE OWNER IS A CORPORATION OR A BUSINESS ENTITY**, all officers/partners must sign, or one officer may sign if written proof in a form acceptable to the Department is provided establishing that the one person has been delegated authority to represent the corporation or business entity.

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate Dewberry, c/o Sarah Maier
as agent in fact for the owner(s) of parcel(s) 05-10-27-0000-0330-0000

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

Print name of property owner(s)

Earnestine Green

L

Signature(s) of property owner(s)

Earnestine Green

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 25 day of June 2025, by 8 Earnestine Green
(Print Name of Person(s) Acknowledging)

Kim Lunn
Signature of Notary Public

KIMBERLY TROIANO
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 311279
MY COMMISSION EXPIRES SEP. 12, 2026

(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☒ OR Produced Identification FL DL Type of Identification Produced

AGENT OATH AND SIGNATURE

The undersigned Sarah Maier, 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: _____



Address: 800 N. Magnolia Ave, Suite 1000, Orlando, FL 32803

Telephone Number: 321.354.9653 Email Address: smaier@dewberry.com

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 1st day of July, 2025, by Sarah Maier
(Print Name of Person(s) Acknowledging)



Signature of Notary Public



DAWN R. QUEEN
Notary Public
State of Florida
Comm# HH294293
Expires 9/25/2026

(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☒ OR Produced Identification _____ Type of Identification Produced

DO NOT WRITE BELOW THIS PAGE

-THIS PAGE IS FOR OFFICE USE ONLY -

Pre-application Meeting Verification: Date: _____ Time: _____ am/pm

Staff Signature: _____

Staff Sufficiency Review Comments:

1. Submittals Check List:

___ Application Fee	___ Completed Concept Plan (if applicable)
___ Completed Application form	___ Agent Designation form (if applicable)
___ Recorded Deed	___ Legal Description
___ Parcel Map (full section)	

2. Property is currently/proposed to be serviced by:

central sewer ___ package treatment plant ___ septic tank ___ central
water ___ public supply well ___ private well ___

Health Department

Comments: _____

_____.

3. Case Number: _____

4. Hearing Dates:

Planning Commission _____

BOCC _____

5. Special

Comments: _____

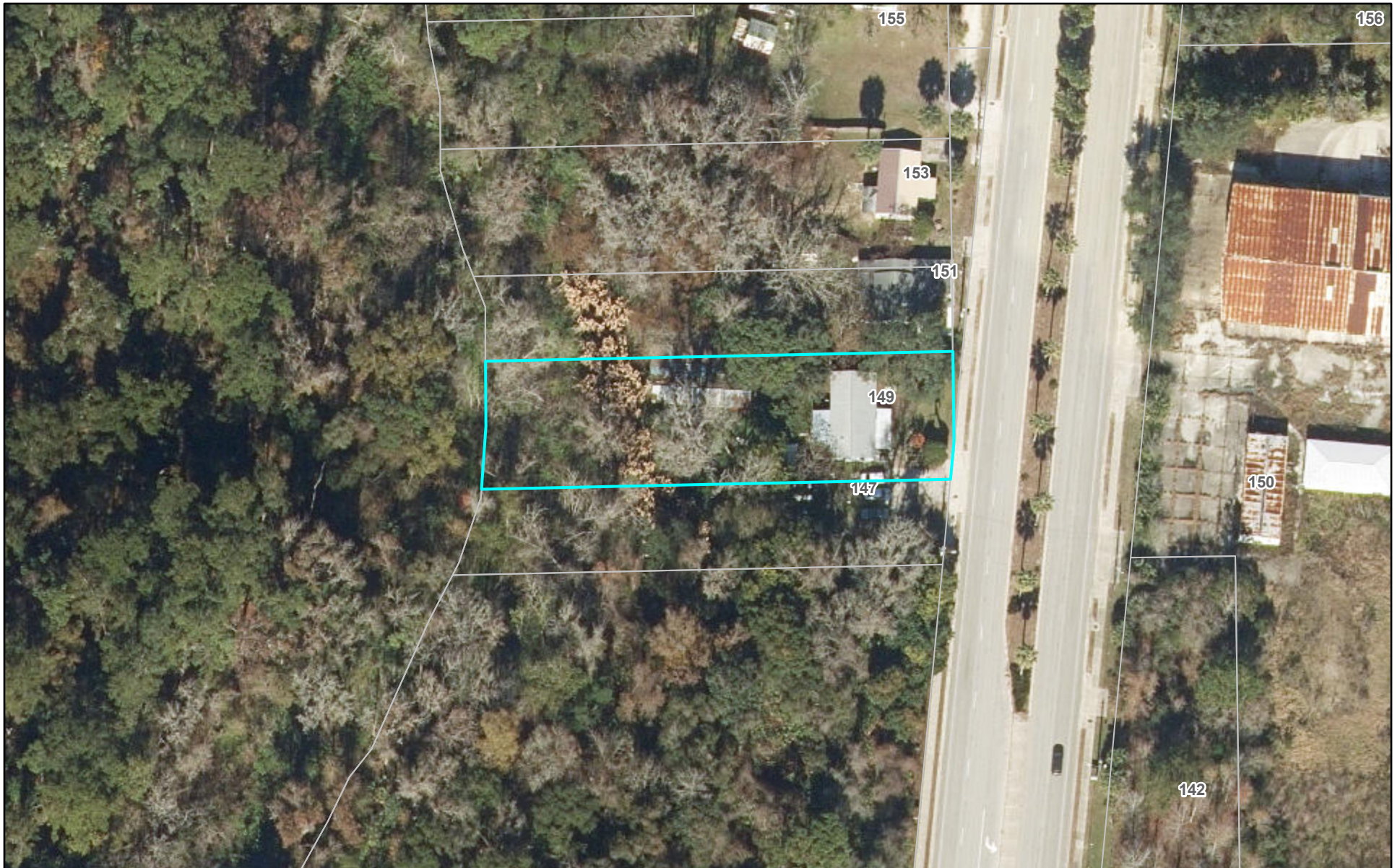
Reviewed by: _____

Date: _____

-THIS PAGE IS FOR OFFICE USE ONLY -

Attachment 2
(Aerial, FEMA Flood Zone, Future Land Use, Zoning, and Wetlands Maps)

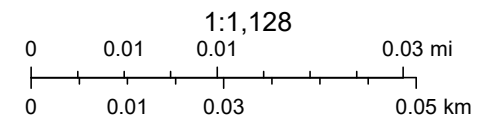
Aerial



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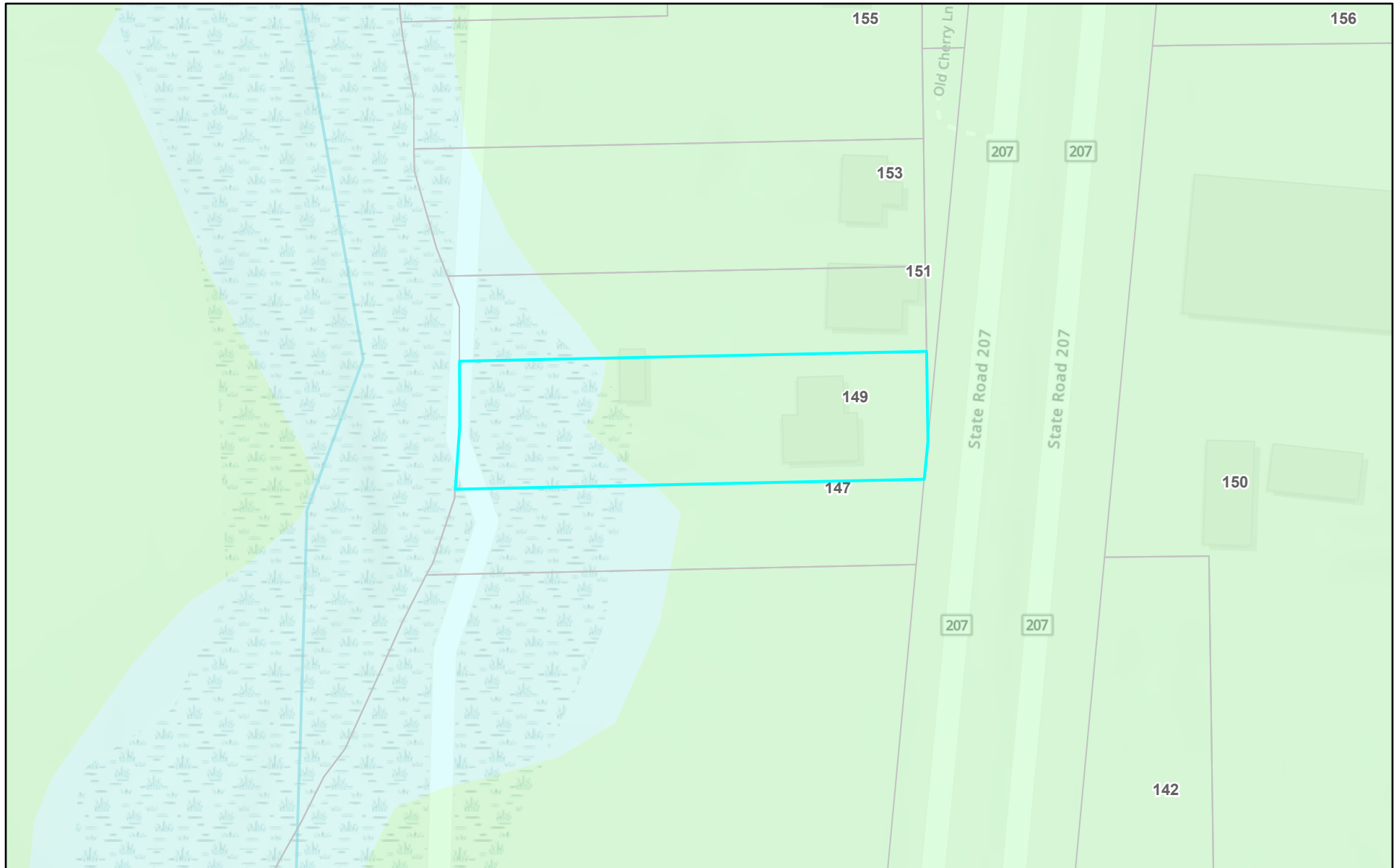
 Parcels  Putnam County Boundary

Addresses



St Johns County, State of Florida, Maxar

FEMA Flood Zone



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 Parcels  FEMA Flood Zones  X
 Addresses  A  Putnam County Boundary

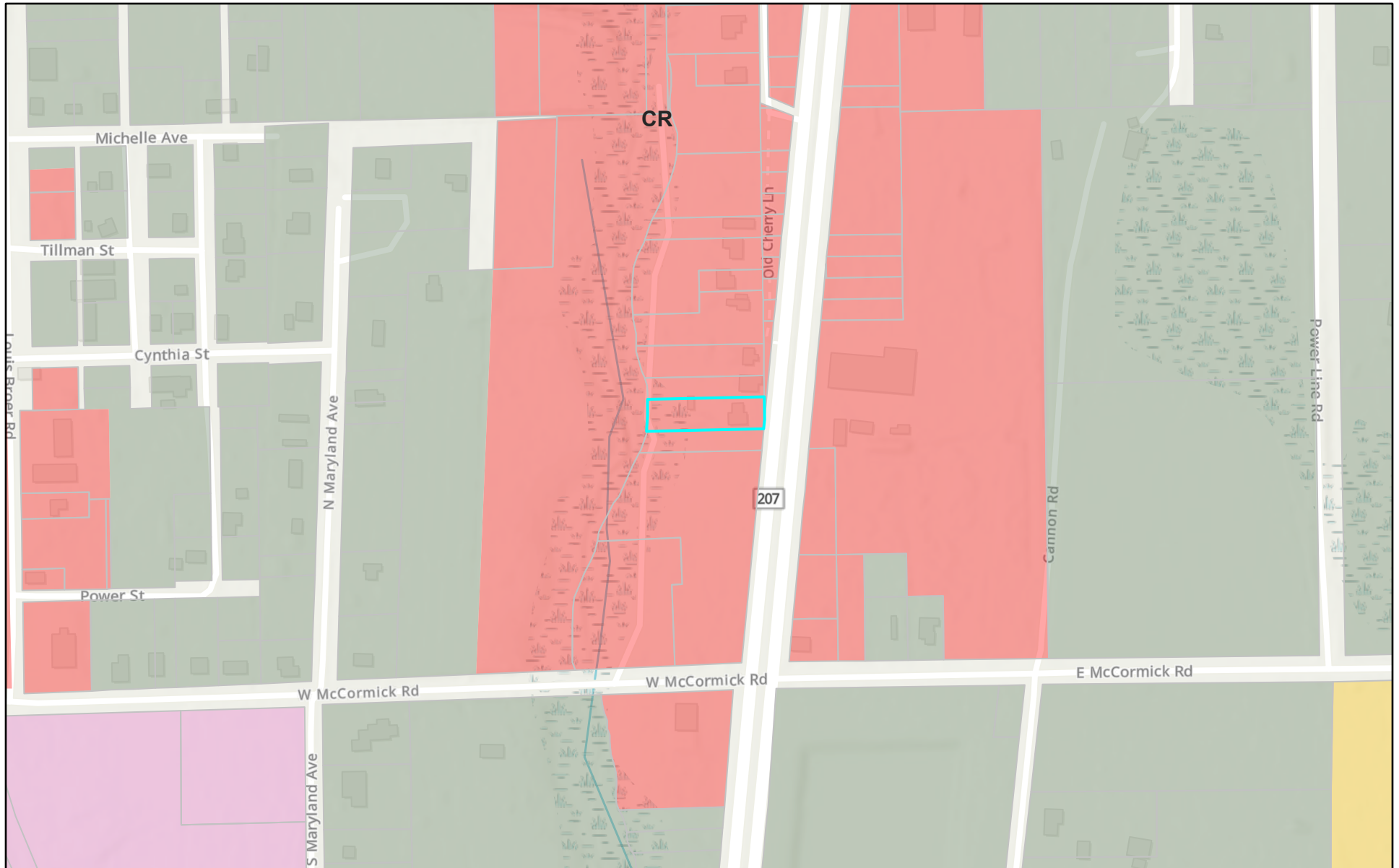
1:1,128
0 0.01 0.01 0.03 mi
0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

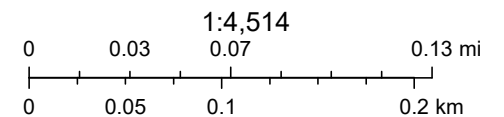
ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | BLM Admin State | PC SOE | PC PDS, PC GIS | PC GIS | PC

FLUM



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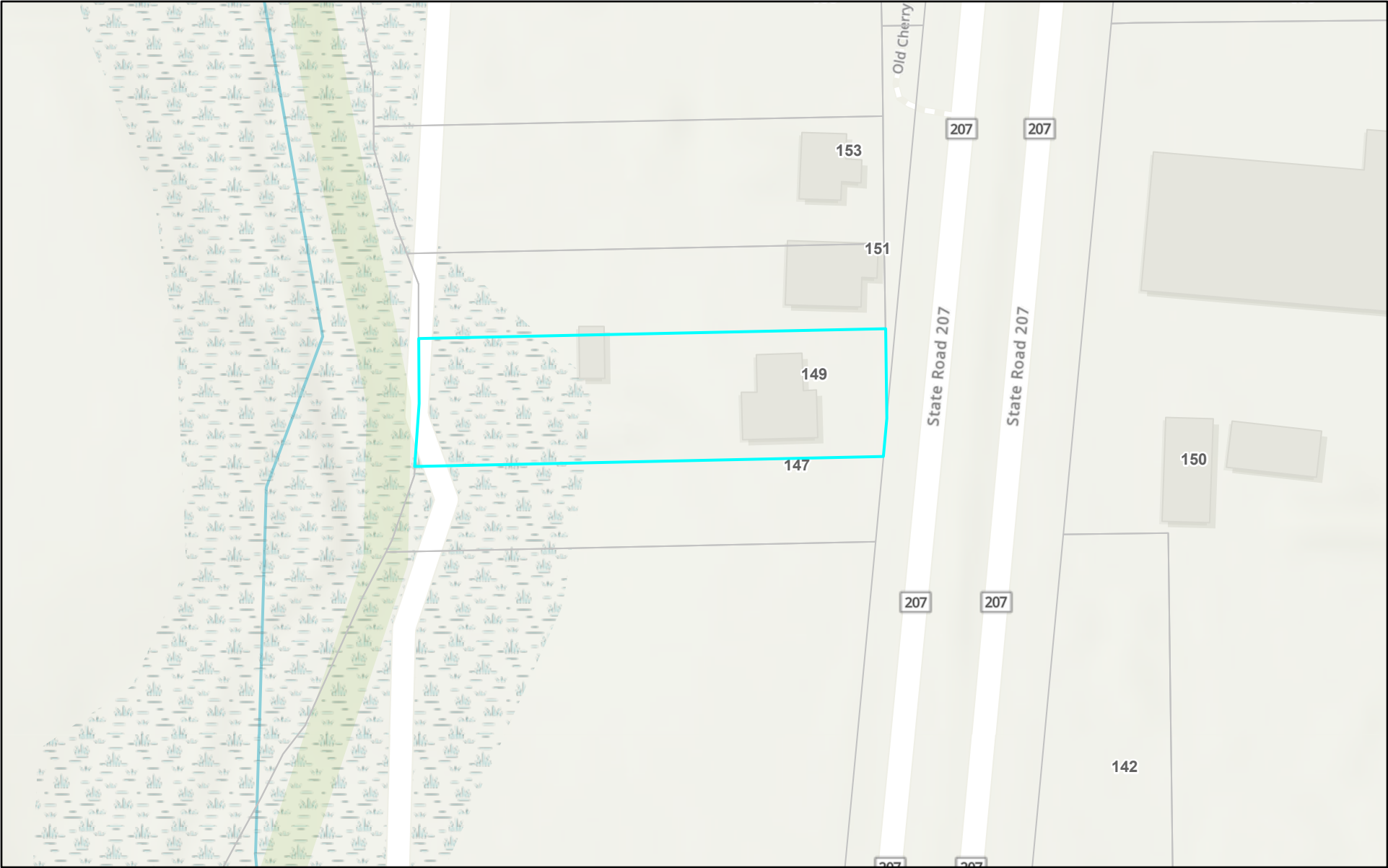


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

ArcGIS Web AppBuilder

Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | BLM Admin State | PC SOE | PC PDS, PC GIS | PC GIS | PC

Wetlands



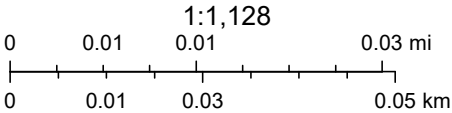
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Parcels

NWI Wetlands

Addresses

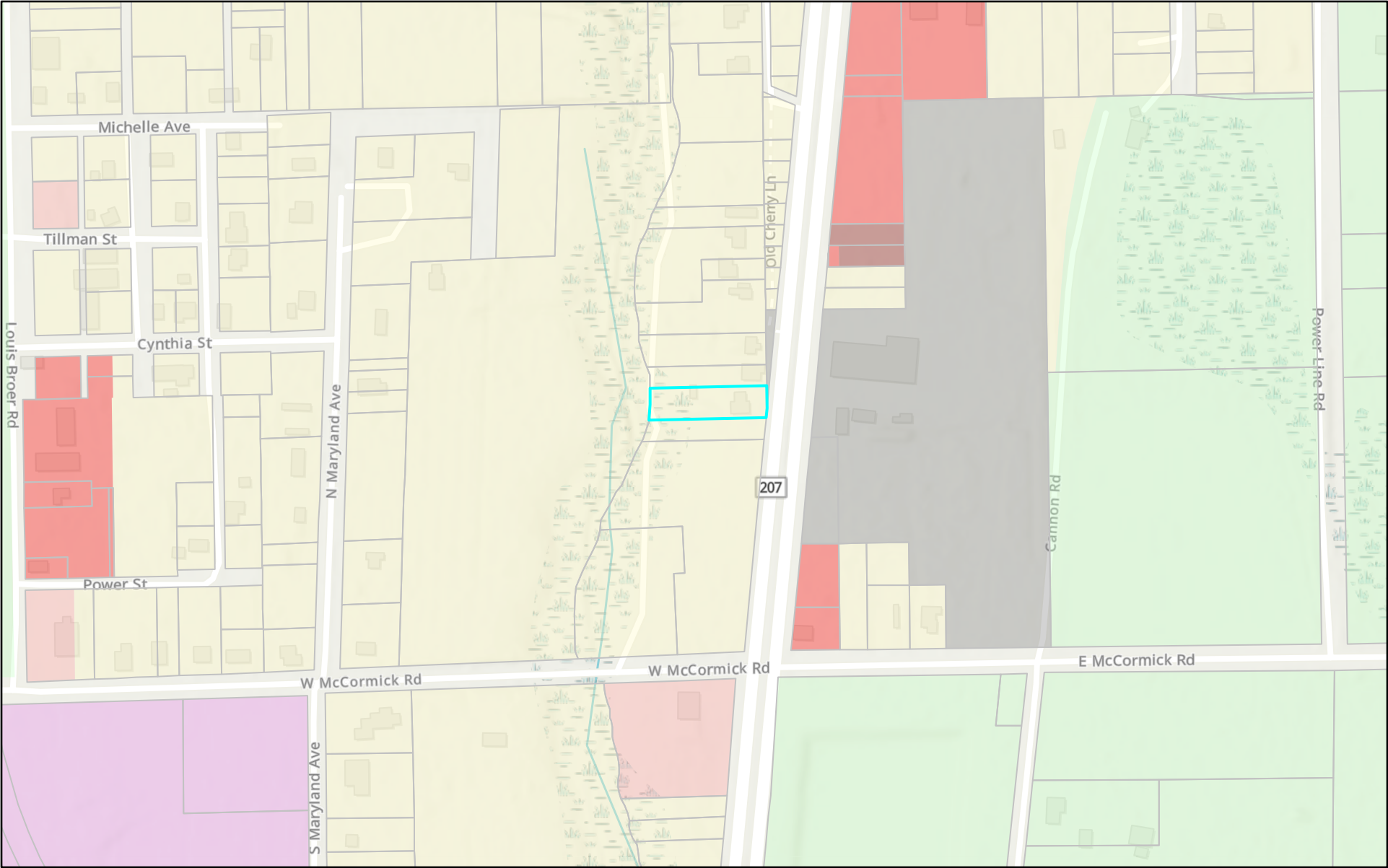
Putnam County Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

ArcGIS Web AppBuilder

Zoning



7/31/2025, 9:17:14 AM

Parcels

County Zoning

AG

C-1

C-2

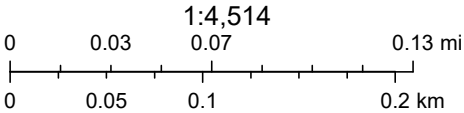
C-4

IL

PUD

R-2

Putnam County Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Maxar, Airbus DS,

ArcGIS Web AppBuilder

Case # REZ25-000009: Application by Jolaine West, to request a Zoning Map Amendment from Commercial, retail (C-2) to Commercial, intensive (C-4) located at 143 Philips Dairy Drive, Palatka FL, 32177. (Parcel # 02-10-26-0000-0268-0000)



PLANNING AND DEVELOPMENT STAFF REPORT
August 13, 2025
Putnam County Planning Commission
Public Hearing

APPLICATION: REZ25-000009: Rezone from Commercial, retail (C-2) to Commercial, intensive (C-4).

APPLICANT: Jolaine West

AGENT: Randall Key

REQUEST: The applicant is requesting a Zoning Map Amendment for 0.82 (+/-) acres from Commercial, retail (C-2) to Commercial, intensive (C-4) to establish consistent zoning on their property compatible with the establishment of a hydraulic and heavy equipment repair shop.

LOCATION: 143 Phillips Dairy Rd, Palatka FL, 32177
Parcel ID# 02-10-26-0000-0268-0000

DIRECTIONS: West on Reid Street to Phillips Dairy Rd. Turn right onto Phillips Dairy, property is approximately 1/4 mile on the left.

DESCRIPTION AND BACKGROUND

The subject site is zoned Commercial, retail (C-2) and has a Future Land Use designation of Commercial (CR). The applicant is requesting a Zoning Map amendment for parcel # 02-10-26-0000-0268-0000 totaling approximately 0.82 (+/-) acres. Records indicate the presence of an active (low intensity) auto-service building on the property, and has a total of approximately 120 feet of road frontage along Phillips Dairy Road.

According to the NWI Wetlands Layer and the FEMA Flood Zone layer on the GIS Reference Map, the lands do not appear to contain jurisdictional wetlands and is located within FEMA Flood Zone X. FEMA Flood Zones X is not special flood hazard area.

The purpose of the request is to establish consistent zoning that will be compatible with the development of a hydraulic and heavy equipment repair facility. The C-2 zoning district limits auto-service to brakes, tires, and batteries, for auto body repair, a minimum of C-4 is required, the same is also true for Heavy Equipment Sales, Service, and Repair.

PROCESS AFTER APPROVAL

Should the applicant's request be approved, the parcel will be subject to Development Review Committee (DRC) review for any new development proposed for this property. Wherein they shall then be able to obtain site work and building permits for the development approved by the DRC that is compatible with the Commercial, intensive (C-4) zoning district.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning
Subject Site	Commercial (CR)	Commercial, retail (C-2)
North	Urban Service (US)	Residential-2 (R-2)
West	Commercial (CR)	Industrial, light (IL)
South	Commercial (CR)	Commercial, retail (C-2)
East	Commercial (CR)	Commercial, retail (C-2)

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

COMPREHENSIVE PLAN

Future Land Use Element

Future Land Use Designation

Policy A.1.9.4.A.5 – Commercial

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 have good access to arterial and collector roads. Additional commercial locations are allowed in several other future land use categories. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

Policy A.1.9.4.A.5.c

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. Neighbor 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.

Staff Analysis

The Commercial, retail (C-2) and Commercial, intensive (C-4) zoning districts are both allowed to exist within the Commercial Future Land Use Category. The block defined by the boundaries of Reid St, N. State Road 19, and Phillips Dairy Rd, wherein the subject property is located, is a designated commercial node, and part of a much larger commercial area, the majority of which is within the municipal boundaries of the City of Palatka. The property only has access through Philips Dairy Road, which is designated a Local Road in the Putnam County Comprehensive Plan.

They type of proposed development would constitute a Community Commercial use, which would initially indicate a failure to comply with Policy A.1.9.4.A.5.c, however, as over half of the access from Phillips Dairy Road is for a commercial purpose already, including that of the existing auto-service facility on the subject property, and there is no significant non-residential traffic passing through established neighborhoods, it is understood by staff that the proposed rezone is consistent with the spirit of the Comprehensive Plan. The purpose of preventing higher intensity commercial development in the Commercial Future Land Use category without direct access to highways or collector roads is to prevent the location of new commercial developments in established residential subdivisions. As the site is part of a commercial complex already, the resultant intensification is not considered to be in violation of this directive.

Urban Sprawl

FLUE Objective A.1.6: *Putnam County shall discourage urban sprawl by immediately implementing the following policies.*

FLUE Policy A.1.6.1: *The County shall encourage infill and higher density and intensity development within the Urban Service designated areas of the County, where services and facilities are available to accommodate additional growth.*

FLUE Policy A.1.6.2: *Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through infilling and within designated commercial nodes (at the confluence of collector or arterial roads) in the Commercial, Urban Service, and Rural Center land use categories as indicated in Policy A.1.9.3.*

FLUE Policy A.1.6.3: *Promote development in areas where infrastructure already satisfies required levels of service or are planned to meet the requirements of the County Concurrency Management Plan.*

FLUE Policy A.1.6.6: *The County shall review proposed Comprehensive Plan text amendments, Comprehensive Plan future land use amendments, and rezoning's to analyze whether the proposal would contribute to urban sprawl as defined herein.*

Staff Analysis

The intent of the aforementioned policies are to prevent the proliferation of scattered commercial development in areas which lack adequate infrastructure for dense development. The location of this property is not on a highway, major or otherwise, and is instead located near to the municipal borders of the city of Palatka. The subject parcel is in the Commercial Future Land Use Category and adjacent to a commercial node for the city of Palatka. Adjacent commercial developments in this node include but are not limited to an industrial warehouse, a semi-truck storage facility, several mechanics, mini warehouses, several gas stations, fast food facilities, a mall, several banks, and several “big box” retail stores ranging from groceries to hardware. Rezoning to C-4 and development of this property can therefore be considered infilling a designated commercial node, and not a form of urban sprawl, as it is simply an intensification of an existing business that shall be compatible with surrounding commercial uses.

Buffering

FLUE Policy A.1.3.2: *Adequate buffering and separation between land uses of different densities and intensities shall be provided in accordance with the Land Development Code to minimize compatibility issues.*

CE Policy E.1.3.5.D: *For all new development at a minimum vegetative buffers and 80 percent of landscaping of a site required by Comprehensive Plan policies and/or the implementing land development regulations shall utilize native plant species, and exotic invasive plant species shall be prohibited. Areas required to have vegetative buffers shall preserve all existing native vegetation if present within the required buffer. All other unvegetated areas within the required vegetative buffer shall be planted with native vegetation which is adapted to that particular environment whether it is xeric, mesic or hydric.*

Staff Analysis

The subject parcel is located adjacent to parcels that have Commercial, retail (C-2) zoning districts or Industrial, light (IL) zoning districts. In accordance with LDC Section 45-513, a Class 10/A buffer will be required between any development on the property once rezoned and the C-2 zoning district located along the south and east sides of the property. Such buffering requirements can be accommodated by the applicants and will be enforced by the DRC. Variances and waivers from these requirements are possible, however are not anticipated to be required or granted at this time due to the open and under-developed nature of the subject property.

CURRENT ZONING DISTRICT

Sec. 45-82. – Commercial, retail (C-2)

- (a) *Purpose. 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.*
- (b) *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 services limited to tire, battery and oil changes
 - (14) Lodging
 - (15) Emergency services
 - (16) Carwash
 - (17) Drive-through facilities

- (18) Clubs
- (c) *Use categories that require a special Use permit to locate in the C-2 district.*
 - (1) Education
 - (2) Essential public services
- (d) *Certain uses that require a special Use permit to locate in the C-2 district.*
 - (1) Nightclub
 - (2) Portable building sales
 - (3) Mini-warehouse

PROPOSED ZONING DISTRICT

Sec. 45-84. – Commercial, intensive (C-4)

- (a) *Purpose. 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.*
- (b) *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
- (c) *Use categories that require a special Use permit to locate in the C-4 district.*
 - (1) Education
 - (2) Light industrial
- (d) *Certain uses that require a special Use permit to locate in the C-4 district.*
 - (1) Outdoor auction
 - (2) Bulk storage of toxic or hazardous materials
 - (3) Dry Dock
 - (4) Flea market
 - (5) Hospital
 - (6) Nightclub
 - (7) Communications towers
 - (8) Construction trades with outdoor storage

Staff Analysis

The applicants are desiring a rezone to Commercial, intensive (C-4) in order to develop a hydraulic and heavy equipment repair facility which is allowed by right in the C-4 district. The proposed rezone is consistent with the proposed development and would allow for the establishment of similar scale commercial development to the surrounding uses. Of note is that the property to the west is already zoned Industrial, light (IL), which indicates that the C-4 zoning district would be compatible with the surrounding area, and less intense than existing developments. The desire for C-4 as opposed to a lower intensity, such as C-3 (Commercial, general) comes from the desire for heavy equipment repair, which needs a minimum of C-4 for that ability by right. It is therefore staff's understanding that the proposed rezone is consistent with surrounding zoning and uses.

Flood Zone, Wetlands & Soils

According to Putnam County GIS Map the subject parcel is located primarily in FEMA Flood Zone X, which is not a Special Flood Hazard Area and NWI Wetland layer indicates no jurisdictional wetlands. The parcel contains Myakka Soil. Myakka Soil is a very deep, very poorly drained, moderately permeable soil, drainage will be handled by representatives of the Saint Johns River Water Management District and Public Works Department during DRC review.

Roadway and Traffic Circulation

The parcel has a total of approximately 123 feet of road frontage along Phillips Dairy Rd. According to the 11th Edition of the ITE Trip Generation Manual, a heavy equipment repair facility would constitute a Specialty Trade Contractor. A specialty trade contractor is a business primarily involved in providing contract repairs and services to meet industrial and residential needs. This land use includes businesses that provide the following services: plumbing, heating and cooling, machine repair, electrical and mechanical repair, industrial supply, roofing, locksmith, weed and pest control, and cleaning.

A Specialty Trade Contractor has an average trip count of 9.82 total trips per 1,000 square feet per day in an urban/suburban environment. Phillips Dairy Road is a paved, Local Road. Putnam County's Public Works department shall therefore be responsible at time of development review to ensure that the roadway can support the development proposed.

Infrastructure & Concurrency

Central water and sanitary sewer are not provided by Putnam County in this area. It is known that the existing business is on private well and private septic, therefore the Florida Department of Health (FDOH) shall maintain responsibility for ensuring compliance during the development review process. All other concurrency such as storm water management shall be reviewed by the DRC as well at time of development.

STAFF RECOMMENDATION

Staff recommends **approval** of the request to amend the Zoning Map from Commercial, retail (C-2) to Commercial, intensive (C-4). Staff finds that the proposed rezoning is consistent with the goals, objectives of policies of the adopted Comprehensive Plan, and meets the locational requirements of the Commercial, intensive (C-4) zoning district provided in the Land Development Code and the Comprehensive Plan.

ATTACHMENTS:

Attachment 1 – Application

Attachment 2 – Maps

Attachment 1
APPLICATION

PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES

2509 Crill Ave., Suite 300
Palatka, FL 32177
Fax: (386) 329-1213
Email: pzb@putnam-fl.com
Website: main.putnam-fl.com



Planning: (386) 329-0491
Zoning: (386) 329-0316
Building: (386) 329-0307
Animal Control (386) 329-0396
Code Enforcement (386) 329-0317

REZONING APPLICATION

1. Name of property owner(s) Jelaine West Address(es)(Street, City, State, Zip) 143 Phillips Dairy Rd
Palatka, FL 32177
2. Property 911 Address(es) 143 Phillips Dairy Rd
3. Parcel ID number(s): 02-10-26-0000-0268-0000
4. Subdivision name: _____ (If applicable)
5. Driving directions to property from Palatka: West on Reid Street/Hw 100 to
Phillips Dairy Rd. Turn right onto Phillips Dairy, property is
approximately 1/4 mile on left
6. Size of the property to be covered by the rezoning: .82 acres
7. Current zoning: C2 Future Land Use designation: CR
Proposed Zoning: C4 Current Use: vacant
8. Purpose of the Rezoning: To allow hydraulic business to include equipment
repair.
9. Attach the following to the application form:
 - Agent Designation form (if applicable)
 - Recorded Deed(s)
 - Legal Description(s)
10. Date of required pre-application meeting with planning staff: June 18th (already completed)
11. Contact Email: randallkey@keyhydraulics.net

REZ25-000009

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):

Jolaine Darriee Smith West

(Sign)

Jolaine Darriee Smith West

(Print)

(Sign)

(Print)

Telephone Number(s):

386-546-2607

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 7 day of July 2025, by Jolaine Darriee Smith West

(Print Name of Person(s) Acknowledging)

Kristen Price
Signature of Notary Public



(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification

FLDL

Type of Identification Produced

REZ25-000009

JUL 07 2025

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate Randall Key
as agent in fact for the owner(s) of parcel(s) 02-10-26-0000-0268-0000

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):

Jolaine Darrice Smith West

Signature(s) of property owner(s):

Jolaine Darrice Smith West

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,

this 7 day of July 2025, by Jolaine Darrice Smith West
(Print Name of Person(s) Acknowledging)

Kristen Price
Signature of Notary Public



(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification FLDL Type of Identification Produced

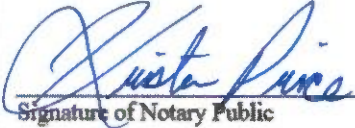

AGENT OATH AND SIGNATURE:

The undersigned Randall 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: Randall Key

Address: P.O. Box 1102 Hollister, FL 32147

Telephone Number: 386-937-0052 Email: randallkey@keyhydraulics.net

STATE OF <u>Florida</u>	
COUNTY OF <u>Putnam</u>	
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>7</u> day of <u>July</u> 20 <u>25</u> , by <u>Randall Key</u> (Print Name of Person(s) Acknowledging)	
 Signature of Notary Public	 (Print, Type, or Stamp Commissioned Name of Notary Public)
Personally Known <input type="checkbox"/> OR Produced Identification <u>FLDL</u>	Type of Identification Produced

DO NOT WRITE BELOW THIS LINE

-THIS PAGE IS FOR OFFICE USE ONLY -

Pre-application Meeting Verification: Date: _____ Time: _____ am/pm

Staff Signature: _____

Staff Sufficiency Review Comments:

1. Submittals Check List:

____ Application Fee ____ Completed Application form
____ Agent Designation form (if applicable)
____ Recorded Deed ____ Legal Description

2. Property is currently/proposed to be serviced by:

central sewer ____ package treatment plant ____ septic tank ____ central
water ____ public supply well ____ private well ____

3. Case Number: _____

4. Hearing Dates:

Planning Commission _____

BOCC _____

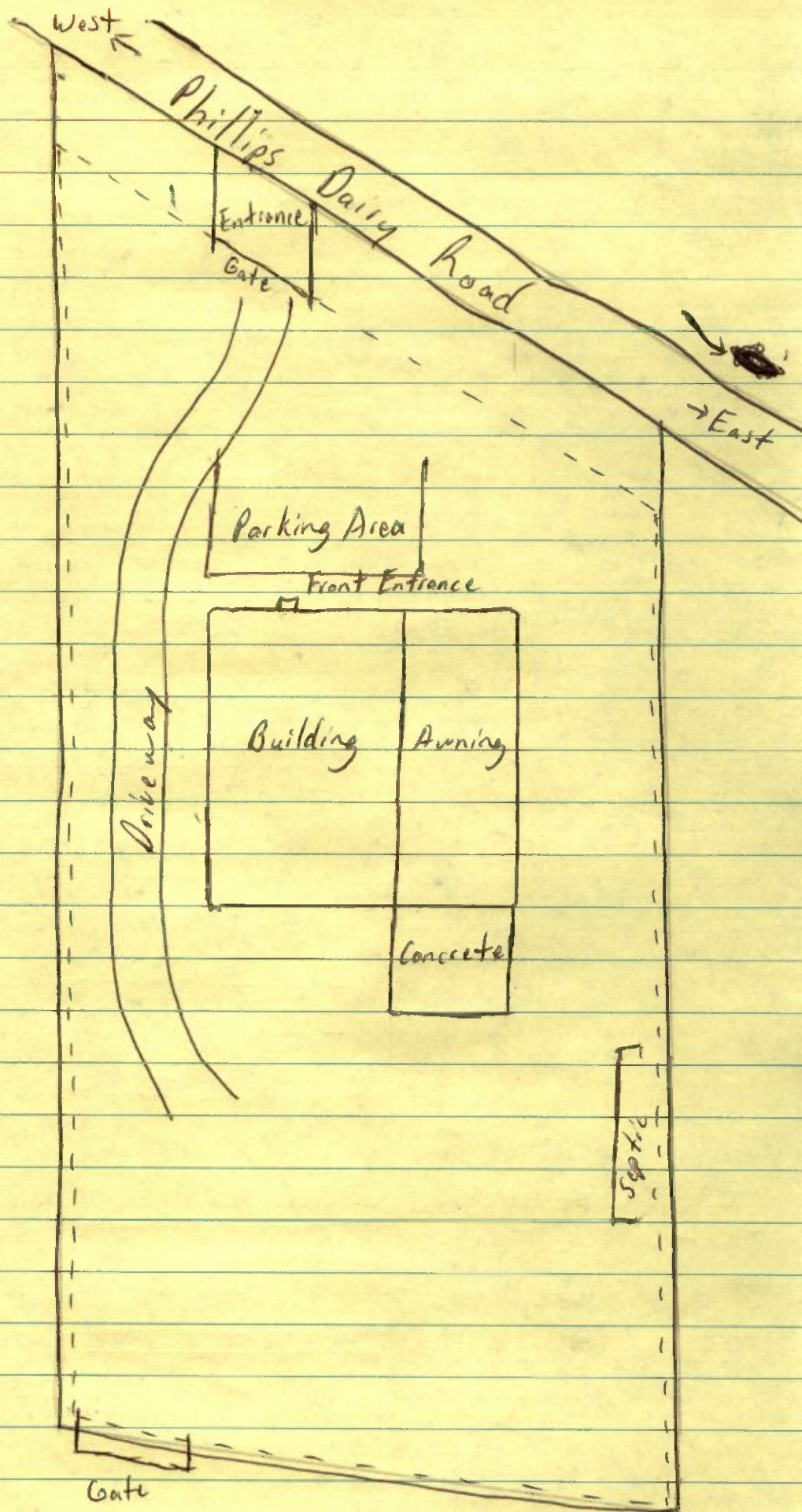
5. Special Comments:

Reviewed by:

Date:

-THIS PAGE IS FOR OFFICE USE ONLY -

----- = Fence



JUL 07 2025

RE225-0000009

July 7, 2025

To whom it may concern:

My name is Randall Key. I own a small business called Key Hydraulics & Industrial Services Inc. My team and I would like to open a permanent shop at 143 Phillips Dairy Road. This would be an investment into our future personally and an investment into our community where we have been born and raised. We would build and sell hydraulic hoses, hydraulic seals for cylinders, and possibly other fitting and adapters. We would also make small repairs on customers equipment that they would bring to us. This customer base would include our local Sheriff's Office, county fleet, and EOC. Hopefully being centrally located will increase business for us and ease logistics for customers. If you would have any questions please feel free to contact me at (386)-937-0052 or randallkey@keyhydraulics.net.

Thank you,

Randall Key

REZ25-000009

JUL 07 2025

Prepared by:
Jolaine D. Smith West
1319 S. Palm Ave.
Palatka, FL 32177

Inst: 202554007633 Date: 03/21/2025 Time: 12:15PM Doc Stamp-
Deed: 0.70 By: KP, DC, Matt Reynolds, Putnam, County Page 1 of
1 B: 1802 P: 1238

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that **James Rex Craig**, Grantor. A single person, whose address is 226 River Drive East Palatka, FL 32177

To: **Jolaine D. Smith West**, a single person, whose address is 1319 South Palm Ave. Palatka, FL 32177
all right, title, interest and claim to the following real estate property located at

PARCEL# 02-10-26-0000-0268-0000 0.82 acres

Address: 143 PHILLIPS DAIRY ROAD PALATKA, PUTNAM COUNTY FLORIDA 32177

A tract of land situated in the SE ¼ of the NE ¼ of section 2, Township 10 south, Range 26 East, being part of lands described in O.R. Book 386, Page 1455 of the public records of Putnam County, Florida and being more Particularly described as follows:

Commencing on the Southerly right-of-way of the Old Spring-side - Palatka Road, at the Northeasterly corner of land described in O.R. Book 279, page 559 of the public records of Putnam county, Florida same being the Northerly end of Fourth Call of land described in O.R. book 386, page 1455 of said public records and run thence Easterly, along said Southerly right-of-way, being along Third Call of lands described in O.R. book 386, page 1455, a distance of 286.29 feet to the Easterly end of the Third Call of said lands. Thence Easterly, along second call of lands described in OR book 386, page 1455, being along the southerly right of way of the old Spring-side- Palatka Road, a distance of 203.90 feet to the easterly end of second call of said lands. Thence southeasterly, along first call of lands described in OR book 386, page 1455, being the southerly right away of the old Spring-side Palatka Road, a distance of 214.50 feet to the point of beginning of this description. From point of beginning (1) continue southeasterly, along said Southerly right-of-away and First Call of said lands, a distance of 125.0 feet (2) Thence southerly, parallel with Fourth Call of lands described in OR book 386, page 1455, a distance of 318.0 feet, more or less to the northerly, right of way of the southern railroad(formally Georgia, southern Florida railway). Return to the point of beginning and (3) run Southerly, parallel with Call(2), a distance of 366.0 feet, more or less, to the Northerly, right-of-way of the Southern Railroad. (4) Thence Easterly, along said northerly right of way, a distance of 107.0 feet, more or less, to the Southerly end of call (2) and to close.

PARCEL# 02-10-26-0000-0264-0000 0.39 ACRES

ADDRESS: 147 PHILLIPS DAIRY ROAD PALATKA, PUTNAM COUNTY, FLORIDA 32177

A portion of the Southeast ¼ of the Northeast ¼ of Section 2, Township 10 South, Range 26 East, Putnam, County, Florida, and more particularly described as follows:

Those lands described in official records, book 313, page 1304, except official records, book 405, page 1863, official records, book 411, page 561 official records, book 416, page 651.

All references according to the public records of Putnam County, Florida.

excepting any part line in the right-of-way of old Spring-side Palatka Road and Railroad Right-of-Way.

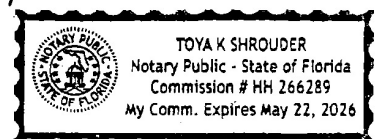
Signed, sealed and delivered

in our presence:

Witness: Kathy Peacock 101 N Hwy 19 Palatka, FL 32177
James Rex Craig
Witness: Toyah Shrouder 101 N Hwy 19 Palatka, FL 32177
Witness STATE OF FLORIDA COUNTY OF Putnam
The foregoing instrument was acknowledged before me this 21 day of March 2025, by James Rex Craig, who personally appeared before at this time of notarization, and who personally known to me or produced FLDL as Florida identification.

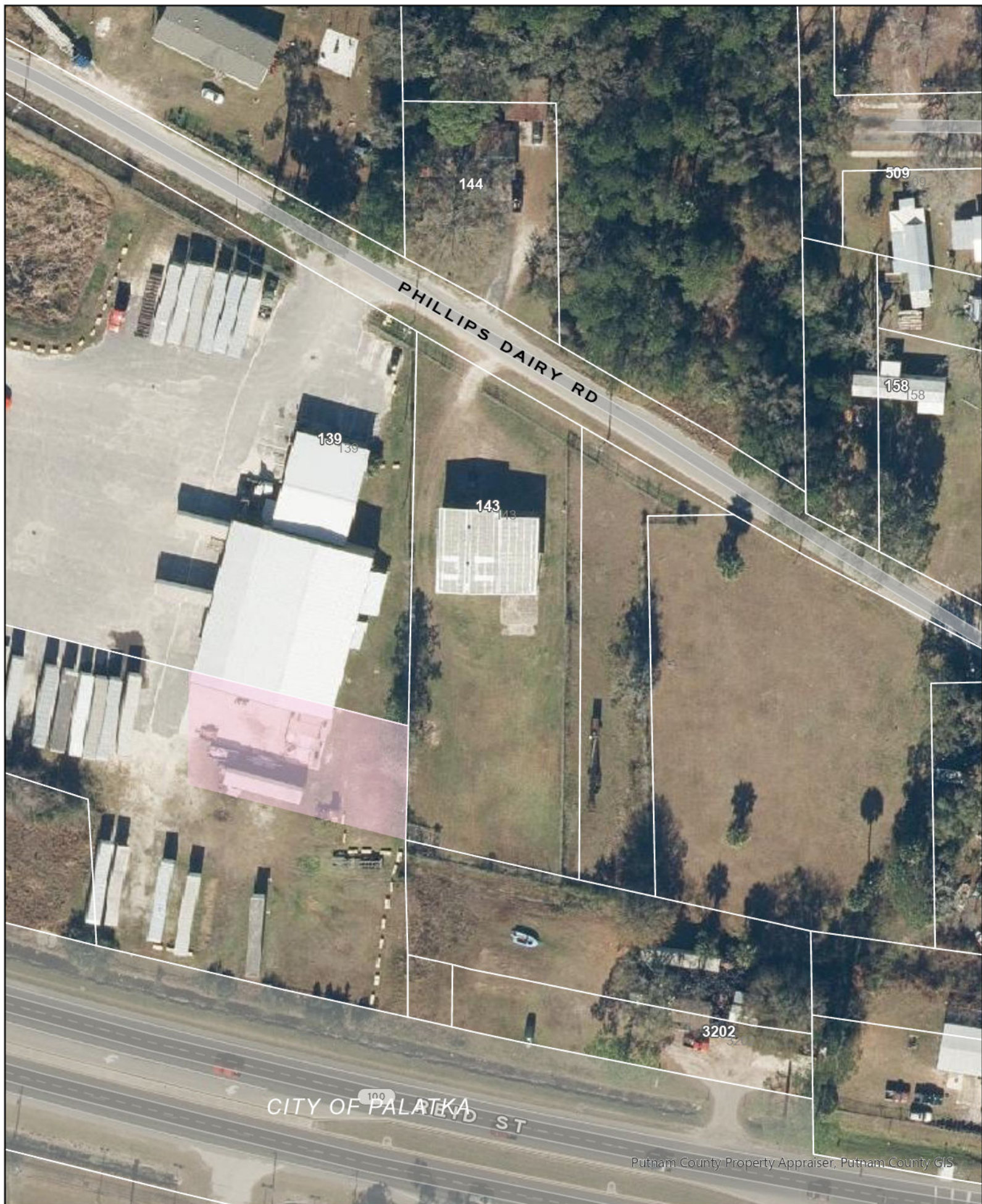
WITNESS my hand and official seal in the County and State aforesaid this 21 day of

March 2025
Toyah K Shrouder 101 N Hwy 19 Palatka, FL 32177
Notary Public State of Florida. My commission expires:



Attachment 2
MAPS

Aerial



DISCLAIMER: THIS DATA IS FOR REFERENCE ONLY. DATA PROVIDED ARE DERIVED FROM MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY. PUTNAM COUNTY AND ITS EMPLOYEES DISCLAIM ALL RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREON.
DATE EXPORTED: 7/9/2025 10:50 AM

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FEMA Flood Zone

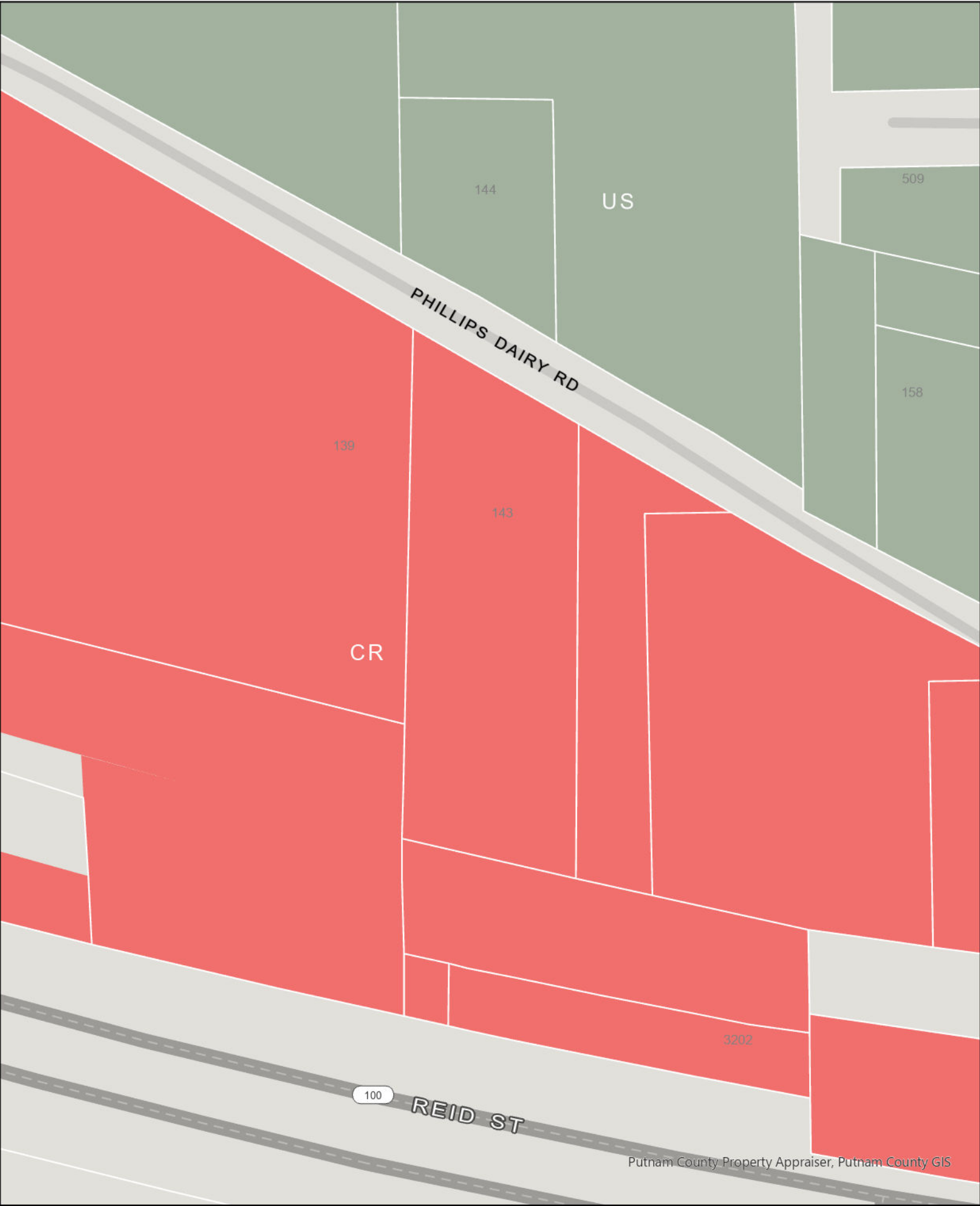


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DATE EXPORTED: 7/9/2025 10:49 AM

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Future Land Use



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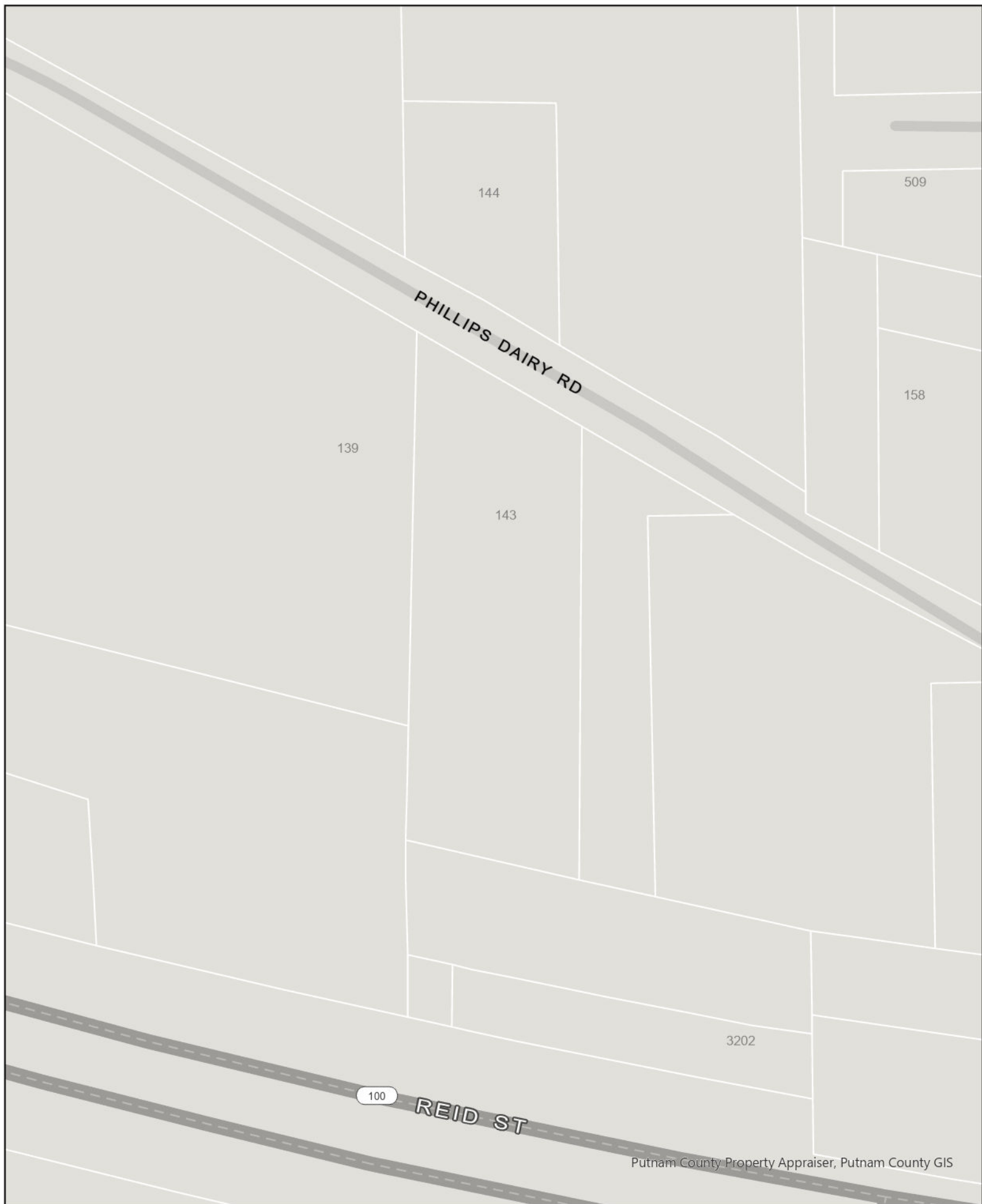
DATE EXPORTED: 7/9/2025 10:49 AM

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Putnam County Property Appraiser, Putnam County GIS

Wetlands



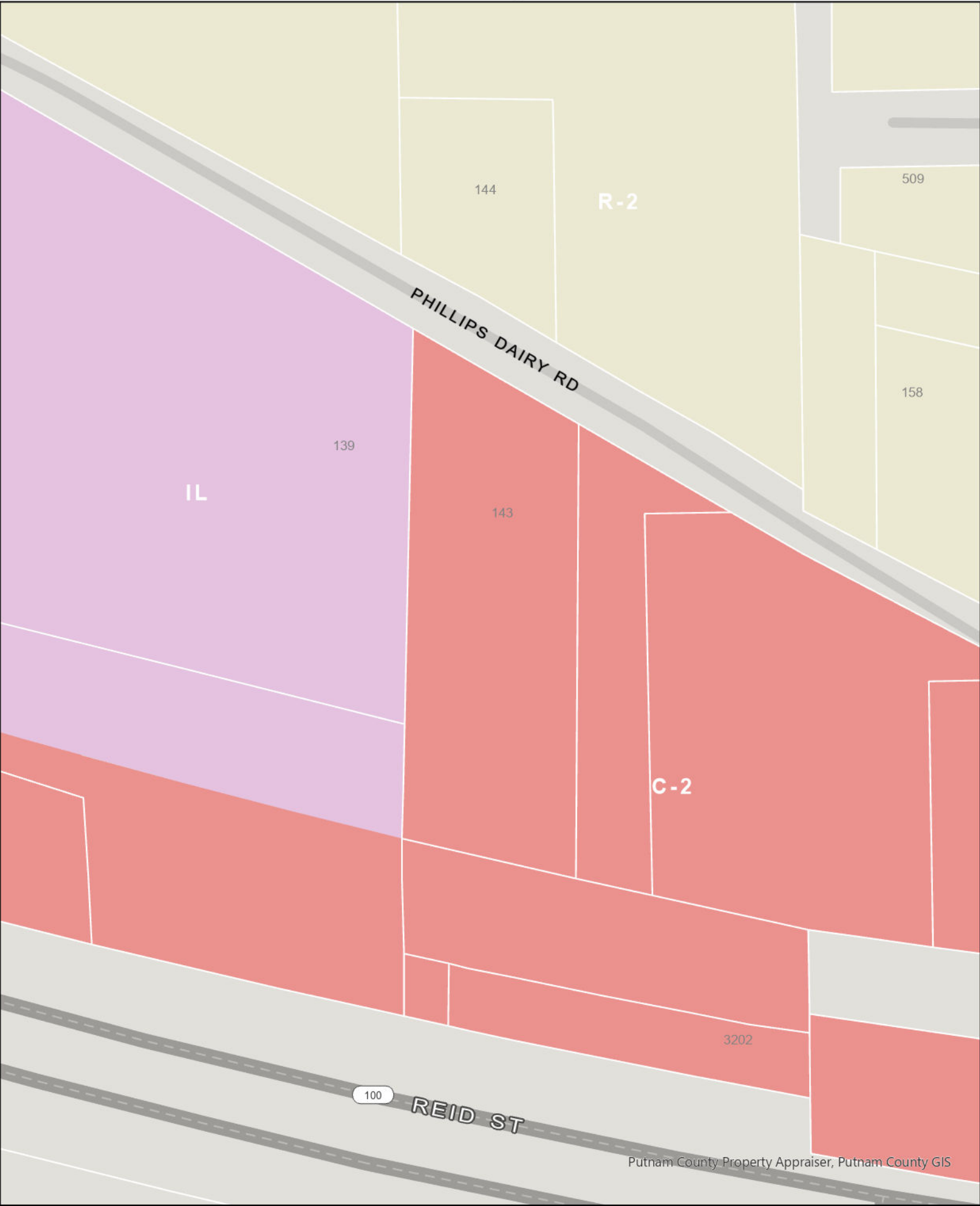
Putnam County Property Appraiser, Putnam County GIS

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DATE EXPORTED: 7/9/2025 10:49 AM

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Zoning



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Case # PUD25-000001: application by Miner David J II & Natalie Living Trust, requesting an amendment to the zoning map to change 9.37 +/- acres from Agriculture (AG) to Planned Development Unit (PUD), located at 689 N Highway 17, Palatka, FL. 32177 (parcel # 13-09-26-0000-0031-0012).



PLANNING AND DEVELOPMENT STAFF REPORT
August 13, 2025
Putnam County Planning Commission
Public Hearing

APPLICATION: PUD25-000001: Rezone from Agriculture (AG) to Planned Unit Development (PUD).

APPLICANT: Miner David J II & Natalie Living Trust

REQUEST: The applicant is requesting a Zoning Map Amendment for 9.37 (+/-) acres from Agriculture (AG) to Planned Unit Development (PUD).

LOCATION: 689 N. Highway 17, Palatka FL, 32177
Parcel ID# 13-09-26-0000-0031-0012

DIRECTIONS: Turn right onto Crill Ave. Turn left onto Mosely Ave. Turn Left on U.S. Highway 17 North. Make a U turn past West River Road. Turn into first gate #659.

DESCRIPTION AND BACKGROUND

The subject site is zoned Agriculture (AG) and has a Future Land Use designation of Agriculture (A). The applicant is requesting a Zoning Map amendment for parcel #13-09-26-0000-0031-0012 totaling approximately 9.37 (+/-) acres. Records indicate approximately 70 feet of road frontage along N. Highway 17, and the site is currently a "green-belted" agriculture exempt pecan farm and single family residence. The owners are intending to retain the "green belt" agriculture exemption status. The property is currently owned by the Miner Family Trust.

According to the NWI Wetlands Layer and the FEMA Flood Zone layer on the GIS Reference Map, the lands does appear to contain significant jurisdictional wetlands and is located within FEMA Flood Zone X. FEMA Flood Zones X is not special flood hazard area. A delineation of wetlands provided by the applicant indicates only a small portion of wetlands along the north-west property line.

The purpose of the request is to establish a "family compound" that can support up to nine (9) single family homes or guesthouses on a single parcel with supporting accessory structures, to be constructed in three (3) phases over the course of the next thirty five (35) years. Phases and timelines of construction are outlined in the attached development agreement. No manufactured homes shall be allowed.

PROCESS AFTER APPROVAL

Should the applicants' request be approved, the parcel will be subject to review by the Development Review Committee (DRC) as the proposed development constitutes a Multi-Family development of nine (9) or more units. It shall be considered a major development for the purposes of DRC, and therefore shall be required to comply with all County regulations not waived or overruled by the attached development agreement, or amendments thereto.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning
Subject Site	Agriculture (A)	Agriculture (AG)
North	Agriculture (A)	Agriculture (AG)
West	Agriculture (A)	Agriculture (AG)
South	Agriculture (A)	Agriculture (AG)
East	Agriculture (A)	Agriculture (AG)

(See Attachment 3 for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN

Future Land Use Element

Future Land Use Designation

Policy A.1.9.4.A.9. – Agriculture

The Agriculture category on the Future Land Use Map consists of areas used for cropland, pasture/rangeland, silviculture and other agricultural activities, vacant land, and residential parcels of land, some of which currently exceed the density allowed in this future land use category. It is intended that a large share of this land will remain in active agricultural production the future. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

Policy A.1.9.4.A.9.a: *Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the Land Development Code. Agricultural activities are strongly encouraged to comply with best management practices as provided for in Policy A.1.4.8.*

Policy A.1.9.4.A.9.b: *Residential development shall be allowed at a density of 1 dwelling unit per 10 acres except that within the Military Restriction Overlay Zones (MROZ) residential development shall be limited to a maximum of 1 dwelling unit per 20 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per 5 acres if the parcel has frontage on a County-maintained road, with the exception of new platted subdivisions which shall be limited to a maximum of 1 dwelling unit per 10 acres. Vested subdivisions, which exceed the maximum density, may be assigned a zoning district appropriate for the lot dimensions in the subdivision. Vesting determinations must be made in accordance with the requirements of Policy A.1.9.3.B and standards provided in the Land Development Code. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the Land Development Code.*

Policy A.1.9.4.A.9.c: *Commercial uses and Industrial uses that are directly related to Agricultural uses maybe allowed and shall be located on sites within the area they are designed to serve and are accessible by one or more transportation facilities such as airports, water ports, paved County roads, collector roads, arterial roads, and railroads.*

Policy A.1.9.4.B.3: *Residential Density Exception for Family Members - Development of parcels of property located within Agriculture, Conservation or Rural Residential land use classifications, may exceed the density or intensity of use allowed by the land use category, provided:*

- a. The parcel is developed as a home site, for an individual who is a member of the owner's immediate family (parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, grandchild or grandparent of the owner or owner's spouse).*
- b. The parcel is subdivided and developed as a home site, for an individual who is a member of the owner's immediate family (parent, stepparent, adopted parent, sibling, child, stepchild, adopted child, grandchild or grandparent of the owner or owner's spouse).*
- c. The lot or home site complies with all other applicable land development regulations regarding use, subdivision, lot area, frontage, width, depth and setbacks.*
- d. This exception is applied only once to any individual.*
- e. A parcel so created cannot be further subdivided utilizing this exception.*

Policy A.1.9.4.B.4: *Planned Unit Development (PUD) Zoning*

a. PUD Zoning may be applied as an optional zoning district within any future land use designation. The approval of a PUD application will not require a land use amendment provided the proposed PUD:

- (i) Is shown to be consistent with the goals, objectives and policies of the Plan and the applicable standards and criteria of the County land development regulations;*
- (ii) Does not increase the intensity or density of use defined for the underlying land use or qualifies for additional density bonuses to the underlying land use category based upon the provision of design features of significant public benefit.*

Staff Analysis

A “family compound” such as the proposed development is consistent with the Putnam County Comprehensive Plan’s regulations on development in the Agriculture Future Land Use Category. For immediate family members as outlined in Policies A.1.9.4.B.3.a. and A.1.9.4.B.3.b., a Family Member Density Exception is able to be granted allowing for a maximum density as allowed by the zoning district of the property. The applicant is proposing a maximum density of one unit per acre, which is consistent with the Agriculture (AG) zoning district. Agriculture development and supporting structures are also allowed by right in this Future Land Use Category. All development is encouraged to follow best management practices procedures.

It is worth noting that Putnam County has, in its LDC, a method for establishing nine (9) homes on nine (9) acres of Agriculture zoned, Agriculture Future Land Use land for families. The process is known as the Type III Family Subdivision, which utilizes the same Family Member Density Exception to create a comparable result to the desired development. This creates a path through which the proposed PUD is complaint with Policy A.1.9.4.B.4.(a) (ii). It is important to note that in section 3.4.3 of the Development Agreement, it states in part:

“Conditions of said trust are trustees have the power to assign, borrow, manage, deal, and additional actions outlined in Certification of Trust for David J Miner II and Natalie C. Miner Living Trust.”

The Certification of Trust (as seen in Attachment A) states that the Trustees also have the ability to:

“...sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.”

Staff has proposed an amendment to the Development Agreement which shall prohibit sale, rental, or lease of the homes developed on this property, and all residences shall be for a non-fee basis for named beneficiaries of the Family Trust to further comply with Comprehensive Plan Policy A.1.9.4.B.3. and Policy A.1.9.4.B.4.

Urban Sprawl

FLUE Objective A.1.6: *Putnam County shall discourage urban sprawl by immediately implementing the following policies.*

FLUE Policy A.1.6.1: *The County shall encourage infill and higher density and intensity development within the Urban Service designated areas of the County, where services and facilities are available to accommodate additional growth.*

FLUE Policy A.1.6.2: *Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through infilling and within designated commercial nodes (at the confluence of collector or arterial roads) in the Commercial, Urban Service, and Rural Center land use categories as indicated in Policy A.1.9.3.*

FLUE Policy A.1.6.3: *Promote development in areas where infrastructure already satisfies required levels of service or are planned to meet the requirements of the County Concurrency Management Plan.*

FLUE Policy A.1.6.6: *The County shall review proposed Comprehensive Plan text amendments, Comprehensive Plan future land use amendments, and rezoning's to analyze whether the proposal would contribute to urban sprawl as defined herein.*

Staff Analysis

The intent of the aforementioned policies are to prevent the proliferation of scattered commercial development in areas which lack adequate infrastructure for dense development. The proposed development is a residential compound that serves to fit the density of the existing Agriculture (AG) zoning district. It is therefore understood by staff that this development will not constitute Urban Sprawl.

Buffering

FLUE Policy A.1.3.2: *Adequate buffering and separation between land uses of different densities and intensities shall be provided in accordance with the Land Development Code to minimize compatibility issues.*

CE Policy E.1.3.5.D: *For all new development at a minimum vegetative buffers and 80 percent of landscaping of a site required by Comprehensive Plan policies and/or the implementing land development regulations shall utilize native plant species, and exotic invasive plant species shall be*

prohibited. Areas required to have vegetative buffers shall preserve all existing native vegetation if present within the required buffer. All other unvegetated areas within the required vegetative buffer shall be planted with native vegetation which is adapted to that particular environment whether it is xeric, mesic or hydric.

Staff Analysis

The subject parcel is located adjacent to parcels that have Agriculture (AG) zoning. No waivers have been requested from LDC buffering requirements as outlined in Section 45-513. As such, this development will constitute a Group 2 (Multi-family less than or equal to six Dwelling Units per acre) classification and need to provide a 5/A buffer on all surrounding property lines. In addition, a 25 foot wide buffer of natural vegetation will need to be maintained around all areas of jurisdictional wetlands.

CURRENT ZONING DISTRICT

Sec. 45-72. – Agriculture.

(a) *Purpose.* The primary purpose of the Agriculture zoning (AG) district is to implement the Agriculture Land Use classification 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.

(b) *Use categories allowed in the AG district.*

- (1) Residential—Single family
- (2) Agriculture: General
- (3) Recreation: Resource-based
- (4) Recreation: Activity-based (excluding motor sports facility)
- (5) Educational

(c) *Certain uses allowed in the AG district.*

- (1) Artificial ponds that are five acres or less in size
- (2) Livestock, residential
- (3) Mobile Home
- (4) Religious facility (less than 10,000 square feet of Gross Floor Area) on a "minor collector" or higher roadway functional classification
- (5) Community residential homes having six or less residents

(d) *Use categories that require a special Use permit to locate in an AG district.*

- (1) Agriculture: Intensive
- (2) Commercial: Agriculture-related
- (3) Essential public services
- (4) Emergency services

(e) *Certain uses that require a special Use permit to locate in an AG district.*

- (1) Bed and breakfast
- (2) Child and adult day care
- (3) Group home having seven or more residents
- (4) Religious facility (equal to or greater than 10,000 square feet of Gross Floor Area)
- (5) Religious facility (less than 10,000 square feet of Gross Floor Area) on a County Road that is not a "minor collector" or higher roadway functional classification
- (6) Migrant farm labor camp, which shall be defined herein as provided in F.S. § 381.008
- (7) Borrow areas greater than one-eighth of an acre

- (8) Kennel
- (9) Raising, breeding and/or grooming of Household Pets or exotic animals other than livestock or Poultry
- (10) Communication tower
- (11) Cemeteries
- (12) Aircraft landing facility, private
- (13) Outdoor shooting range, paintball, or archery range
- (14) Land application of treated septage and residuals from waste water treatment plants in accordance with chapter 18, article VI, Putnam County Code
- (15) Construction trades
- (16) Golf course
- (17) Primitive campground
- (18) Wildlife Pets
- (19) Construction and demolition debris (CDD) and land Clearing debris (LCD) Landfills

PROPOSED ZONING DISTRICT

Sec. 45-221. - PURPOSE AND INTENT OF THE PUD ZONING DISTRICT.

- A. The PUD zoning district is established by policy a.1.9.3.c of the Putnam County Comprehensive Plan. It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which may not be provided for or allowed in the other zoning districts otherwise established by this code. The PUD zoning district allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in one of the other listed districts, but that otherwise conform to the Putnam County Comprehensive Plan.*
- B. These PUD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the Board of County Commissioners (hereinafter "County Commission") the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility while retaining control by the county commission, the PUD is designed to accomplish one or more of the following:*
 - 1 Permit innovative residential, nonresidential, and mixed-use developments provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as various street widths compatible with the type of development project proposed, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*
 - 2 Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*
 - 3 Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*
 - 4 Lower development and building costs by permitting smaller networks of utilities, and the use of more economical development patterns and shared facilities.*
 - 5 Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*
 - 6 Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*

- 7 *Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*
 - 8 *Provide an efficient public process for considering large scale, complex developments where the proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.*
- C. *All building code, housing code and other land use regulations of this code are applicable to a PUD; unless otherwise approved within the PUD ordinance.*

Staff Analysis

The current zoning district does not allow for multiple homes on a single parcel. As stated previously, the LDC does have accommodations in place for “Family Compounds” through the application of a Type III Family Subdivision as outlined in LDC Section 45-1036. The applicant(s) are not seeking a Type III Family subdivision citing that the intended recipients of such a division are too young to legally own land. The proposed PUD is consistent with the surrounding zoning districts due to its maximum proposed density meeting that of the Agriculture zoning district.

However, the proposed development is not consistent with LDC Section 45-221(b), as it fails to accomplish most of the proposed development purposes. PUDs are furthermore regulated by LDC Section 45-222 (Justification and minimum requirements for rezoning to planned unit development.). Which states the following:

Sec. 45-222. Justification and minimum requirements for rezoning to planned unit development.

(a) An Applicant for a PUD rezoning must present evidence in the PUD narrative that the rezoning to PUD is justified by one or more of the following:

- (1) The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the County Comprehensive Plan. The land Use designation on the Future Land Use Map of the Comprehensive Plan shall be such that it allows the proposed activity of the PUD prior to any application for rezoning to this designation being accepted.*
- (2) The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.*
- (3) The nature of the proposed Use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with Comprehensive Plan policies.*

(b) If a PUD proposal is found to be justified as required by subsection (a) above, the Applicant for the PUD rezoning must further present evidence in the aforementioned PUD narrative that the rezoning to PUD meets the following standards:

- (1) The Density and/or intensity, character and type of development proposed in the development plan is consistent with the Comprehensive Plan, Future Land Use Map and the concurrency management system, and the development plan meets one or more of the objectives set forth in section 45-221(b) above.*
- (2) The land uses proposed within a PUD are compatible with the terrain and the existing and planned uses of properties surrounding the PUD. An evaluation of the external compatibility of a PUD should be based on the following factors: (1) adjacent existing and proposed uses, (2) design of the development to avoid undue noise, odor, traffic or other nuisances and other nuisances and dangers to abutting property Owners; (3) traffic circulation to ensure the*

transportation system and streets are of sufficient width and capacity to serve the demands created by the development; and (4) Density and/or intensity including type and size of structures and/or units and Height shall be considered to address compatibility.

(3) The residential Density of the PUD must comply with the Density limitations for each land Use category.

(4) Usable Open Spaces, plazas and recreation areas provided within a PUD must be consistent with the policies of the Comprehensive Plan and must be sufficient to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

(5) The site of the PUD must be suitable for use in the manner proposed without hazards to Persons either on or off the site from the likelihood of increased flooding, erosion or other dangers.

(6) Every Dwelling Unit or other Use permitted in the PUD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area which is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road, but at a minimum, private roads and other access ways shall be required to be constructed so as to ensure that they are safe and maintainable. To that end, all roads within any PUD, public and/or private, shall be constructed in accordance with Article VII, division 10.A of this Code. Connection to existing or planned adjacent streets is required, where applicable and feasible to minimize adverse traffic impacts.

(7) Sufficient off-street and on-street parking for bicycles, automobiles and other vehicles must be provided. Parking areas must be constructed in accordance with the standards outlined in article VII of this Code, and any deviations must be specifically identified and approved by the County commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. The design of a PUD should, whenever feasible, incorporate appropriate pedestrian and bicycle access ways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PUD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development unless otherwise approved within the PUD ordinance.

(8) Utilities and essential public services, including, but not limited to, sanitary sewer, potable water, fire abatement services or appurtenances, solid waste, and other services must be available and have capacity to serve the development.

While it is possible to state that the proposed development is in some degree unique, due to the current zoning of Agriculture, the existence of a Type III Family Subdivision for this exact reason, and the lack of other such changes/alterations, staff cannot state that this development is unique enough to justify a PUD over other methods of obtaining a "Family Compound." The development would constitute a multi-family residential development without mobile homes. Such developments could be proposed, at this level of density, in the Residential-3 (R-3) zoning district, wherein it would be classified as condominiums, apartments, and/or cabins. However, the Future Land Use category assigned to the subject property, adjoining uses, and lack of adequate infrastructure would prevent staff from recommending the Residential-3 zoning district at this time.

Flood Zone, Wetlands & Soils

According to Putnam County GIS Map the subject parcel is located in FEMA Flood Zone X, which is not Special Flood Hazard Area and the NWI Wetland layer indicates the presence of jurisdictional wetlands. A delineation provided by the applicant as part of their submission materials indicates the

wetlands are located along the north-west side and are significantly less present than the GIS Map indicates. Jurisdictional wetlands shall be avoided by no less than a 25 foot vegetative buffer of naturally grown vegetation. The parcel contains St. Johns soil. St. Johns soil is a very deep, very poorly drained, moderately permeable soil found in the depressional areas of the lower Coastal Plain.

Roadway and Traffic Circulation

The subject parcel has approximately 60 feet of road frontage on N. Highway 17, a paved state highway and major arterial roadway for Putnam County. According to the 11th Edition of the ITE Trip Generation Manual, detached single family residential dwelling units result in an average trip count of 9.4 total trips per home per day in an urban/suburban environment. This value is comprised from traffic of the homeowner, delivery services, and other traffic associated with single-family uses. This would need to be multiplied by nine (9) for the number of homes, resulting in approximately 84.6 trips per day. It would be erroneous of staff to not recognize the similarity between the proposed use and the RMH zoning district. According to the 11th Edition of the ITE Trip Generation Manual, such developments have an average trip count of 7.2 total trips per home per day. This provides a multiplied number of trips to be 64.8 per day, giving a final range of 64.8-84.6 trips per day expected on average for the proposed development. Any roadway improvements necessary to accommodate this development will be determined and enforced by the Florida Department of Transportation at the time of DRC review.

Infrastructure & Concurrency

Central water and sanitary sewer are not provided by Putnam County in this area. Centralized utilities are not available in the area from the city of Palatka's Public Works department. According to the development agreement, the subject property will have a separate well and septic system for each individual home. The type of septic system required shall be determined by the Florida Department of Health (FDOH) during the development review process, both at the DRC stage, and again at the permitting stage. All other concurrency such as storm water management shall be reviewed by the DRC as well at time of development.

STAFF RECOMMENDATION

Staff recommends approval of the request to amend the Zoning Map from Agriculture (AG) to Planned Unit Development (PUD) with the staff amended development agreement. Staff finds that the proposed rezoning is consistent with the goals, objectives of policies of the adopted Comprehensive Plan, and the proposed PUD and amended development agreement is consistent with the requirements for PUD zoning as outlined in the Putnam County Land Development Code.

ATTACHMENTS:

Attachment 1 – Application

Attachment 2 – Supporting Documents (including applicant development agreement and staff recommended development agreement)

Attachment 3 – Maps

Attachment 4 – Ordinance (not provided to Planning Commission)

Attachment 1 – Application Documentation

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

2509 Crill Ave., Suite 300
Palatka, FL 32177
Fax: (386) 329-1213
Email: pzb@putnam-fl.com
Website: main.putnam-fl.com



Planning: (386) 329-0491
Zoning: (386) 329-0316
Building: (386) 329-0307
Animal Control (386) 329-0396
Code Enforcement (386) 329-0317

PUD APPLICATION

1. Name of property owner(s): Miner David J II + Natalie Living Trust
Address(es)(Street, City, State, Zip):
116 Cheffey Rd
Palatka, FL 32177
2. 911 Address: (Street) 689 N Highway 17
(City) Palatka (State) Florida (Zipcode) 32177
3. Parcel ID number(s): 13-09-26-0000-0031-0012
4. Subdivision name: Miner Farm (If applicable)
5. Driving directions to property from Palatka: Turn right onto Crill Avenue,
Turn left onto Mosely Avenue Turn left on U.S. Highway 17 (North)
Make U turn past West River/ Landfill Rd. Turn into first gate #659.
6. Size of the property to be covered by the rezoning: 9.37 acres
7. Current zoning: AG Future Land Use designation: A2
Proposed Zoning: AG Current Use: Pecan Acreage & Residential Acreage
8. Purpose of the Rezoning: To allow for 9 homes on the Greenbelted Farm Acreage
9. Attach the following to the application form:
 - Conceptual Plan (if applicable)
 - Agent Designation form (if applicable)
 - Recorded Deed(s)
 - Legal Description(s)
 - Draft PUD Agreement
 - PUD Narrative that contains justification as stated in LDC Overlay Zones and PUD Districts.
 - Site Plan

minersmarine@aol.com

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):

David Miner

(Sign)

David J Miner II

(386) 546-0133

(Print)


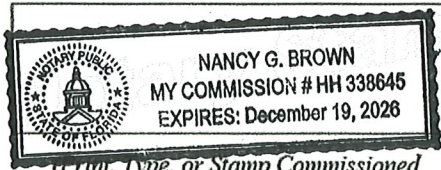
Natalie C Miner

(Sign)

Natalie C Miner

(386) 972-1411

(Print)

STATE OF <u>Florida</u>
COUNTY OF <u>Putnam</u>
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>2nd</u> day of <u>May</u> 20 <u>25</u> , by <u>David Miner and Natalie Miner</u> (Print Name of Person(s) Acknowledging)
<div><div> Signature of Notary Public</div><div> (Print, Type, or Stamp Commissioned Name of Notary Public)</div></div>
Personally Known <input checked="" type="checkbox"/> OR Produced Identification <u>FLIDL</u> Type of Identification Produced

-THIS PAGE IS FOR OFFICE USE ONLY -

Pre-application Meeting Verification: Date: 4/11/25 Time: 2 am/pm

Staff Signature: *Melissa Brown*

Staff Sufficiency Review Comments:

1. Submittals Check List:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Application Fee | <input checked="" type="checkbox"/> Completed Concept Plan (if applicable) |
| <input checked="" type="checkbox"/> Completed Application form | <input type="checkbox"/> Agent Designation form (if applicable) |
| <input checked="" type="checkbox"/> Recorded Deed | <input checked="" type="checkbox"/> Legal Description |
| <input type="checkbox"/> Parcel Map (full section) | |

2. Property is currently/proposed to be serviced by:

central sewer ☐ package treatment plant ☐ septic tank ☒ central
water ☐ public supply well ☐ private well ☒

Health Department

Comments: _____

3. Case Number: PUD25-000001

4. Hearing Dates:

Planning Commission 6/11/25

BOCC 7/22/25

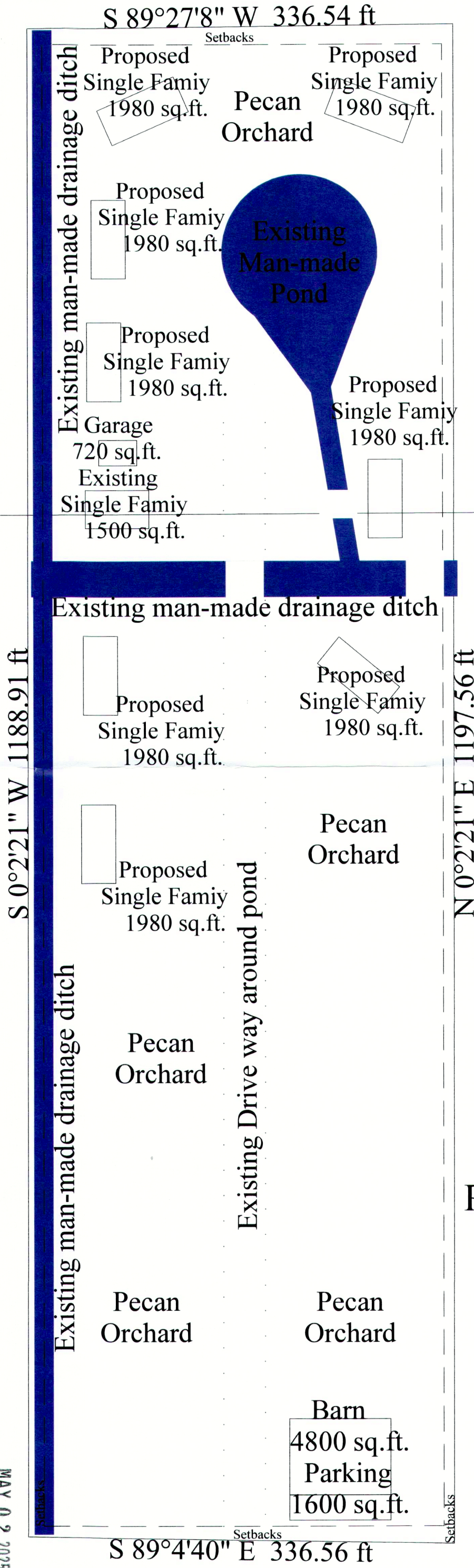
5. Special Comments:

Reviewed by: *Melissa Brown* Date: 5/21/25

-THIS PAGE IS FOR OFFICE USE ONLY -

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PUD25-000001



North



Scale 1 inch = 80 feet

Drawing Date: 05/01/2025

Lot Coverage: 6%

Note: Single Family Home range
1200 sq.ft to 3600 sq.ft
attached or detached garge
Lot Coverage range: 6-10%
Not a Survey

Exhibit G-Site Plan
Parcel: 13-09-26-0000-0031-0012
Owner: Trust, David J II and
Natalie C Miner Living Trust
Address: 689 N Highway 17
Palatka, FL 32177

PUD25-000001
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**Certification of Trust for the
David J. Miner, II and Natalie C. Miner Living Trust
dated June 30, 2011**

Pursuant to Section 736.1017, Florida Statutes, this Certification of Trust is signed by all the currently acting Trustees of the David J. Miner, II and Natalie C. Miner Living Trust dated June 30, 2011, who declare as follows:

1. The Grantors are David J. Miner, II and Natalie C. Miner. The trust is revocable by the Grantors, acting jointly and not separately.
2. The Trustees of the trust are David J. Miner, II and Natalie C. Miner. The signature of one Trustee is sufficient to exercise the powers of the Trustee.
3. The tax identification number of the trust is the Social Security number of David J. Miner, II.
4. Title to assets held in the trust shall be titled as:
David J. Miner, II and Natalie C. Miner, Trustees of the David J. Miner, II and Natalie C. Miner Living Trust dated June 30, 2011, and any amendments thereto.
5. Any alternative description shall be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.
6. Excerpts from the trust agreement that establish the trust, designate the Trustee and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real and personal property interests.
7. The terms of the trust agreement provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this agreement or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.
8. The trust has not been revoked, modified or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

June 30, 2011



David J. Miner, II, Trustee

Certification of Trust for the David J. Miner, II and Natalie C. Miner Living Trust
Page 1

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Natalie C. Miner, Trustee

STATE OF FLORIDA

)
) ss.

COUNTY OF DUVAL

)

The foregoing instrument was acknowledged before me this day, June 30, 2011, by David J. Miner, II and Natalie C. Miner, as Trustees, who are personally known to me or who have produced _____, as identification.

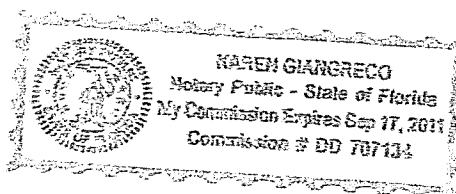
[Seal]



Karen Giangreco, Notary Public

9250 Baymeadows Road, Ste 450
Jacksonville, Florida 32256

My commission expires: September 17, 2011



Certification of Trust for the David J. Miner, II and Natalie C. Miner Living Trust

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THE COLEMAN LAW FIRM, PLLC, 9250 BAYMEADOWS ROAD, STE 450, JACKSONVILLE, FLORIDA 32256 | (904) 448-1969

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Article Two Family Information

We were married on December 15, 2002. David J. Miner, II is referred to in this agreement as "husband," and Natalie C. Miner is referred to in this agreement as "wife."

We have five children. They are:

David Johnathon Miner, III, born on March 25, 2003;

Rebekah L. Miner, born on April 8, 2010;

Danny J. Miner, born on April 8, 2010;

Carl R. Miner, born on April 8, 2010; and

Major T. Miner, born on April 8, 2010

All references in this agreement to "our children" are references to these children, as well as to any children subsequently born to us or adopted by us by legal proceeding.

References to "our descendants" are to our children and their descendants, including descendants of any deceased child.

David J. Miner, II and Natalie C. Miner Living Trust

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THE COLEMAN LAW FIRM, PLLC, 9250 BAYMEADOWS ROAD, STE 450, JACKSONVILLE, FLORIDA 32256 | (904) 448-1969

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LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made this 30th day of June, 2022, from AT&T Corp., a New York corporation, ("Grantor") unto MINER DAVID J II + NATALIE LIVING TRUST, c/o DAVID J II + NATALIE MINER TRUSTEES ("Grantee") whose address is 116 Cheffey Road, Palatka, Florida 32177 (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

Grantor does hereby remise, release and forever convey to Grantee, its successors and assigns, all of its right, title and interest, in and to that real property located at 659 North Highway 17, Palatka in Putnam County, State of Florida 32177 and being the same property ("Property") more particularly described in that certain Boundary Survey dated May 24, 2022 by William B Snyder, PLS of a parcel in Section 13, Township 9 South, Range 26 East, Putnam County, Florida attached hereto as Exhibits "A-1" and "A-2" and incorporated by reference herein.

GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY REVOKES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; AND SPECIFICALLY, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER MAY BE CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER ANY FEDERAL, STATE OR MUNICIPAL STATUTES, REGULATIONS, RULES, ORDINANCES, ORDERS, DECREES, OR ANY OTHER MANDATE, IN ANY FORM WHATEVER, HAVING THE FORCE AND EFFECT OF LAW, INCLUDING BUT NOT LIMITED TO THE COMMON LAW OR ANY OTHER APPLICABLE RULES OF LAW. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE "AS IS" AND WITH ALL FAULTS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and

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FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

Witnessed By:

Cindy Turner
Print: Cindy Turner
JAMES GRANT
Print: JAMES GRANT

AT&T CORP., a New York Corporation

By Michael L. Turner
Print: Michael L. Turner
Title: Its Authorized Signatory
Date: 8-29-2022

ACKNOWLEDGEMENT

STATE OF Georgia
COUNTY OF Gwinnett

BEFORE ME, the undersigned authority, on this 27th day of August, 2022, personally appeared Michael L. Turner, known to me to be the person whose name is subscribed to the foregoing instrument as AREA MGR. - AT&T CORPORATION (Grantor), and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of the corporation.

Notary Public: Kevin B Jones Jr
My Commission Expires: 5/04/2025
and after recording return to:
Sabrina French - CRE Portfolio Manager
AT&T Services, Inc.

(SEAL)

Kevin B Jones Jr
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 05/04/2025

MAY 02 2025

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EXHIBIT A-2

LEGAL DESCRIPTION

ALL OF THAT PART OF THE SOUTH $\frac{1}{4}$ OF THE EAST $\frac{1}{4}$ OF THE EAST $\frac{1}{4}$ OF THE WEST $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST LYING WESTERLY OF STATE ROAD #15.

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 66.0 FEET OF THE EAST $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND OVER AND ACROSS THE SOUTH 66.0 FEET OF THAT PART OF THE NORTH $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ LYING WESTERLY OF STATE ROAD #15.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND SITUATED IN THE NW $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O. R. 1295, PG 331 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND RUN THENCE S89°04'31"E 117.03 FEET TO THE POINT OF BEGINNING: THENCE N1°08'30"E 80.00 FEET; THENCE S89°04'31"E 134.50 FEET; THENCE S1°08'30"W 80.00 FEET; THENCE N89°04'31"W 134.50 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

TOGETHER WITH;

AN INGRESS / EGRESS EASEMENT 30 FEET IN WIDTH THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNERS OF LANDS DESCRIBED IN O. R. 1295, PAGE 331 AND RUN THENCE N25°57'06"E ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17 175.14 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE N69°45'55"W 8.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 80°32'39" AND A RADIUS OF 37.83 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S36°56'15"W 62.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING DELTA ANGLE OF 50°55'15" AND A RADIUS OF 63.12 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET TO THE TERMINUS OF SAID CENTERLINE.

SIDE LINES TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE POINTS AND LOT LINES.

Boundary Survey dated May 24, 2022 by William B Snyder, PLS of a parcel in Section 13, Township 9 South, Range 26 East, Putnam County, Florida

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Pu025-000001

BOUNDARY SURVEY

POINT OF COMMENCEMENT

NORTHWEST CORNER SECTION 13

N89°20'50"E M. N89°18'44"E R.
1010.43'

CERTIFIED TO:

DAVID J. MINER, II AND NATALIE C. JINGAMELL MINER

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST LYING WESTERLY OF STATE ROAD #15.

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 66.0 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 AND OVER AND ACROSS THE SOUTH 66.0 FEET OF THAT PART OF THE NORTH 1/2 OF THE NE 1/4 LYING WESTERLY OF STATE ROAD #15

AND

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE N 89° 18' 44" E, ALONG THE NORTH LINE THEREOF 1010.43 FEET; THENCE S 0° 00' 15" W 1839.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0° 00' 15" W 528.44 FEET; THENCE N 89° 59' 58" W, 199.84 FEET; THENCE N 20° 43' 07" E 564.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

LANDS DESCRIBED IN O.R. 1295, PAGE 331 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

LEGAL DESCRIPTION: (BY SURVEYOR)

PARCEL TO EXCEPT OUT

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

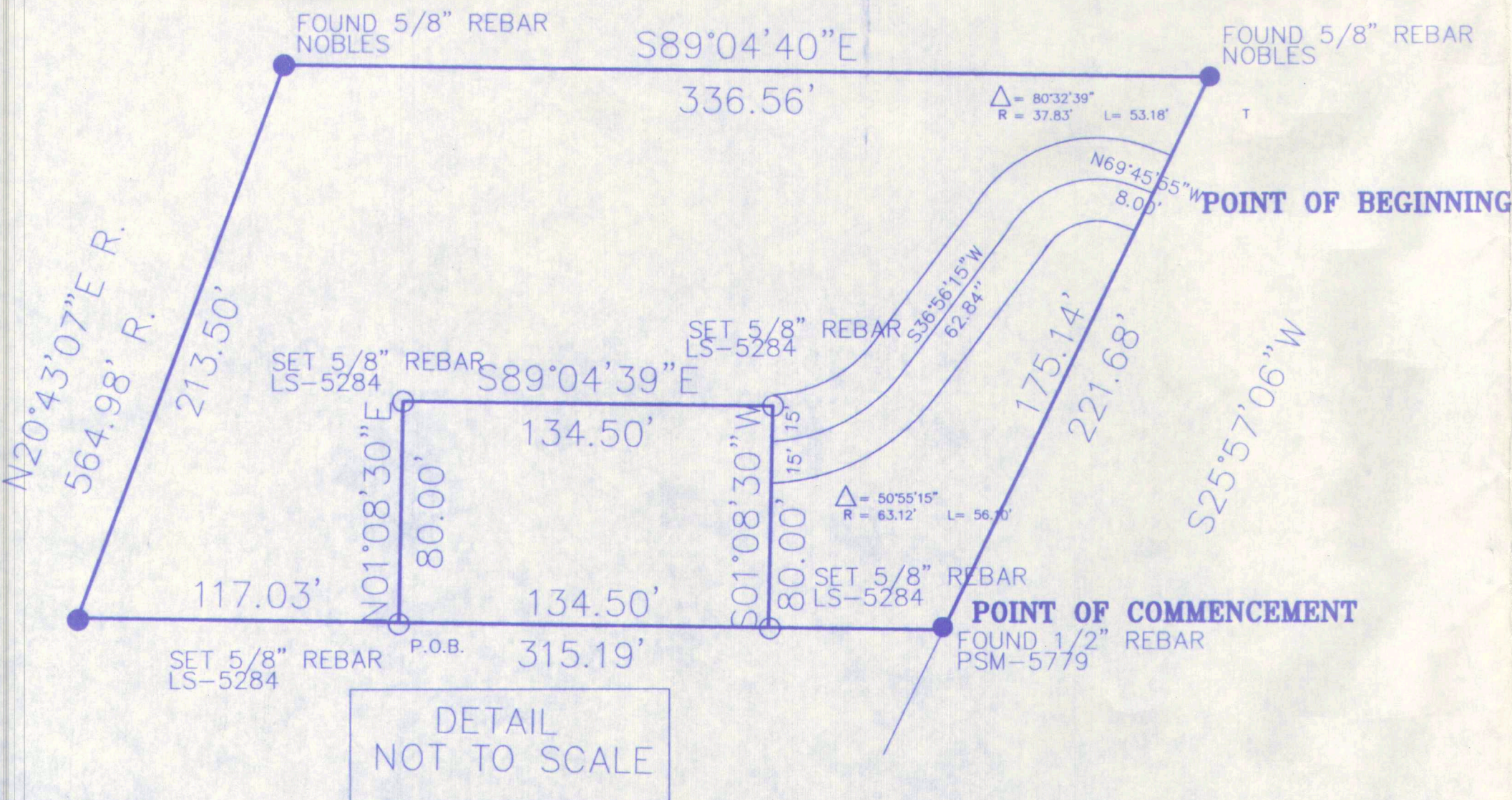
COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R. 1295, PG. 331 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND RUN THENCE S89°04'31"E 117.03 FEET TO THE POINT OF BEGINNING; THENCE N1°08'30"E 80.00 FEET; THENCE S89°04'39"E 134.50 FEET; THENCE S1°08'30"W 80.00 FEET; THENCE N89°04'31"W 134.50 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

TOGETHER WITH

AN INGRESS/EGRESS EASEMENT 30 FEET IN WIDTH THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R. 1295, PAGE 331 AND RUN THENCE N25°57'06"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17 175.14 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE N69°45'55"W 8.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 80°32'39", AND A RADIUS OF 37.83 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S36°56'15"W 62.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING DELTA ANGLE OF 50°55'15" AND A RADIUS OF 63.12 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET TO THE TERMINUS OF SAID CENTERLINE.

SIDE LINES TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE POINTS AND LOT LINES.



NOTES:

BEARINGS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17, ASSUMED TO BEAR S25°57'06\"/>

NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED OR SHOWN.

REVISIONS

1	CEM	WES	10/15/2024
---	-----	-----	------------

CLIENT: MINER

NOTE: THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT. NO ABSTRACT EXAMINATION IS IMPLIED. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE INFORMATION SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD. THE CERTIFICATION OF THIS SURVEY APPLIES ONLY TO THE PERSONS SHOWN HEREON.

SCALE 1" = 100'

ABBREVIATIONS & LEGEND

R = RECORDED	CHU = OVERHEAD UTILITY	Δ = CENTRAL (INCLUDED) ANGLE	WM = WATER METER
M = MEASURED	UTL = UTILITY BUILDING	R = RADIUS	S = SEWER
N/W = NORTH-OF-WAY	U = UTILITY POLE	L = ARC LENGTH	TR = TRAFFIC SIGN
P.R.M. = PERMANENT REFERENCE MONUMENT	CA = GUY ANCHOR	C = CHORD	TL = TRAFFIC LIGHT POST
CL = CENTERLINE	PI = POINT OF INTERSECTION	PC = POINT OF CURVATURE	F = FENCE
CM = FOUND CONCRETE MONUMENT	PT = POINT OF TANGENCY	PRC = POINT OF REVERSE CURVATURE	BM = BENCH MARK
FI = FOUND IRON PIPE	POC = POINT OF COMPOUND CURVATURE	OR = OFFICIAL RECORD	ID = IDENTIFICATION
FN = FOUND NAIL & DISK	ED = EDGE OF PAVEMENT	F.B. = FIELD BOOK	
LN = LINE NOT TO MAP SCALE		PG. = PAGE	
		LS = LICENSED SURVEYOR	

HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 475.023, FLORIDA STATUTES.

William B. Snyder, Land Surveyor
Florida Registration No. LS-3284

5-24-2022

Date

WILLIAM B. SNYDER, PLS
LAND SURVEYORS
108 SANCHEZ AVENUE
PALATKA, FL 32177 PH (904) 325-6888

BOUNDARY SURVEY
OF A PARCEL IN
SEC 13, TWP 9 S., RGE 26 E.
PUTNAM COUNTY, FLORIDA

Wetland Cut Ditch with
Wetlands West of Ditch

Legend

- Subject Property +/- 10.98 ac.
- Approximate Wetlands +/- 0.77 ac.
- Pond +/- 0.43 ac.
- Culvert
- Upland Cut Ditch

0 100 200
Feet

Sources: ESRI Aerial Basemap

Information represented on this map is for planning purposes only.

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CARTER ENVIRONMENTAL
SERVICES, INC.



42 Masters Drive
St. Augustine, FL 32084
904-540-1786

www.carterenv.com

Wetland Delineation Assessment Map

Miner - 663 North US 17

Project: 5.23422

Putnam County, Florida

Date: Sep 08 2023

Figure:

1



Attachment 2 – Supporting Documents
(Applicant Development Agreement and Staff Recommended Development Agreement)

Applicant Development Agreement

Development Agreement for Miner Farm PUD

This Planned Unit Development (PUD) Development Agreement sets forth the terms and conditions of the Miner Farm PUD approved by the Board of County Commissioners of Putnam County, Florida pursuant to Ordinance No. 2025-_____, adopted on _____, 2025.

Article 1: Property Ownership and Description

1.1 Purpose

The purpose of the section is to document the ownership of this property and describe the existing conditions of the property to be developed under the name Miner Farm Planned Unit Development (PUD). The Zoning of the property is 9.37 acres of agriculture (AG) which allows density of one (1) residence per parcel. The PUD zoning will allow nine (9) residences per parcel with 1:1 (single-family residence: acre) ratio. Using the density exceptions by the transfer of overlay and incentive zones established by PUD zoning in Putnam County, Florida. Specifically, the overlay and incentives zones in this PUD zoning are green-belted farm crops, agricultural buildings, drainage ditches, and pond. Using the overlay zones and incentives zones to offset the density of where building is already existing farm and not allowed on water in drainage ditches or pond, allows this PUD and Putnam County to protect Agriculture growth. The incentives also benefit this PUD and Putnam County to incentive the tax benefits to owner thru green-belting, additional taxes to county for additional residential, and economy all while keeping the agriculture. Aerial site plan of existing in Exhibit C. Aerial site plan of proposed in Exhibit D.

1.2 Legal Description

The legal description of the property subject to this PUD is included as Exhibit A of this Development Agreement (the "Property")

1.3 General Description

The development is located North of Palatka in Putnam County West of Highway 17 along Highway 17. The Property included a private drive containing 9.37 acres, located in Section 13, Township 9, and Range 26 with the following Property Appraisal Parcel Identification Number:

13-9-26-0000-0031-0012

The Putnam County Property Appraiser already assigned this parcel when the property was purchased in 2022. The Putnam County Property Appraiser

Green-belted the parcel in January 2023 with Pecan grove or orchard farm acreage.

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The property has the frontage on Highway 17. The property already has 1 single family residence. The property already has an agricultural exemption for a barn. The property is currently used as a green-belted farm with Pecan acreage by owners. The surrounding land is Agricultural land on all sides with primarily residential use on Highway 17. The North and West are agricultural pine forest with residential also. The South is Agricultural with a barn and AT&T substation. Further to the south is Commerical (CR) and Intensive Commercial (C-4) Zoning around the closest intersection, West River Rd. and County Landfill Road, to the south. A detail on surrounding zoning in Exhibit B.

Article II: Project General Structure

2.1 Purpose

The purpose of this Article is to establish the governing regulation and development standards the rules of interpretation of this agreement, the complete dates for the Project and the site plan for the Project. A detail of phases and completion date in Exhibit E and/or F.

2.2 Regulations for Development.

Regulations for development of the Project shall be in accordance with the provision of this Planned Unit Development (PUD) and other applicable Federal, State, and County Laws, codes, and regulations. Unless otherwise specifically provided for in this PUD Developemnt Agreement, the development of the Property shall be subject to the applicable provisions of the Putnam County Land Developemnt Code. In the event of conflict between this PUD Development Agreement and Putnam County Land Development Code, the terms of the PUD Developemnt shall control.

2.3 Definition of Terms

Unless a term used herein is specifically defined in this PUD Development Agreement, the definitions of all terms shall be the same as the definitions set forth in the Putnam County Land Development Code currently in force as effective date of the Miner Farm PUD ordinance.

2.4 Commencement and Completion Dates: Time Limit for Development

The Project will be developed in multiple phases with the first scheduled to begin in 2025. The Final Phase to be determined at Miner Family Trust discretion as needed for future family's grandchildren or family guesthouses. An estimate of each phase is attached based on existing five (5) Miner children. The oldest child (22) is in existing house currently. The quadruplets (4) youngest (15) is Phase 1. The other 2 phases are estimated when the needs arise; for example, grandchildren, trustees' home, or guest houses in the next 25 years +/- . Each phase shall be submitted to the Putnam County Planning and Developemnt Services Department for processing and applicable project development review and permitting. No development activity shall

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commence on any phase until the site plan and proper permits have been secured from Putnam County and appropriate jurisdictions department and agencies. A detail of phases in Exhibit E and F.

2.5 Project Plan and Use

The proposed and current land use is agriculture with one (1) residential dwelling. The proposed additional eight (8) residential dwellings that would totaling nine (9) residential units. Existing Agriculture (Green-belted crops), existing dwelling, existing agriculture exempt barn under construction, and proposed dwellings listed on site plan. The proposed site plan is illustrated in Exhibit-G

Article III: Project Development

3.1 Purpose

The purpose of this section is to present the development plan, permitted used and regulations for this project.

3.2 Project Developemnt: Generally

The Project shall consist of a nine (9) residential site-built and modular residences, building, and structures as well as the accessory uses and structures set forth in detail of this article. There will be no mobile homes allowed. Similarly, the proposed residence's structure to be like existing permitted in 2023. The existing is a "barndominium." Barndominium is a hybrid of barn and house, open-floor plan style residential structure. Bardominium is defined in this existing structure as metal or wood with steel framing. The options provided in this PUD are for siding other than metal is allowed. The other options is foundation slab or stem wall with alternative to concrete slab for any elevation needed above grade. The size of the residences in this PUD ranges from 1200 sq. ft. to 3600 sq. ft.

3.3 Project Developemnt: Uses and Structures

No building or structure, or a part thereof, shall be erected, altered, or used or shall any land and water area be used, in whole or in part, for other than the following:

3.4 Permitted Principle Uses and Structures

3.4.1 Industrial/Commercial/Agricultural/Residential Buildings and Structures

The Project shall consist of agricultural structures and storage, residential structures, detached structures, and supporting facilities of agricultural (commercial) and residential.

3.4.2 Industrial/ Commercial/Agricultural: Nonresidential Development.

The project consists of up to 9.37 acres of agricultural/commercial/ non-residential including existing structures (agricultural exempt buildings) as shown in site. Agricultural exempt farm buildings shall meet regulations set forth thru exemption to Florida Building Code. Accessory

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uses and structures are permitted provided such uses and structures are of the nature customarily incidental and clearly subordinate to use to the permitted principal use of Agricultural.

Additionally, the project shall ensure compliance with environmental sustainability standards, incorporating measures for water conservation, waste management, and energy efficiency in its design and construction. Landscaping will adhere to native and drought-resistant vegetation to minimize water usage, while any agricultural development will prioritize eco-friendly farming practices. Roadway and infrastructure improvements shall support seamless accessibility within the site, maintaining alignment with county ordinances. The development shall also provide adequate space for parking and utility installations, ensuring they are suited to the needs of both residential and agricultural activities. Every element of the project will be executed with a balance of functionality and community-oriented design, fostering a cohesive and sustainable living environment.

A family trust, that is established for inheritance purposes with conveyance of property to named family members as beneficiaries to the trust, with a duration of 50 years or longer and to be considered equitable assets. Executives will be allowed to the respective property to build, maintain and have a home. Conditions of said trust are trustees have the power to assign, lease, borrow, manage, deal, and additional action outlined in personal and real property interest in Certification of Trust for David J Miner II and Natalie C. Miner Living Trust. Trustees are currently David J Miner II and Natalie C. Miner Living Trust, current and future trustees file agricultural exemptions on the property.

3.4.3 Residential Development

The project shall consist of up to nine (9) residential dwelling units which shall single-Family units together with all allowed accessory uses and structures for residential use specified by the Putnam County Land Development Code. These units shall be owned by the Miner, David J II and Natalie Living Trust and are to provide housing for beneficiaries. A family trust, that is established for inheritance purposes with conveyance of property to named family members as beneficiaries to the trust, with a duration of 50 years or longer and to be considered equitable assets. Executives will be allowed to the respective property to build, maintain and have a home. Conditions of said trust are trustees have the power to assign, lease, borrow, manage, deal, and additional action outlined in Certification of Trust for David J Miner II and Natalie C. Miner Living Trust. Specifically of the purpose of 98 year plus lease to beneficiaries of David J Miner II and Natalie C. Miner Living Trust for filing homestead exemptions on the residential dwelling.

3.5 Project Dimensions Requirements

All development and improvements shall meet or exceed County Regulations and shall conform to the following minimum requirements, as applicable.

3.5.1 Single Family Residential (Detached)

Setbacks: All buildings shall conform to the applicable setbacks listed below.

- a. Front Yard: 25 ft. From internal roadway
- b. Rear Yard: 10 ft.

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- c. Side Yard: 10 ft.
- d. Lots: 20 ft.
- e. Separation of Detached and Main use Accessory Structures: 10 ft. or to meet fire/life-safety code which every is greater. All accessory structures must be placed within the principal parcel setback line.

Maximum Height: 35 ft.

Minimum Lot Requirement: N/A

3.5.2 Non –residential Uses

Setbacks: All buildings shall conform to the applicable setbacks listed below.

- a. Front Yard: 25 ft. From internal roadway
- b. Rear Yard: 10 ft.
- c. Side Yard: 10 ft.
- d. Corner Lots: 20 ft.
- e. Separation of Detached and Main use Accessory Structures: 10 ft. or to meet fire/life-safety code which every is greater. All accessory structures must be placed within the principal parcel setback line.

Maximum Height: 35 ft.

Minimum Lot Requirement: N/A

Article IV: Concurrency and Supplemental Requirements

4.1 Purpose

The use of all lands within the Miner Farm PUD, irrespective of their designation on the Site Plan, will be in accordance with the requirements set forth in this Development Agreement.

4.2 General

All improvements and developments will be constructed in accordance with the final development plans and all Federal, State, and County Laws, codes, and regulations.

All existing and future improvements and developments will be provided and maintained by the owners, their successors or assign in title or interest.

4.3 Fire and Emergency Services

All buildings and constructions will be in accordance with applicable Federal, State, and County laws, codes, and regulations. The access driveway and internal circulation on the property is existing 33 ft. Wide driveway.

4.4 Garbage and Refuse

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Garbage and refuse shall be placed in approved dumpster or containerized at curb of highway.

4.5 Sewage Disposal

4.5.1 Sewage System

The proposed development will be composed of nine(9) single family dwellings, each will have an on-site septic system upon development with the residence, in accordance with the applicable rules and ordinance and in conformity with the Putnam County Health Department and Florida Department of Environmental Protection (DEP), including the applicable provision of Florida Administrative Code(FAC). Under 1 acre required the nitrogen-reducing system (ENR-OSTDS) instead of a conventional septic system. The Zoning of the property is 9.37 acres of agriculture (AG) which allows density of one (1) residence per parcel. The PUD zoning will allow nine (9) residences per parcel with 1:1 (single-family residence: acre) ratio. The current rules for normal septic system require over 1 acre. This ratio 9.37: 9 (acres: system) is 1.04 acre allows for a conventional on-site septic system.

4.6 Potable Water

The proposed development will be comprised on nine (9) single family residences each will share on site will as potable water supply.

4.7 Driveway and Parking

Vehicle use on the property is minimal and naturally integrated with the farmland between crops. The infrastructure supports existing and proposed uses with established pathways, easements, and stabilized grounds that provide convenient access for vehicular movement, sampling, and maintenance activities. These features complement the proposed development while integrating with the current layout, ensuring future residences and associated facilities respect the natural and agricultural character of the land.

The property includes existing driveways and easements. There is a 30-year-old path around the last crop with stable ground, established by the previous owner, AT&T, who implemented ground stabilization several decades ago for substations. The farm uses these paths from the gate down the field, around the pond, and back to the gate. There is a loop around the pond and an existing setback road on the east side and middle of the property. Additionally, there are three monitoring wells for the Putnam County Landfill. Vehicles have accessed the property for sampling and monitoring since the landfill was established in Putnam County at this location.

4.8 Easements and Buffers

There are several easements existing on property but not limited to the following:

1. There is utility easement with Clay Electric. on north 66 ft. Easement for roadway and utilities.
2. There is easement with the adjacent neighbor to the north for 66 ft. Easement for roadway and utilities.
3. There are water rights on existing property coming from the adjacent neighbor south.

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4. There is utility and roadway easements for AT&T coming in from Highway 17 on East side for the purposes of ingress and egress to maintain existing substation. Power Poles already existing for new residential.
5. There is also an easement for sampling on three (3) existing monitoring well on northwest of property for the Putnam County Landfill already existing.

There are several buffers existing on the property but not limited to the following:

1. There is already established drainage ditches on property that run entire West side that is connected to adjacent properties to west on property line in setbacks.
2. There is already established drainage ditch on property that run thru from West to East that connected to adjacent neighbor to East on property that run thru adjacent neighbor's property to Highway 17.
3. There is an established man-made pond with Water Lilly crop.
4. There is existing agricultural fence buffer for agricultural livestock
5. There is small compact short orchard tree buffer in setbacks and/or utility easements.
6. There is One Hundred Plus (100+) juvenile fruit and nut tree orchard planted for green-belted farm.
7. There are many native trees including live oaks on property after the Pine Harvest. Those trees will now have a chance to grow without the Pine Trees overcrowding native tree. The owner kept them to grow naturally specifically after the Pine Tree harvest.
8. There is a Weeping Willow buffer on the drainage areas on West Property line.

4.9 Wetland

The history of property wet area that has already been maintained, existing, and functional:

1. A twenty-five (25 ft. Buffer area) is already established in mid 1970s from previous & adjacent landowners.
2. The owners of the property already had a wetland delineation assessment for septic for the single-family home built in 2023-2024.
3. Drainage ditches and pond are established with waterlily vegetation. All drainage is on site and channeled to pond or drainage ditch as to not to degrade water quality. Best Management Practices (BMP) are already existing.
4. The owner will keep existing one (1) + acre of water for livestock, drainage, and wet areas for aquaculture. There is a Weeping Willow buffer on the drainage areas.

4.10 Essential Public Services

Essential public services shall be permitted in area withing the PUD. Essential public services are hereby defined as, and limited to, certain installations of water, sewer, gas, telephone, cable, communications, stormwater management, electrical system, and similar installations provided, However, this section shall not be deemed to permit location of major installations of electrical, gas, or sewage treatment plants. The property's thoughtful design ensures sustainability and accessibility, with established markers and clear designations preventing disruption to the orchards and pond. Essential services will adhere to setback requirements, preserving the integrity of the landscape while accommodating residential growth. Existing infrastructure, such

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as the power poles and underground services, harmonizes with the farm's layout, reflecting a balance between development and environmental stewardship to maintain the character and functionality of the area. All essential public services that do not have an existing easement will need to follow the setback lines on property lines. Power poles already existing and are allowed for new residential on setback line on property line. The service from pole to residence will be underground.

4.11 Signs

There is a small existing marker "Miner Drive" for driveway to prevent crops of juvenile trees from being ran over to keep vehicles from driving on property.

4.12 Noise or Odor

There will be no adverse or odor to surrounding properties. Neighborhood already consists of large hunting club and Putnam County Landfill to the West. All adjacent agriculture zoning with residential use already. The East side of Highway 17 had five to six (5-6) daily trains throughout the day and night. Two (2) daily passenger trains and three to four (3-4) freight trains service industrial areas north and southbound. The property is located between Seminole Power Plant, Georgia Pacific papermill and the Barge port.

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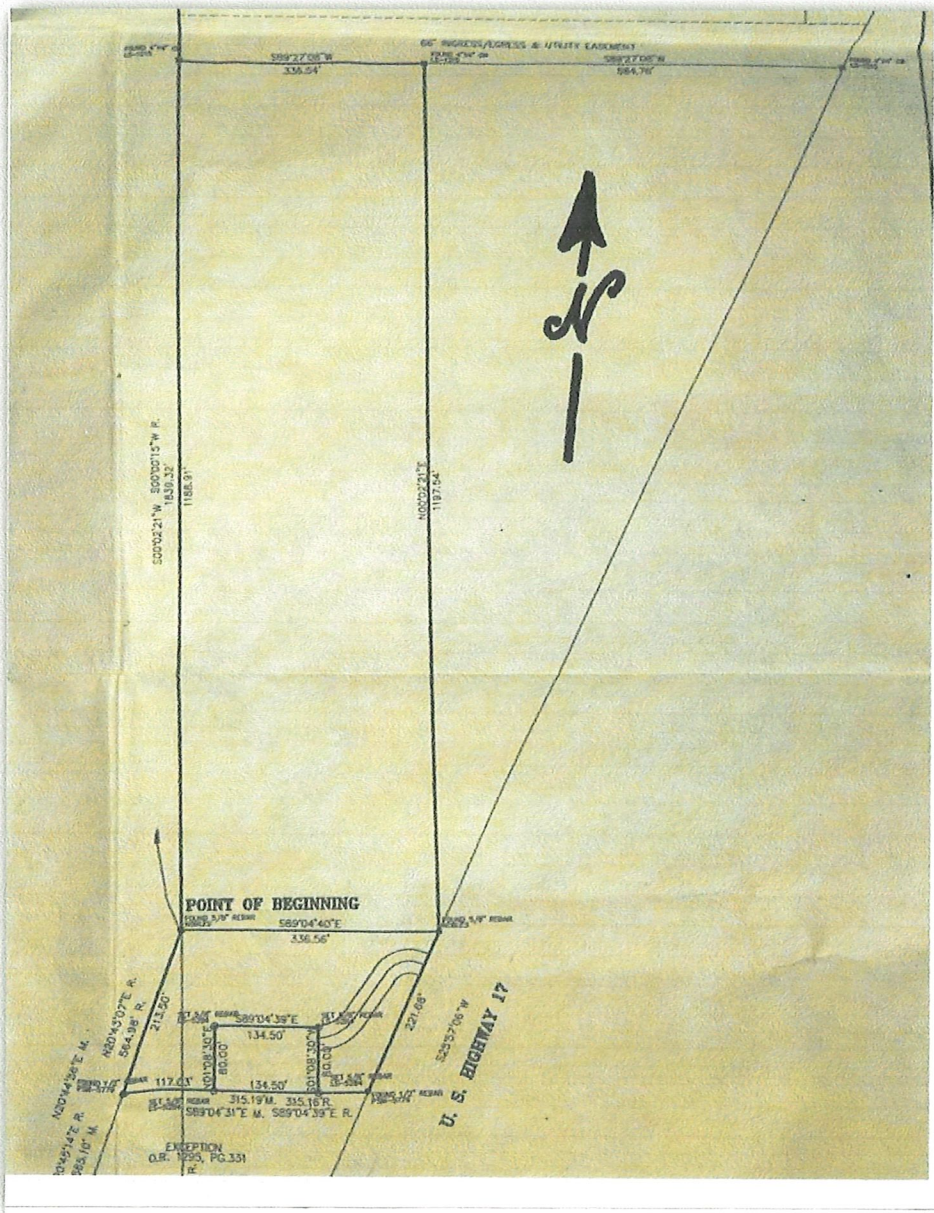
Exhibit A

Legal Descriptions & Survey

Parcel # 13-09-26-0000-0031-0012

S3/4 OF E 1/2 OF NW1/4 WEST OF HWY 17 OR 1685 PG 578

<u>Property Line</u>	<u>Survey</u>	<u>Survey Dimensions</u>
South	S89° 04' 40" E	336.56 ft.
East	N00° 02' 21" E	1,197.34 ft.
North	S89° 27' 08" W	336.54 ft.
West	S00° 00' 15" W	1,188.91 ft.



Survey Notes:

66' Easement

INGRESS/EGRESS

UTILITY

30 ft. Easement

INGRESS/EGRESS

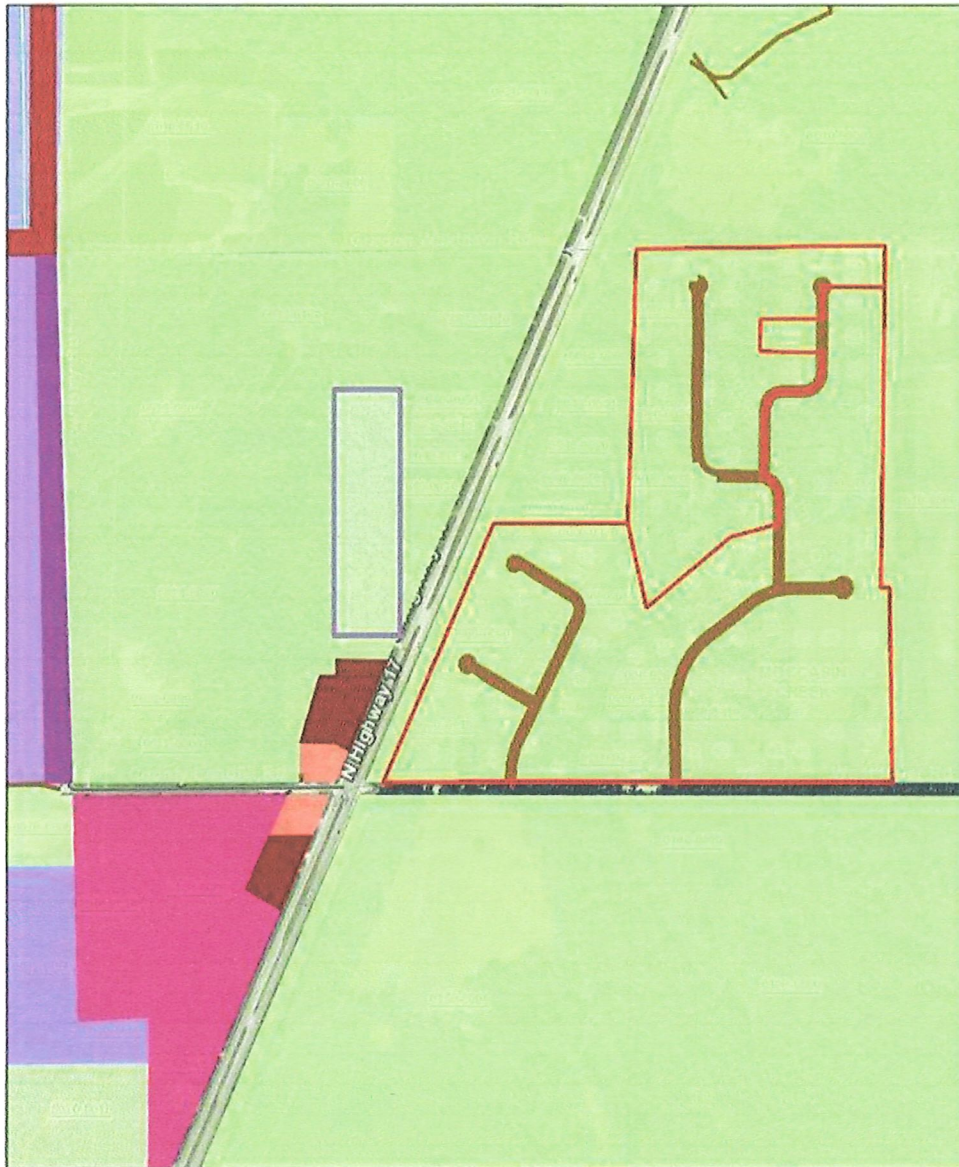
UTILITY

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PUD 25-000001

Exhibit B

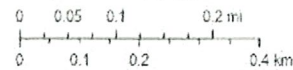
13-09-26-0000-0031-0012 689 N Highway 17, Palatka, FL 32177



4/30/2025, 7:24:27 PM

1:8,433

- | | | | |
|------------------|----------------|--------------------|-----|
| Road Centerlines | PLSS Townships | MultUse | C-4 |
| Parcel Lines | PLSS Sections | Utility | IH |
| Subdivisions | Subdivisions | <all other values> | PUD |
| Lots | Dimensions | Zoning County | |
| Blocks | Easements | AG | |
| Parcels | Ingress/Egress | C-1 | |



PG G.S. FL DOR

Putnam County, FL
PG G.S. | Putnam County GIS | PG 00E | PG B911 | PG 010 | PG 000, PG 010 | PGFA, PG 010 | PGFA | Putnam County Property Appraiser | Putnam County GIS | FL DOR |

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PUD25-000001

Exhibit- C

Aerial Map-Miner Farm PUD

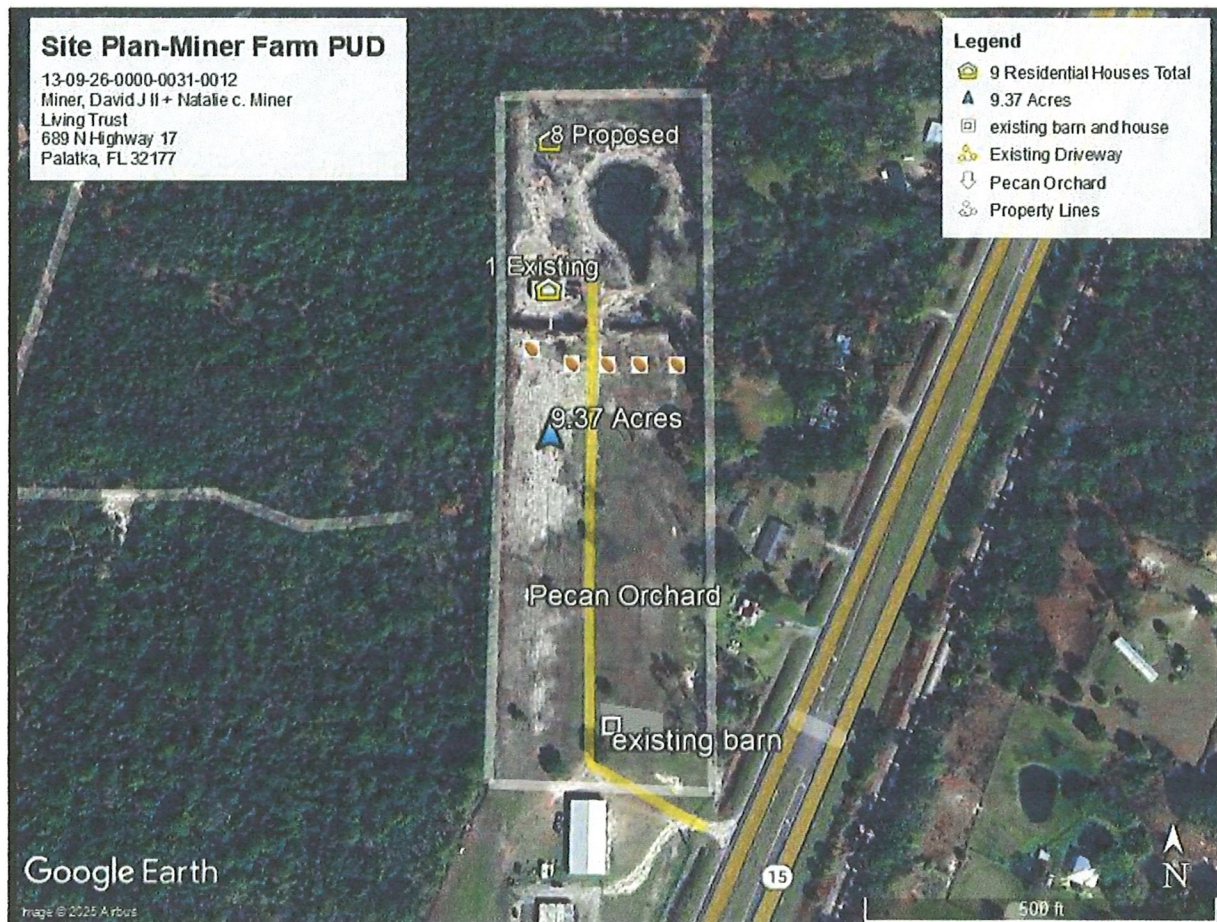
13-09-26-0031-0012
Miner, David J II + Natalie C Miner
Living Trust
689 North Hwy 17
Palatka, FL 32177



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Exhibit D



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Exhibit E

<u>Phase</u>	<u>Completion Date</u>
<u>I</u>	<u>December 31, 2030</u>
<u>II</u>	<u>December 31, 2050 (Estimated See *)</u> <u>*At Miner Trust Family's discretion</u> <u>as need by family for future</u> <u>grandchildren or family guest houses</u>
<u>III</u>	<u>December 31, 2068 (Estimated See *)</u> <u>*At Miner Trust Family's discretion</u> <u>as need by family for future</u> <u>grandchildren or family guest houses</u>

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Exhibit F

Residential Units /Agricultural Buildings

Existing	1 Residential Units = 1 acre Ag (exempt) Building 4,800 sq. ft.
Phase 1	4 Residential Units = 4 acres
Phase 2	2 Residential Units = 2 acres
Phase 3	2 Residential Units = 2 acres

MAY 02 2025

PUD25-000001

Staff Recommended Development Agreement

Development Agreement for Miner Farm PUD

This Planned Unit Development (PUD) Development Agreement sets forth the terms and conditions of the Miner Farm PUD approved by the Board of County Commissioners of Putnam County, Florida pursuant to Ordinance No. 2025-_____ adopted on _____, 2025.

Article 1: Property Ownership and Description

1.1 Purpose

The purpose of the section is to document the ownership of this property and describe the existing conditions of the property to be developed under the name Miner Farm Planned Unit Development (PUD).

1.2 Legal Description

The legal description of the property subject to this PUD is included as Exhibit A of this Development Agreement (the "Property")

1.3 Property Ownership

The property comprises one (1) parcel consisting of 9.37 +/- acres under the ownership of the Natalie & David J. Miner II Living Trust. The entitlements granted within this development agreement shall be perpetual, unless amended, and shall be transferable to future property owners.

1.4 General Description

The development is located north of Rice Creek in Putnam County West of Highway 17 along Highway 17. The Property includes a private drive accessing the 9.37 +/- acre tract, located in Section 13, Township 9, and Range 26 with the following Property Appraisal Parcel Identification Number:

13-09-26-0000-0031-0012

The Putnam County Property Appraiser approved a

Green-belt classification on the subject parcel in January 2023 with pecan grove or orchard farm acreage.

The property has the frontage on North Highway 17. The property currently contains one (1) single family residence. The property currently contains a non-residential exempt farm building. The surrounding land is zoned Agricultural on all sides with primarily residential uses along North Highway 17; the north and west are agricultural pine forest with residential uses also. The South

is Agricultural with a barn and AT&T substation. Further to the south is Commercial (CR) Future Land Use and Commercial, intensive (C-4) Zoning around the closest intersection, West River Rd. and County Landfill Road, to the south. A detail on surrounding zoning is provided in Exhibit B. Exhibit C depicts the aerial view of the property. Exhibit D depicts a conceptual site plan of the development excluding phasing as the intent is for the phased homes to be constructed wherever the developer deems appropriate with recognition of adherence to certain setbacks and other design considerations.

Article II: Project General Structure

2.1 Purpose

The purpose of this Article is to establish the governing regulations, development standards, the rules of interpretation of this agreement, the complete dates for the Project, and the site plan for the Project. A detail of phases and completion dates in Exhibit E.

2.2 Regulations for Development.

Regulations for development of the Project shall be in accordance with the provisions of this Planned Unit Development (PUD) Development Agreement and other applicable Federal, State, and Local regulations. Unless otherwise specifically provided for in this PUD Development Agreement, the development of the Property shall be subject to the applicable provisions of the Putnam County Land Development Code (LDC). In the event of conflict between this PUD Development Agreement and Putnam County Land Development Code, the terms of the PUD Development shall control. In the event this PUD Development Agreement does not address a specific use or design standard, those regulations associated with the Agriculture Zoning district, as regulated by the Putnam County Land Development Code, shall control.

2.3 Definition of Terms

Unless a term used herein is specifically defined in this PUD Development Agreement, the definitions of all terms shall be the same as the definitions set forth in the Putnam County Land Development Code (Ordinance 2024-012), effective July 9, 2024.

Barndominium: A barndominium is to be considered a type of traditional, site-built, single-family residence. Barndominiums shall be required to meet all County, State, and Federal building code requirements for traditional, site-built, single-family residences. Traditionally a barndominium is a hybrid of barn and house, open-floor plan style residential structure. Barndominiums can be metal or wood with a steel framing.

Family Trust: A family trust, that is established for inheritance purposes with conveyance of property to named family members as beneficiaries to the trust, with a duration of 50 years or longer and to be considered equitable assets. Executives will be allowed to the respective property

to build, maintain and have a home. Conditions of said trust are trustees have the power to assign, borrow, manage, deal, and some additional actions outlined in personal and real property interest in Certification of Trust for David J Miner II and Natalie C. Miner Living Trust. Trustees are currently (as of May, 2025) David J Miner II and Natalie C. Miner Living Trust, current and future trustees may file and retain agricultural exemptions on the property. Specifically of the purpose of 98 year plus lease to beneficiaries of David J Miner II and Natalie C. Miner Living Trust for filing homestead exemptions on the residential dwelling.

Guesthouse: A guesthouse shall be considered in all regards the same as any home to be developed on this PUD. It shall be a free-standing single family home with its own septic system to be utilized on a non-fee basis.

2.4 Commencement and Completion Dates: Time Limit for Development

The Project will be developed in three (3) phases with the first phase scheduled to begin upon adoption of this Development Agreement. The Final Phase to be determined at Miner Family Trust discretion as needed for future family's grandchildren or family guesthouses. Phase one (1) shall commence upon adoption of this Development Agreement. Phase two (2) shall commence by December 31, 2030 and be completed by 2035. Phase three (3) may commence by December 31, 2035 and be completed within the next (25) years. The completion of phase three (3) is not a requirement of this Development Agreement and is only intended to provide additional housing at the discretion of the developer. Each phase shall be submitted to the Putnam County Planning and Development Services Department for processing and applicable project development review and permitting. No development activity shall commence on any phase until the site plan and proper permits have been secured from Putnam County and appropriate jurisdictions department and agencies. Site plans for new developments shall depict all existing structures and uses existing on the property at the time of proposing the addition. An initial review by the Putnam County Development Review Committee (DRC) shall be required for the PUD to ensure compliance with LDC regulations. DRC review shall be performed before issuance of any permits. The approval of the DRC shall be perpetual for this development unless there is a substantial change in the location of residential structures or if a major modification of this PUD Development Agreement is required.

2.5 Project Plan and Use

The current land use is agriculture with one (1) residential dwelling. The proposed development is for an additional eight (8) residential dwellings that would total nine (9) residential units. Existing Agriculture (Green-belted crops), existing dwelling, existing non-residential exempt farm building under construction, and proposed dwellings are listed on the site plan. The proposed site plan is illustrated in Exhibit D. No more than nine (9) residential units shall be developed for this PUD. This includes primary dwelling units, "barndominiums," guesthouses, and accessory dwelling units. Recreational Vehicles shall be prohibited from being utilized for permanent occupancy.

Article III: Project Development

3.1 Purpose

The purpose of this section is to present the development plan, permitted uses and regulations for this project.

3.2 Project Development: Generally

The Project shall consist of no more than nine (9) residential site-built and/or modular residences as well as the accessory uses and structures set forth in the details of this article. There will be no “mobile” manufactured homes allowed. The existing residence is a barndominium. Metal siding on the residential units is prohibited. The other options are foundation slab or stem wall with alternative to concrete slab for any elevation needed above grade. The size of the residences permissible by this PUD range between 1200 square feet and 3600 square feet of conditioned space.

3.3 Project Development: Uses and Structures

No building or structure, or a part thereof, shall be erected, altered, or used, nor shall any land and water area be used, in whole or in part, for uses other than the following:

3.4 Permitted Principle Uses and Structures

3.4.1 Residential Buildings and Structures

The Project shall consist of a maximum of nine (9) detached single family residences or accessory dwelling units/guesthouses. These residences shall be considered the principal residential use.

Accessory residential use structures shall include sheds, garages, carports, gazebos, swimming pools and other equivalent developments. A maximum of two accessory residential use structures shall be permitted for each principal residential use. Each accessory residential use structure shall be located no further than 50 feet from its associated principal residential use.

3.4.2 Nonresidential Development.

The project consists of 9.37 +/- acres of agricultural/non-residential development including existing structures (non-residential agriculture exempt farm buildings) as shown on the site plan. Non-residential agricultural exempt farm buildings shall meet regulations set forth through exemption to Florida Building Code. In the event that the Agriculture exemption lapses for this development, any newly developed and/or redevelopment of existing farm building shall meet all County, State, and Federal regulations. Accessory uses and structures are permitted provided such uses and structures are of the nature customarily incidental and clearly subordinate to use to the permitted principal use of Agricultural. Additionally, the project shall ensure compliance with environmental sustainability standards, incorporating measures for water conservation, waste management, and energy efficiency in its design and construction. Landscaping will adhere to native and drought-resistant vegetation to minimize water usage, while any agricultural development will prioritize eco-friendly farming practices. Roadway and infrastructure

improvements shall support seamless accessibility within the site, maintaining alignment with county ordinances. The development shall also provide adequate space for parking and utility installations, ensuring they are suited to the needs of both residential and agricultural activities. Every element of the project will be executed with a balance of functionality and community-oriented design, fostering a cohesive and sustainable living environment.

3.4.3 Residential Development

The project shall consist of up to nine (9) residential dwelling units which shall be detached, single-family units together with all allowable accessory uses and structures for residential use specified by the Putnam County Land Development Code. The residential units shall be owned by the Miner, David J II and Natalie Living Trust and are to provide housing for beneficiaries of the trust.

3.5 Project Dimensions Requirements

All development and improvements shall meet or exceed County Regulations and shall conform to the following minimum requirements, as applicable.

3.5.1 Single Family Residential (Detached)

Setbacks: All buildings shall conform to the applicable setbacks listed below.

- a. Front Yard: 25 ft. From internal roadway, and parcel boundary along N. Highway 17.
- b. Rear Yard: 10 ft.
- c. Side Yard: 10 ft.
- d. Internal separation: 20 ft. between all principal use structures
- e. Separation of Detached and Main use Accessory Structures: 10 ft. or to meet fire/life-safety code whichever is greater.. A maximum of two accessory structures shall be permitted for each principal use residential structure. Accessory structures may not be placed at a distance greater than 50 feet from their associated principal use structure.
- f. Easements: All development, principal or accessory shall be located a minimum of 25 feet from the edge of any easement.
- g. Waterbodies: 50 ft.

Maximum Height: 35 ft.

Minimum Lot Requirement: N\A

3.5.2 Non-Residential Uses

Setbacks: All buildings shall conform to the applicable setbacks listed below.

- a. Front Yard: 25 ft. From internal roadway, and parcel boundary along N. Highway 17.
- b. Rear Yard: 10 ft.
- c. Side Yard: 10 ft.
- d. Separation of Detached and Main use Accessory Structures: 10 ft. or to meet fire/life-safety code whichever is greater.

- e. Easements: All development, principal or accessory shall be located a minimum of 25 feet from the edge of any easement.
- f. Waterbodies: 50 ft.

Maximum Height: 35 ft.

Article IV: Concurrency and Supplemental Requirements

4.1 Purpose

The use of all lands within the Miner Farm PUD, irrespective of their designation on the Site Plan, will be in accordance with the requirements set forth in this Development Agreement.

4.2 General

All improvements and developments will be constructed in accordance with the final development plans and all Federal, State, and Local Laws, codes, and regulations.

All existing and future improvements and developments will be provided and maintained by the owners, their successors or assign in title or interest.

4.3 Fire and Emergency Services

All buildings and constructions will be in accordance with applicable Federal, State, and Local laws, codes, and regulations. The access driveway and internal circulation on the property is an existing 33 foot wide easement.

4.4 Garbage and Refuse

Garbage and refuse shall be placed in an approved dumpster on a pad consistent with the size of the dumpster area as approved by the Sanitation Department or be containerized internally so that a solid waste truck can easily access the refuse without impeding other traffic.

4.5 Sewage Disposal

The proposed development will comprise a total of nine(9) single family dwellings, each will be eligible to have an on-site septic system upon development with the residence, in accordance with the applicable rules and ordinance and in conformity with the Florida Department of Health and/or Florida Department of Environmental Protection (DEP), including the applicable provisions of Florida Administrative Code (FAC). Under 1 acre required the nitrogen-reducing system (ENR-OSTDS) instead of a conventional septic system. The PUD zoning will allow nine (9) residences per parcel with 1:1 (single-family residence: acre) ratio. The current rules for normal septic system require over 1 acre. This ratio 9.37: 9 (acres: system) is 1.04 acre allows for a conventional on-site septic system, unless otherwise determined by the Florida Department of Environmental Health or other equivalent State level agency operating under the same guidelines.

In the event that community scale sanitary sewer becomes available within 1,000 feet of the subject parcel, as to be determined from measurement of public roadways, the development shall be

required to connect to said community scale sanitary sewer for all future sewage disposal requirements.

4.6 Potable Water

The proposed development will be comprised of nine (9) single family residences each will share on site wells as their potable water supply. Approved options shall be either independent wells for each residence (and accessory structures), or one or more communal wells, dependent upon approval from the Florida Department of Environmental Health and/or Florida Department of Environmental Protection. All Local, State, and Federal health and safety regulations shall be followed for the proposed well(s). A water distribution plan shall be established at time of DRC review.

In the event that community scale water becomes available within 1,000 feet of the subject parcel, as to be determined from measurement of public roadways, the development shall be required to connect to said community scale water for all future potable water requirements.

4.7 Driveway and Parking

Vehicle use on the property is minimal and naturally integrated with the farmland between crops. The infrastructure supports existing and proposed uses with established pathways, easements, and stabilized grounds that provide convenient access for vehicular movement, sampling, and maintenance activities. These features complement the proposed development while integrating with the current layout, ensuring future residences and associated facilities respect the natural and agricultural character of the land.

The property includes existing driveways and easements. There is a 30-year-old path around the last crop with stable ground, established by the previous owner, AT&T, who implemented ground stabilization several decades ago for substations. The farm uses these paths from the gate down the field, around the pond, and back to the gate. There is a loop around the pond and an existing setback road on the east side and middle of the property. Additionally, there are three monitoring wells for the Putnam County Landfill. Vehicles have accessed the property for sampling and monitoring since the landfill was established in Putnam County at this location. Under no circumstances will any development or activity on this property impede Putnam County actions or interfere with easements dedicated to Putnam County.

4.8 Easements and Buffers

There are several easements existing on property but not limited to the following:

1. There is a utility easement with Clay Electric. On the north 66 feet of the property. The easement is for roadway and utilities.
2. There are water rights on existing property coming from the adjacent neighbor to the south.

3. There is a utility and roadway easement for AT&T coming in from Highway 17 on the east side for the purposes of ingress and egress to maintain existing substation. Power Poles are already existing for new residential development. This easement shall not be used by the Property Owner(s) or beneficiaries/residents of the PUD for the purpose of accessing the residences.
4. There is an easement for sampling on three (3) existing monitoring wells on northwest of property for the Putnam County Landfill. This easement shall not be used by the Property Owner(s) or beneficiaries/residents of the PUD for the purpose of accessing the residences.
5. Any existing easements that are depicted and/or dedicated as traversing through those portions of land delineated as jurisdictional wetlands, or within 25 feet of said lands, shall be vacated and re-established to avoid the aforementioned lands, by the property owner(s).

There are several buffers existing on the property, including but not limited to the following:

1. There is an established man-made pond with Water Lilly crop. A fifty (50) foot setback shall be maintained for all structures from this pond's mean high water line.
2. There is existing agricultural fence buffer for agricultural livestock.
3. There is small compact short orchard tree buffer in setbacks and/or utility easements. Buffers and other vegetation shall be removed from utility easements as determined by the agencies responsible for said easements. Buffers shall be replaced on the internal side of said easements.
4. There is a Weeping Willow buffer on the drainage areas on west property line.
5. A minimum 25 foot wide, native vegetation buffer shall be required along those areas delineated as jurisdictional wetlands.

Additional buffers may be required. All buffers shall meet the Putnam County LDC requirements for multi-family residential development. Buffer requirements shall be reviewed and enforced by the DRC.

4.9 Wetlands

The history of property wetland areas that has already been maintained, existing, and functional:

1. A twenty-five (25) ft. Buffer area was already established in the mid-1970s from previous & adjacent landowners.
2. The owners of the property performed a wetland delineation for the installation of septic for the single-family home, which was built in 2023-2024.
3. Drainage ditches and the pond are established with waterlily vegetation. All drainage is on site and channeled to pond or drainage ditch as to not to degrade water quality. Best Management Practices (BMP) are already existing.
4. The owner will keep the existing one (1) + acre of water for livestock, drainage, and wet areas for aquaculture. There is a Weeping Willow buffer on the drainage areas.

All development shall maintain a minimum 25 foot wetland buffer of native vegetation. All applicable local, state and federal regulations for wetland permitting and mitigation shall be met, if applicable.

4.10 Essential Public Services

Essential public services shall be permitted in the area within the PUD. Essential public services are hereby defined as, and limited to, certain installations of water, sewer, gas, telephone, cable, communications, storm-water management, electrical system, and similar installations provided. However, this section shall not be deemed to permit location of major installations of electrical, gas, or sewage treatment plants. The property's thoughtful design ensures sustainability and accessibility, with established markers and clear designations preventing disruption to the orchards and pond. Essential services will adhere to setback requirements, preserving the integrity of the landscape while accommodating residential growth. All essential public services that do not have an existing easement will need to follow the setback lines on property lines. The service from the power poles to each residence will be underground.

4.11 Signs

There is a small existing marker "Miner Drive" for driveway to prevent crops of juvenile trees from being ran over to keep vehicles from driving on property. Any additional signage shall meet all County requirements. The internal street shall receive an appropriate sign for a private road, to be placed along North Highway 17. Said internal street shall be named by the Putnam County E911 Addressing Department at time of Development Review.

4.12 Noise or Odor

There will be no adverse odor to surrounding properties. The neighborhood already consists of large hunting club and the Putnam County Landfill to the west. All other adjacent agriculture zoning contains residential use already. The East side of Highway 17 has five to six (5-6) daily trains throughout the day and night. Two (2) daily passenger trains and three to four (3-4) freight trains service industrial areas north and southbound. The property is located between Seminole Power Plant, Georgia Pacific paper mill and the barge port.

4.13 Additional Restrictions and Regulations

The purpose of this development is to be a family compound and provide housing for the beneficiaries listed by name on the responsible trust that owns this property, and their immediate households. As such, the following restrictions are to remain in place with this development agreement, in addition to those restrictions outlined in the Putnam County LDC:

Under no circumstances shall the individual homes be sold independently, furthermore, no division of the lands subject to this development agreement shall be permitted without an amendment or dissolution of this Development Agreement.

Under no circumstances shall the individual homes be rented, leased, or otherwise be utilized on a fee basis. All homes subject to this development agreement and their associated support infrastructure and accessory structures are to be utilized on a non-fee basis.

Exhibit A

Legal Descriptions & Survey

BOUNDARY SURVEY

POINT OF COMMENCEMENT

NORTHWEST CORNER SECTION 13

N89°20'50"E M. N89°18'44"E R.
1010.43'

CERTIFIED TO:

DAVID J. MINER, II AND NATALIE C. JINGAMELL MINER

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST LYING WESTERLY OF STATE ROAD #15.

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 66.0 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NW 1/4 OF THE NW 1/4 AND OVER AND ACROSS THE SOUTH 66.0 FEET OF THAT PART OF THE NORTH 1/2 OF THE NE 1/4 LYING WESTERLY OF STATE ROAD #15

AND

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE N 89° 18' 44" E, ALONG THE NORTH LINE THEREOF 1010.43 FEET; THENCE S 0° 00' 15" W 1839.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 0° 00' 15" W 528.44 FEET; THENCE N 89° 59' 58" W, 199.84 FEET; THENCE N 20° 43' 07" E 564.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

LANDS DESCRIBED IN O.R. 1295, PAGE 331 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

LEGAL DESCRIPTION: (BY SURVEYOR)

PARCEL TO EXCEPT OUT

A PARCEL OF LAND SITUATED IN THE NW 1/4 OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

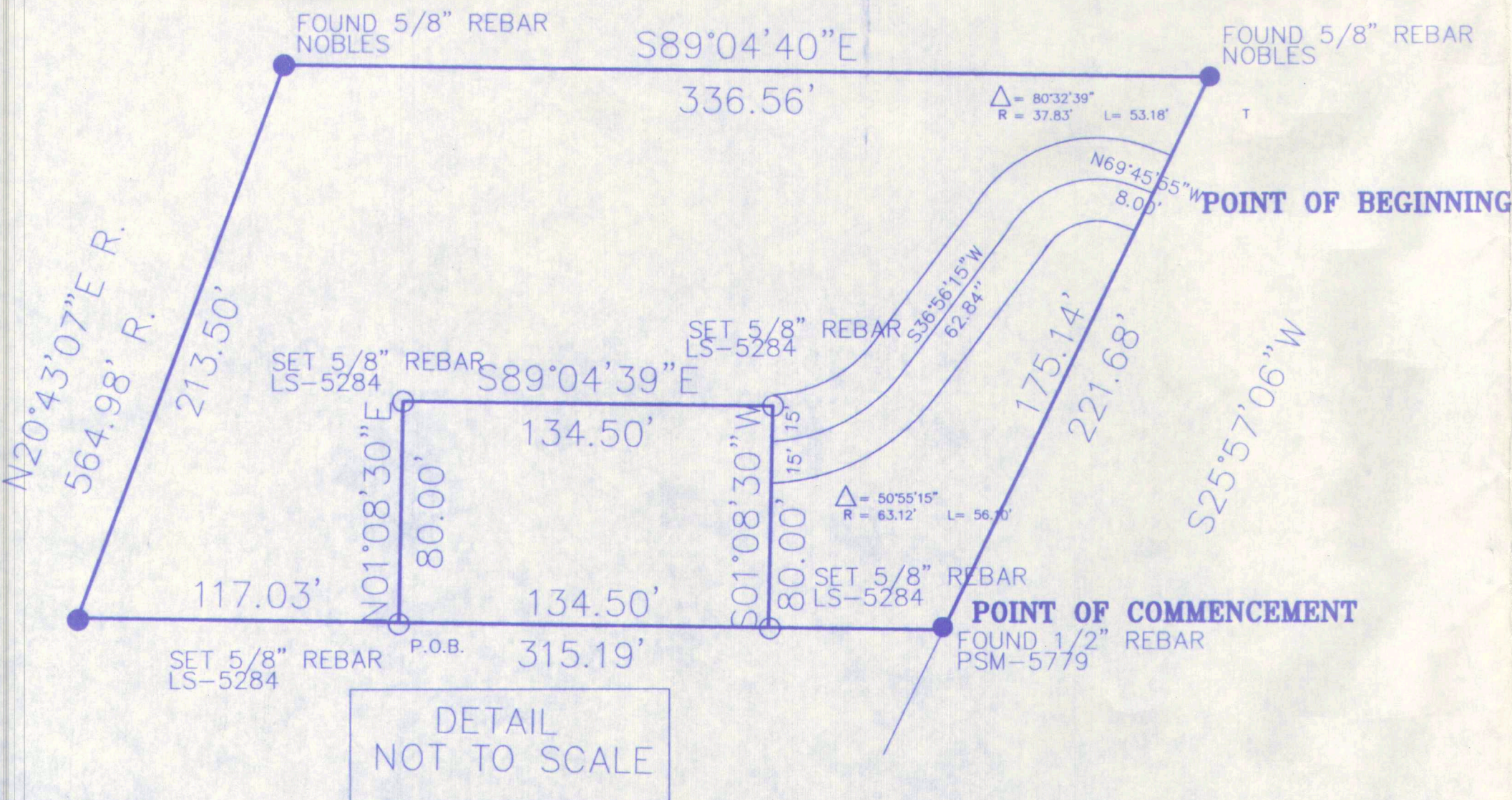
COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O.R. 1295, PG. 331 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND RUN THENCE S89°04'31"E 117.03 FEET TO THE POINT OF BEGINNING; THENCE N1°08'30"E 80.00 FEET; THENCE S89°04'39"E 134.50 FEET; THENCE S1°08'30"W 80.00 FEET; THENCE N89°04'31"W 134.50 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

TOGETHER WITH

AN INGRESS/EGRESS EASEMENT 30 FEET IN WIDTH THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R. 1295, PAGE 331 AND RUN THENCE N25°57'06"E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17 175.14 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE N69°45'55"W 8.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 80°32'39", AND A RADIUS OF 37.83 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S36°56'15"W 62.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING DELTA ANGLE OF 50°55'15" AND A RADIUS OF 63.12 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET TO THE TERMINUS OF SAID CENTERLINE.

SIDE LINES TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE POINTS AND LOT LINES.



NOTES:

BEARINGS BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17, ASSUMED TO BEAR S25°57'06\"/>

NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED OR SHOWN.

REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NOTE:

THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT. NO ABSTRACT EXAMINATION IS IMPLIED. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE INFORMATION SHOWN HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD. THE CERTIFICATION OF THIS SURVEY APPLIES ONLY TO THE PERSONS / PERSONS SHOWN HEREON.

SCALE 1" = 100'

ABBREVIATIONS & LEGEND

CHU	= OVERHEAD UTILITY	UTL	= UTILITY BUILDING	UTL	= UTILITY POLE	UTL	= GUY ANCHOR	UTL	= WELL	UTL	= EDGE OF PAVEMENT	UTL	= LINE NOT TO MAP SCALE	UTL	= SET 5/8" REBAR WITH CAP	UTL	= SET 4"x4" CONCRETE MONUMENT	UTL	= SET NAIL & DISK
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SEE ABOVE LEGEND FOR ADDITIONAL INFORMATION

Δ	= CENTRAL (INCLUDED) ANGLE	R	= RADIUS	L	= ARC LENGTH	T	= TANGENT	CH	= CHORD BEARING	C	= CHORD	PC	= POINT OF CURVATURE	PT	= POINT OF TANGENCY	PI	= POINT OF INTERSECTION	PRC	= POINT OF REVERSE CURVATURE	PCC	= POINT OF COMPOUND CURVATURE	O.R.	= Official Record	F.B.	= Field Book	P.G.	= Page	L.S.	= Licensed Surveyor
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HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 475.023, FLORIDA STATUTES.

William B. Snyder, Land Surveyor
Florida Registration No. LS-3284

WILLIAM B. SNYDER, PLS
LAND SURVEYORS
108 SANCHEZ AVENUE
PALATKA, FL 32177 PH (904) 325-6888

BOUNDARY SURVEY
OF A PARCEL IN
SEC 13, TWP 9 S., RGE 26 E.
PUTNAM COUNTY, FLORIDA

LIMITED WARRANTY DEED

THIS LIMITED WARRANTY DEED, made this 30th day of June, 2022, from AT&T Corp., a New York corporation, ("Grantor") unto MINER DAVID J II + NATALIE LIVING TRUST, c/o DAVID J II + NATALIE MINER TRUSTEES ("Grantee") whose address is 116 Cheffey Road, Palatka, Florida 32177 (the words "Grantor" and "Grantee" to include their respective heirs, successors, legal representatives and assigns where the context permits or requires).

WITNESSETH:

Grantor does hereby remise, release and forever convey to Grantee, its successors and assigns, all of its right, title and interest, in and to that real property located at 659 North Highway 17, Palatka in Putnam County, State of Florida 32177 and being the same property ("Property") more particularly described in that certain Boundary Survey dated May 24, 2022 by William B Snyder, PLS of a parcel in Section 13, Township 9 South, Range 26 East, Putnam County, Florida attached hereto as Exhibits "A-1" and "A-2" and incorporated by reference herein.

GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY REVOKES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES WHICH GRANTEE MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; AND SPECIFICALLY, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER MAY BE CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER ANY FEDERAL, STATE OR MUNICIPAL STATUTES, REGULATIONS, RULES, ORDINANCES, ORDERS, DECREES, OR ANY OTHER MANDATE, IN ANY FORM WHATEVER, HAVING THE FORCE AND EFFECT OF LAW, INCLUDING BUT NOT LIMITED TO THE COMMON LAW OR ANY OTHER APPLICABLE RULES OF LAW. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE "AS IS" AND WITH ALL FAULTS.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and

MAY 02 2025
PUD25-000001

FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, though, or under Grantor, but not otherwise.

Witnessed By:

Cindy Turner
Print: Cindy Turner
JAMES GRANT
Print: JAMES GRANT

AT&T CORP., a New York Corporation

By Michael L. Turner
Print: Michael L. Turner
Title: Its Authorized Signatory
Date: 8-29-2022

ACKNOWLEDGEMENT

STATE OF Georgia
COUNTY OF Gwinnett

BEFORE ME, the undersigned authority, on this 27th day of August, 2022, personally appeared Michael L. Turner, known to me to be the person whose name is subscribed to the foregoing instrument as AREA MGR. - AT&T CORPORATION (Grantor), and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of the corporation.

Notary Public: Kevin B Jones Jr
My Commission Expires: 5/04/2025
and after recording return to:
Sabrina French - CRE Portfolio Manager
AT&T Services, Inc.

(SEAL)

Kevin B Jones Jr
NOTARY PUBLIC
Gwinnett County, GEORGIA
My Commission Expires 05/04/2025

MAY 02 2025
PUD25-000001

EXHIBIT A-2

LEGAL DESCRIPTION

ALL OF THAT PART OF THE SOUTH $\frac{1}{4}$ OF THE EAST $\frac{1}{4}$ OF THE EAST $\frac{1}{4}$ OF THE WEST $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST LYING WESTERLY OF STATE ROAD #15.

TOGETHER WITH AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES OVER AND ACROSS THE SOUTH 66.0 FEET OF THE EAST $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND OVER AND ACROSS THE SOUTH 66.0 FEET OF THAT PART OF THE NORTH $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ LYING WESTERLY OF STATE ROAD #15.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND SITUATED IN THE NW $\frac{1}{4}$ OF SECTION 13, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHWESTERLY CORNER OF LANDS DESCRIBED IN O. R. 1295, PG 331 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND RUN THENCE S89°04'31"E 117.03 FEET TO THE POINT OF BEGINNING; THENCE N1°08'30"E 80.00 FEET; THENCE S89°04'31"E 134.50 FEET; THENCE S1°08'30"W 80.00 FEET; THENCE N89°04'31"W 134.50 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

TOGETHER WITH;

AN INGRESS / EGRESS EASEMENT 30 FEET IN WIDTH THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNERS OF LANDS DESCRIBED IN O. R. 1295, PAGE 331 AND RUN THENCE N25°57'06"E ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17 175.14 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE. THENCE N69°45'55"W 8.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 80°32'39" AND A RADIUS OF 37.83 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 53.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S36°56'15"W 62.84 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING DELTA ANGLE OF 50°55'15" AND A RADIUS OF 63.12 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 56.10 FEET TO THE TERMINUS OF SAID CENTERLINE.

SIDE LINES TO BE PROLONGED OR SHORTENED TO MEET AT ANGLE POINTS AND LOT LINES.

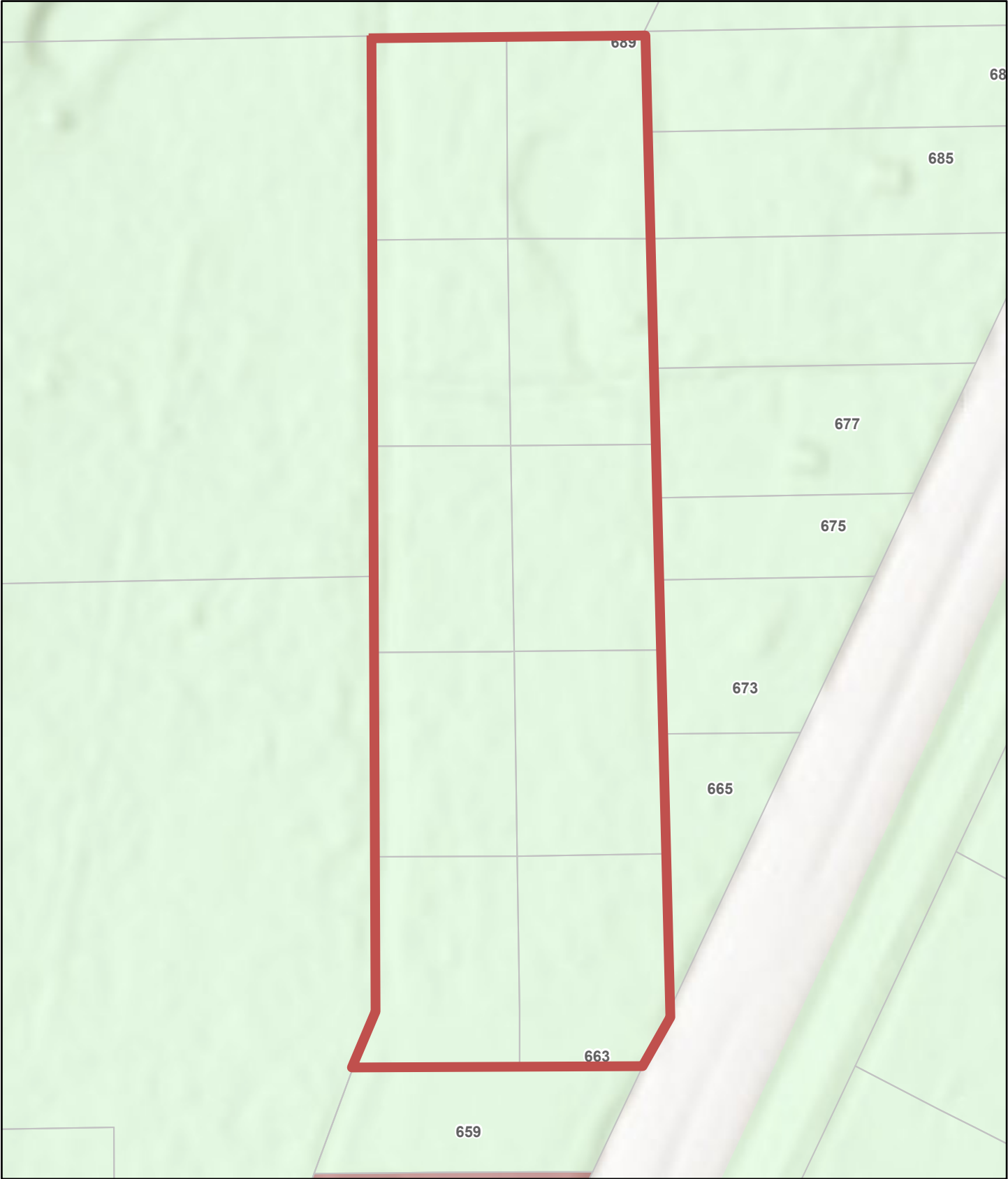
Boundary Survey dated May 24, 2022 by William B Snyder, PLS of a parcel in Section 13, Township 9 South, Range 26 East, Putnam County, Florida

MAY 02 2025

Pu025-000001

Exhibit B
Zoning Map

Zoning



5/2/2025, 4:10:22 PM

Addresses

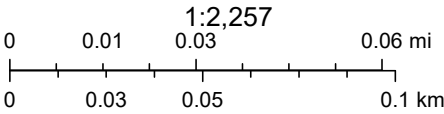
Parcels

County Zoning

C-4

Putnam County Boundary

AG



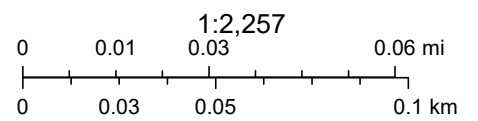
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Exhibit C
Aerial Map

Aerial



5/2/2025, 4:00:46 PM



Addresses



Parcels



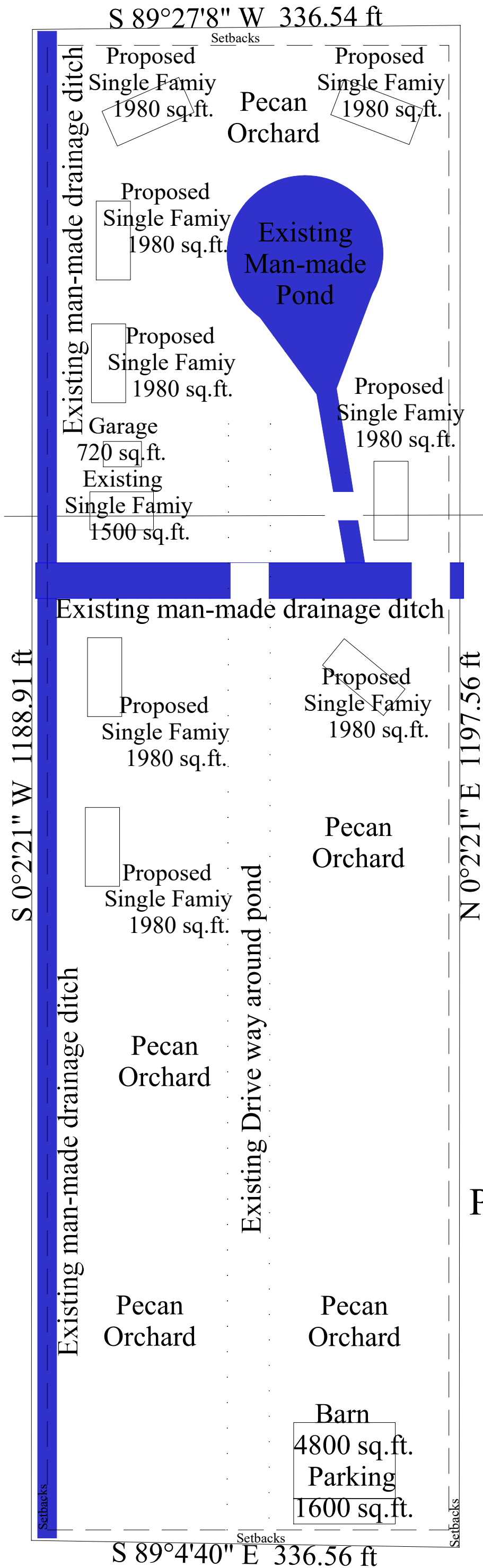
NWI Wetlands



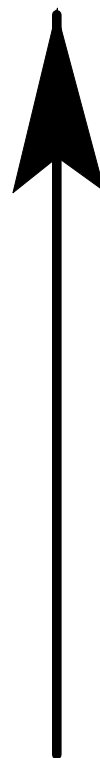
Putnam County Boundary

St Johns County, State of Florida, Maxar, Microsoft

Exhibit D
Conceptual Plan



North



Scale 1 inch = 80 feet

Drawing Date: 05/01/2025

Lot Coverage: 6%

Note: Single Family Home range
1200 sq.ft to 3600 sq.ft
attached or detached garge
Lot Coverage range: 6-10%
Not a Survey

Exhibit G-Site Plan
Parcel: 13-09-26-0000-0031-0012
Owner: Trust, David J II and
Natalie C Miner Living Trust
Address: 689 N Highway 17
Palatka, FL 32177

Exhibit E

Phasing Schedule

<u>Phase</u>	<u>Completion Deadline</u>
<u>I</u>	<u>December 31, 2030</u>
<u>II</u>	<u>December 31, 2035</u>
<u>III</u>	<u>December 31, 2060</u>
	<u>Phase III is not a requirement of the Development Agreement.</u>

Exhibit F

Residential Units /Agricultural Building Development Plan

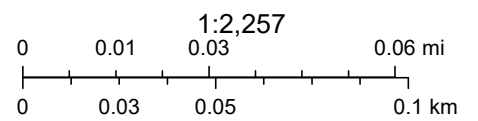
Existing	1 Residential Unit 1 Agriculture (exempt) Building 4,800 square feet
Phase I	4 Residential Units
Phase II	2 Residential Units
Phase III	2 Residential Units

Attachment 3 – Maps
(Aerial, FEMA Flood Zone, Future Land Use, Wetlands, Zoning)

Aerial



5/2/2025, 4:00:46 PM



Addresses



Parcels



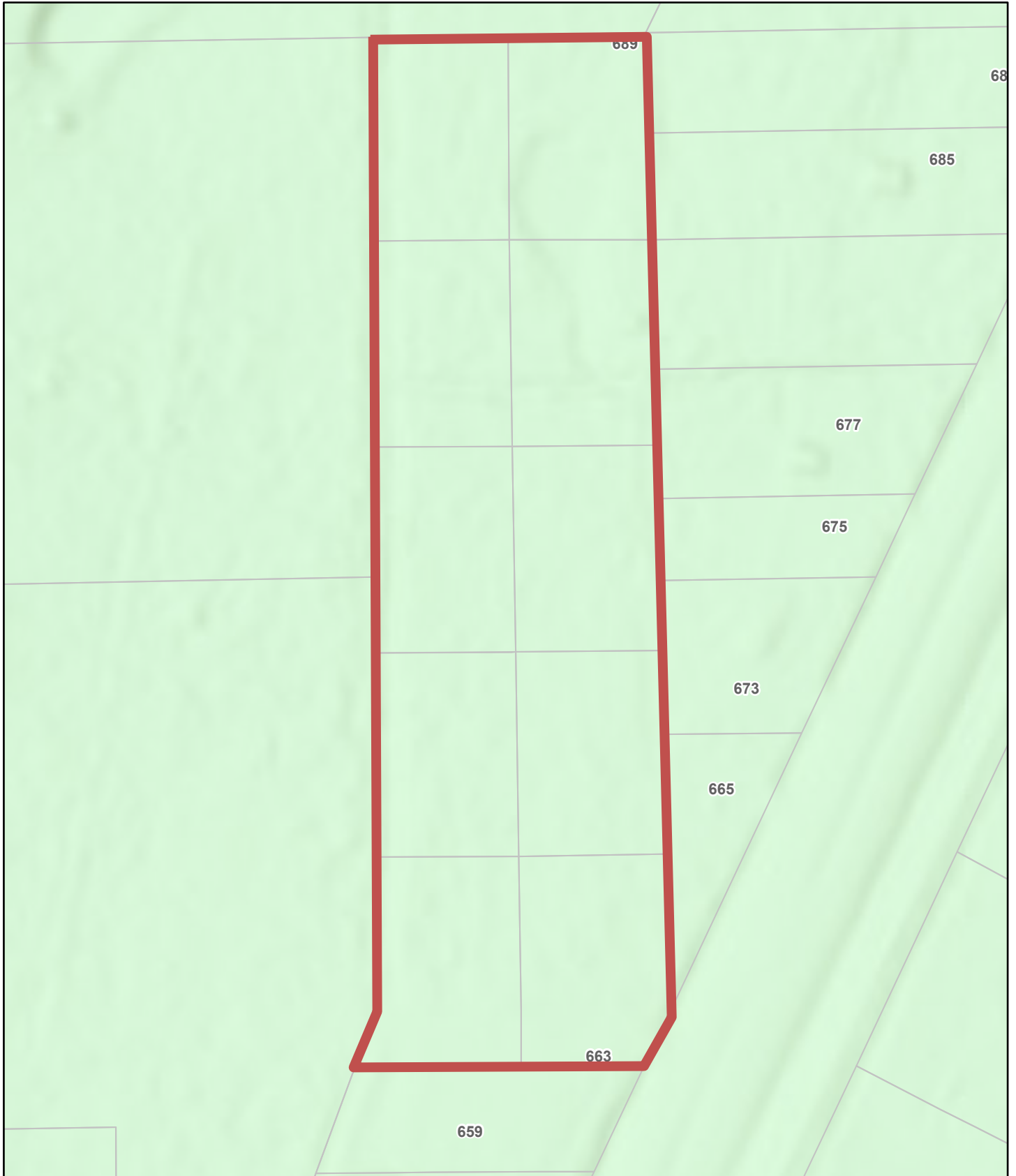
NWI Wetlands



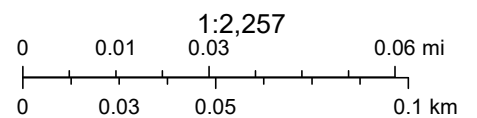
Putnam County Boundary

St Johns County, State of Florida, Maxar, Microsoft

FEMA Flood Zones



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Addresses



FEMA Flood Zones

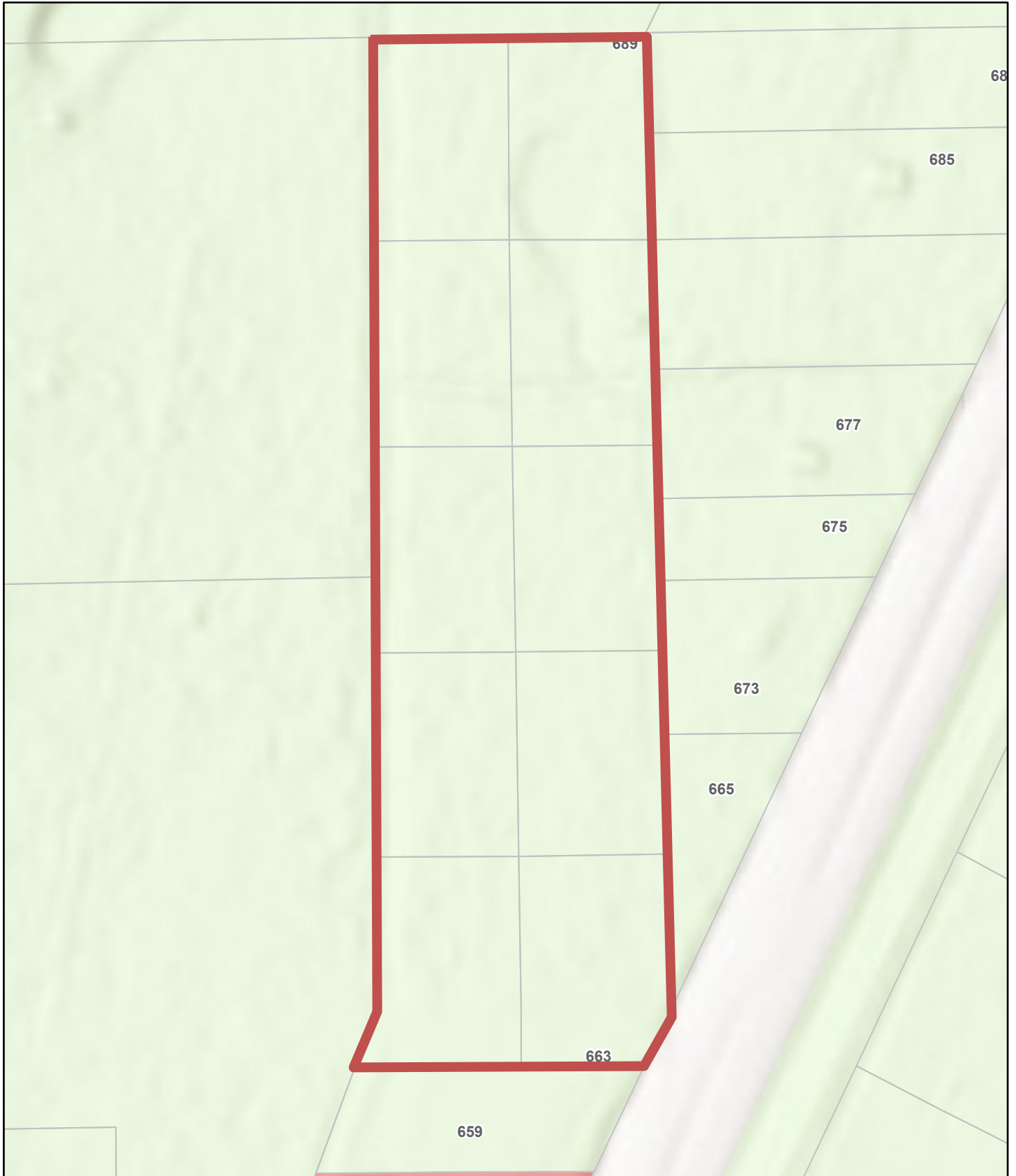


Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

ArcGIS Web AppBuilder

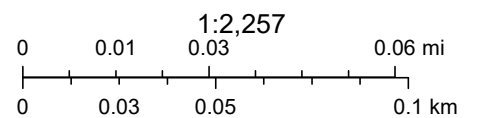
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Future Land Use



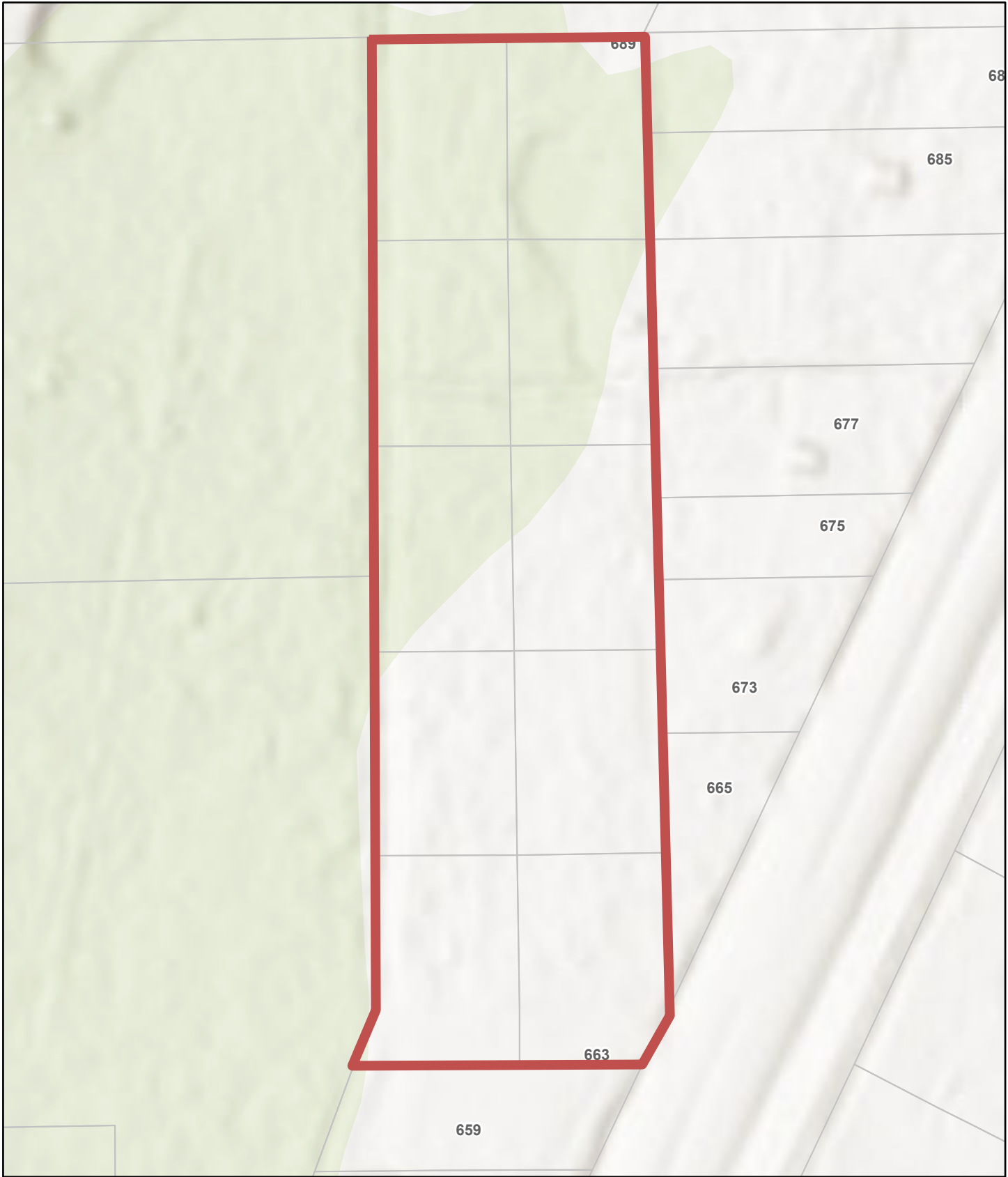
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- Addresses
- Parcels
- County Future Land Use
- A
- CR
- Putnam County Boundary

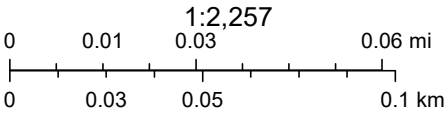


Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Wetlands



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Addresses

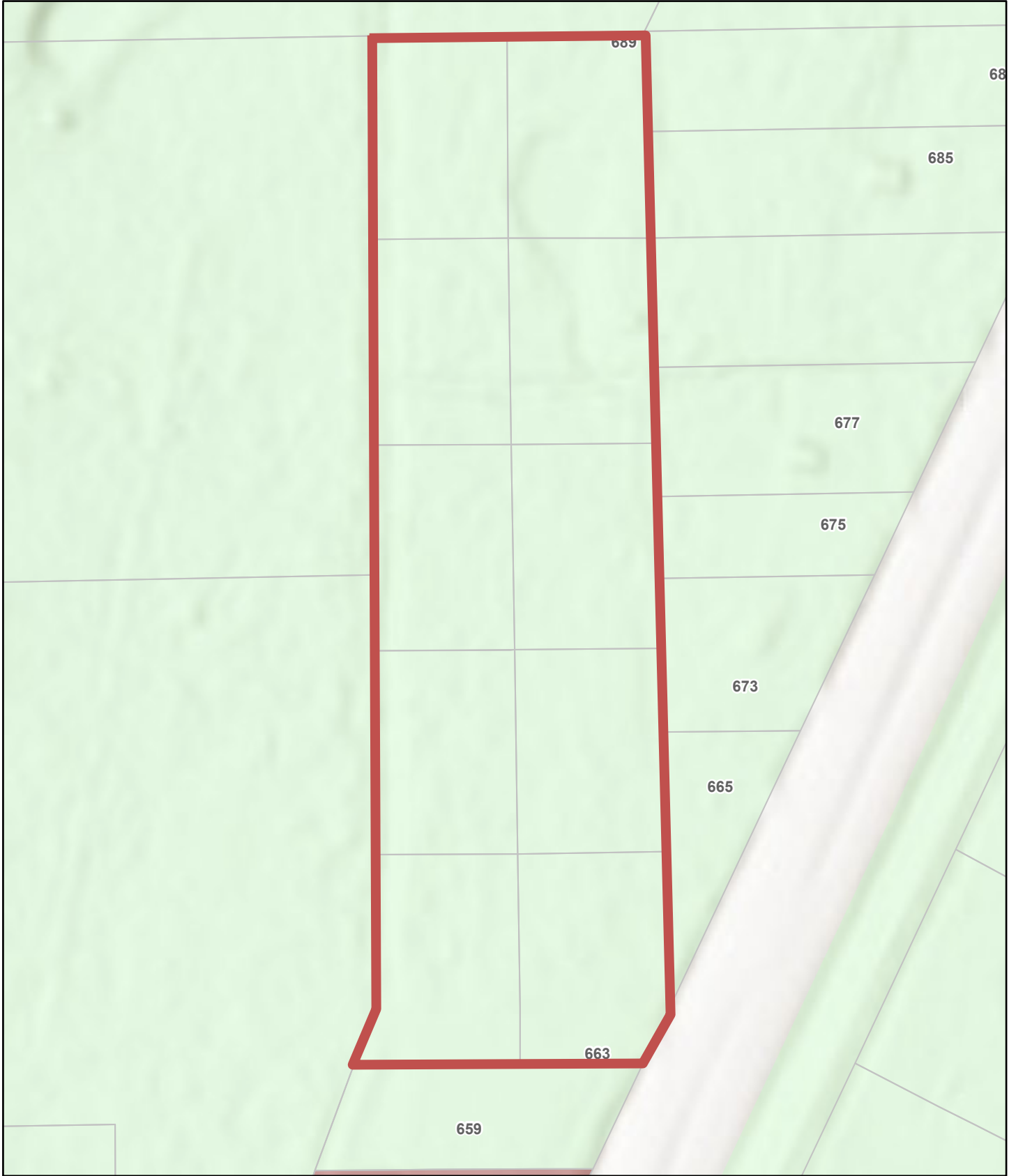
Parcels

NWI Wetlands

Putnam County Boundary

Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Zoning



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Addresses

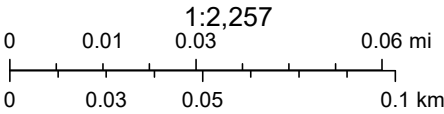
Parcels

County Zoning

C-4

Putnam County Boundary

AG



Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Case No.:PUD25-000002, application by Jones William W., requesting an amendment to the zoning map to change 1.83 +/- acres from Residential (R-2) to Planned Development Unit (PUD), located at (parcel # 01-11-26-8242-2010-0160).



PLANNING AND DEVELOPMENT STAFF REPORT
August 13, 2025
Putnam County Planning Commission
Public Hearing

APPLICATION: PUD25-000002: Rezone from Residential-2 (R-2) to Planned Unit Development (PUD).

APPLICANT: William W. Jones & William W. Jones II (JTRS)

AGENT: Patrick Kennedy

REQUEST: The applicant is requesting a Zoning Map Amendment for 1.83 (+/-) acres from Residential-2 (R-2) to Planned Unit Development (PUD).

LOCATION: Unassigned Location at the intersection of S. Highway 17 & Hoot Owl Rd.
Parcel ID# 01-11-26-8242-2010-0160

DIRECTIONS: From Palatka, travel south on SR 15/US 17 for approximately 11 miles to Hoot Owl Rd. Property is on the southeast corner of SR 15/US 17 and Hoot Owl Rd.

DESCRIPTION AND BACKGROUND

The subject site is zoned Residential-2 (R-2) and has a Future Land Use designation of Rural Residential (RR). The applicant is requesting a Zoning Map amendment for parcel #01-11-26-8242-2010-0160 totaling approximately 1.83 (+/-) acres. Records indicate the property is owned by William J Jones and William W Jones II. There is approximately 200 feet of frontage along Hoot Owl Road, and approximately 300 feet of frontage along S. Highway 17. In addition there is another approximately 350 feet of frontage along an undeveloped road on the south-eastern property line.

According to the NWI Wetlands Layer and the FEMA Flood Zone layer on the GIS Reference Map, the property does appear to contain significant jurisdictional wetlands and is located within FEMA Flood Zone X. FEMA Flood Zones X is not special flood hazard area. The Wetlands maps available to Putnam County differ between the NWI Wetlands inventory, the 2024 Map, the GISPRO Map, and the antiquated 2023 (Arc)GIS Reference Map. Even in the process of filing the maps have changed in regards to the amount and location of wetlands on this property. To ensure complete compliance with local, state, and federal environmental protections, the applicants have agreed in their development agreement to provide a certified wetlands delineation to staff prior to the permitting stage of development. This delineation will be provided to the Development Review Committee during the final site plan review if the BOCC adopts the ordinance associated with this application.

The purpose of the request is to establish zoning that would allow for neighborhood scale commercial development within the Rural Residential Future Land Use Category. The Rural Residential Future Land Use Category only allows for commercial developments within approved Planned Unit Developments (PUD)s. No specific development has been decided on at this time by the applicant. The proposed site plan indicates an approximately 8,000 square foot retail space of some form. Other proposed development options would include office spaces, child and/or adult day care, seasonal produce sales, and a communication tower with an approved special use permit.

PROCESS AFTER APPROVAL

Should the applicants' request be approved, the parcel will be subject to review by the Development Review Committee (DRC) as the proposed development constitutes a commercial development in excess of 5,000 square feet. It shall be considered a major development for the purposes of DRC, and therefore shall be required to comply with all County regulations not waived or overruled by the attached development agreement, or amendments thereto.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning
Subject Site	Rural Residential (RR)	Residential-2 (R-2)
North	Highway 17 (ROW) Conservation (CN)	Right-of-way (ROW) Agriculture (AG)
West	Rural Residential (RR)	Residential-2 (R-2)
South	Unnamed Road (ROW) Rural Residential (RR)	Right-of-way (ROW) Residential-2 (R-2)
East	Hoot Owl Road (ROW) Rural Residential (RR)	Right-of-way (ROW) Commercial, neighborhood (C-1)

(See Attachment 3 for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN

Future Land Use Element

Future Land Use Designation

Policy A.1.9.4.A.4. – Rural Residential

The Rural Residential category on the Future Land Use Map consists of areas located adjacent to municipalities and areas designated Urban Service, Urban Reserve, and Rural Center; areas interspersed within the active agricultural areas; and areas around water bodies. In certain locations the Rural Residential category provides a transition of land use, density, and intensity between the rural areas designated Agriculture, and the municipalities and areas designated Urban Service, Urban Reserve, and Rural Center. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

Policy A.1.9.4.A.4.d: *Neighborhood Commercial Uses may be permitted when approved through a Planned Unit Development (PUD) zoning district in compliance with the requirements for PUDs in the Land Development Code and the following guidelines and standards. Neighborhood Commercial Uses must be located on sites that have direct access to paved roadways with a collector or higher roadway functional classification and prohibit the location interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic. Neighborhood Commercial Uses must be developed at a size and scale compatible with the surrounding residential area and the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern that is characterized by a continuous linear commercial frontage along the roadway. Commercial acreage in each distinct Rural Residential area shall not*

exceed 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as Commercial future land use.

Policy A.1.9.4.B.4: Planned Unit Development (PUD) Zoning

a. PUD Zoning may be applied as an optional zoning district within any future land use designation. The approval of a PUD application will not require a land use amendment provided the proposed PUD:

- (i) Is shown to be consistent with the goals, objectives and policies of the Plan and the applicable standards and criteria of the County land development regulations;*
- (ii) Does not increase the intensity or density of use defined for the underlying land use or qualifies for additional density bonuses to the underlying land use category based upon the provision of design features of significant public benefit.*

Staff Analysis

The proposed PUD is, for all intents and purposes as indicated by the applicant and their agent, for the establishment of *Commercial, neighborhood (C-1)* style zoning on a property that could only support such zoning through an approved PUD as outlined in the Rural Residential Future Land Use Policies. Most of the proposed Principal Uses outlined in Article 3.3 of the Development Agreement are either allowed by right or by way of special use permit for the C-1 zoning district, the sole exception to this being the proposed Communication Tower. Further integrating the proposed PUD with C-1 zoning district standards is Article 2.4 of the Development Agreement, which indicates setbacks to be near identical to the C-1 zoning district with the exception of a ten (10) foot front setback reduction from thirty-five (35) feet to twenty-five (25) feet, which could be granted through an administrative variance in the C-1 zoning district. This is important, as the Rural Residential Commercial Development Policy states that the PUD must be developed at a size and scale compatible with the surrounding residential area, which, a C-1 style *neighborhood scale* commercial development would qualify as.

It is not anticipated that (as indicated by the preliminary development site plan) an approximately 8,000 square foot retail store would increase the intensity or density of the underlying land use beyond what is to be expected in the Rural Residential Category, as required by Policy A.1.9.4.B.4. Regardless of the preliminary development site plan, the applicants shall be allowed to revise their plan at the following Development Review Committee Review (DRC Review), to adjust and provide either a more definitive design of their current proposal, or an alternative that will also meet the regulations outlined in both the Development Agreement, and the regulations outlined in the Land Development Code (LDC) that are not wavered from by the Development Agreement.

It is staff's understanding, therefore, that the proposed PUD is compliant with all Comprehensive Plan Policies for both the Rural Residential Future Land Use Category and the establishment of new PUDs. Additional Comprehensive Plan Policies such as environmental impacts and conservation elements will be addressed and regulated by the DRC prior to the issuance of building permits.

Urban Sprawl

FLUE Objective A.1.6: *Putnam County shall discourage urban sprawl by immediately implementing the following policies.*

FLUE Policy A.1.6.1: *The County shall encourage infill and higher density and intensity development within the Urban Service designated areas of the County, where services and facilities are available to accommodate additional growth.*

FLUE Policy A.1.6.2: *Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through infilling and within designated commercial nodes (at the confluence of collector or arterial roads) in the Commercial, Urban Service, and Rural Center land use categories as indicated in Policy A.1.9.3.*

FLUE Policy A.1.6.3: *Promote development in areas where infrastructure already satisfies required levels of service or are planned to meet the requirements of the County Concurrency Management Plan.*

FLUE Policy A.1.6.6: *The County shall review proposed Comprehensive Plan text amendments, Comprehensive Plan future land use amendments, and rezoning's to analyze whether the proposal would contribute to urban sprawl as defined herein.*

Staff Analysis

The intent of the aforementioned policies are to prevent the proliferation of scattered commercial development in areas which lack adequate infrastructure for dense development. The proposed location site is within Putnam County's area of "Septic to Sewer", where Putnam is attempting to provide community scale utilities within the next 30 years. While there are no community scale utilities present at this time, with the only infrastructure being S. Highway 17 and Hoot Owl Road being paved, it is understood that the proposed development (and its proposed utilities outlined in the Development Agreement) shall meet the County Concurrency Management Plan at time of Final Development DRC review.

There is an issue regarding Policy A.1.6.2. While Highway 17 is a Principal Arterial roadway, Hoot Owl Road is a local neighborhood road, and as such, the intersection of the two does not constitute a commercial nodal area. The nearest (minor) collector road is San Mateo Road, located on the opposite side of the Dunn's Creek Bridges. While there is other commercial zoning and/or development in the relatively nearby area, it is either undeveloped (948 S. Highway 17), or would classify as highway strip commercial in contradiction to Policy A.1.6.2 (720 to 750 S. Highway 17). A commercial node is located further south, at the intersection of S. Highway 17 and County Road 309 (a major collector road). The proposed location is approximately halfway between the aforementioned node and the S. Highway 17, E. State Road 100 node. As such, it could be interpreted that this development would constitute Urban Sprawl.

Buffering

FLUE Policy A.1.3.2: *Adequate buffering and separation between land uses of different densities and intensities shall be provided in accordance with the Land Development Code to minimize compatibility issues.*

CE Policy E.1.3.5.D: *For all new development at a minimum vegetative buffers and 80 percent of landscaping of a site required by Comprehensive Plan policies and/or the implementing land development regulations shall utilize native plant species, and exotic invasive plant species shall be prohibited. Areas required to have vegetative buffers shall preserve all existing native vegetation if present within the required buffer. All other unvegetated areas within the required vegetative buffer shall be planted with native vegetation which is adapted to that particular environment whether it is xeric, mesic or hydric.*

Staff Analysis

The subject parcel is located adjacent to parcels that have Residential-2 (R-2) zoning. On three of its four sides, it is further surrounded by right-of-ways, one of which remains undeveloped. The proposed Development Agreement has indicated that any development shall be considered a Group 4 use in terms of buffering and screening, indicating the need of a 10/A buffer to be enforced by the DRC. Additional buffering and/or screening requirements may also be required dependent upon the type of development, such as a communication tower which would need to comply with all regulations in LDC Section 45-172.

CURRENT ZONING DISTRICT

Sec. 45-76. – Residential-2 (R-2, R-2HA).

(a) *Purpose.* The purpose of the residential-2 (R-2 and R-2HA) 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 shown on the Putnam County Future Land Use Map. It may also be used to implement the residential Use policies of the Agriculture future land Use categories.

(b) *Use category allowed in residential-2 districts.*

- (1) Residential—Single family
- (2) Mobile Home
- (3) Community residential home having six or less residents
- (4) Recreation: Resource-based
- (5) Recreation: Activity-based

(c) *Use categories that require a special Use permit to locate in the residential-2 zoning districts.*

- (1) Education
- (2) Cultural
- (3) Essential public services
- (4) Emergency services

(d) *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 seven or more residents
- (6) Wildlife Pets
- (7) Keeping of a horse

PROPOSED ZONING DISTRICT

Sec. 45-221. - PURPOSE AND INTENT OF THE PUD ZONING DISTRICT.

- A. *The PUD zoning district is established by policy a.1.9.3.c of the Putnam County Comprehensive Plan. It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which may not be provided for or allowed in the other zoning districts otherwise established by this code. The PUD zoning district allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in one of the other listed districts, but that otherwise conform to the Putnam County Comprehensive Plan.*

- B. *These PUD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the Board of County Commissioners (hereinafter "County Commission") the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility while retaining control by the county commission, the PUD is designed to accomplish one or more of the following:*
- 1 Permit innovative residential, nonresidential, and mixed-use developments provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design that encourages internal and external convenient and comfortable travel by foot, bicycle, and transit through such strategies as various street widths compatible with the type of development project proposed, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.*
 - 2 Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*
 - 3 Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*
 - 4 Lower development and building costs by permitting smaller networks of utilities, and the use of more economical development patterns and shared facilities.*
 - 5 Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*
 - 6 Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*
 - 7 Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*
 - 8 Provide an efficient public process for considering large scale, complex developments where the proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.*
- C. *All building code, housing code and other land use regulations of this code are applicable to a PUD; unless otherwise approved within the PUD ordinance.*

Sec. 45-222. Justification and minimum requirements for rezoning to planned unit development.

(a) An Applicant for a PUD rezoning must present evidence in the PUD narrative that the rezoning to PUD is justified by one or more of the following:

- (1) The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the County Comprehensive Plan. The land Use designation on the Future Land Use Map of the Comprehensive Plan shall be such that it allows the proposed activity of the PUD prior to any application for rezoning to this designation being accepted.*
- (2) The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.*
- (3) The nature of the proposed Use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with Comprehensive Plan policies.*

(b) If a PUD proposal is found to be justified as required by subsection (a) above, the Applicant for the PUD rezoning must further present evidence in the aforementioned PUD narrative that the rezoning to PUD meets the following standards:

(1) The Density and/or intensity, character and type of development proposed in the development plan is consistent with the Comprehensive Plan, Future Land Use Map and the concurrency management system, and the development plan meets one or more of the objectives set forth in section 45-221(b) above.

(2) The land uses proposed within a PUD are compatible with the terrain and the existing and planned uses of properties surrounding the PUD. An evaluation of the external compatibility of a PUD should be based on the following factors: (1) adjacent existing and proposed uses, (2) design of the development to avoid undue noise, odor, traffic or other nuisances and other nuisances and dangers to abutting property Owners; (3) traffic circulation to ensure the transportation system and streets are of sufficient width and capacity to serve the demands created by the development; and (4) Density and/or intensity including type and size of structures and/or units and Height shall be considered to address compatibility.

(3) The residential Density of the PUD must comply with the Density limitations for each land Use category.

(4) Usable Open Spaces, plazas and recreation areas provided within a PUD must be consistent with the policies of the Comprehensive Plan and must be sufficient to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

(5) The site of the PUD must be suitable for use in the manner proposed without hazards to Persons either on or off the site from the likelihood of increased flooding, erosion or other dangers.

(6) Every Dwelling Unit or other Use permitted in the PUD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area which is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road, but at a minimum, private roads and other access ways shall be required to be constructed so as to ensure that they are safe and maintainable. To that end, all roads within any PUD, public and/or private, shall be constructed in accordance with Article VII, division 10.A of this Code. Connection to existing or planned adjacent streets is required, where applicable and feasible to minimize adverse traffic impacts.

(7) Sufficient off-street and on-street parking for bicycles, automobiles and other vehicles must be provided. Parking areas must be constructed in accordance with the standards outlined in article VII of this Code, and any deviations must be specifically identified and approved by the County commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. The design of a PUD should, whenever feasible, incorporate appropriate pedestrian and bicycle access ways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PUD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development unless otherwise approved within the PUD ordinance.

(8) Utilities and essential public services, including, but not limited to, sanitary sewer, potable water, fire abatement services or appurtenances, solid waste, and other services must be available and have capacity to serve the development.

Staff Analysis

The current zoning district does not allow for any commercial development to be located therein. While the C-1 zoning district would allow for the majority of proposed development ideas to locate on this property, as stated prior, the Rural Residential Future Land Use Category does not allow for the establishment of commercial zoning districts outside of a PUD. During conversations and pre-application meetings with the applicant, staff offered two methods by which commercial development could occur: a FLUM amendment and concurrent rezone, or a PUD. Since the general vicinity lacks more intense FLUM designations, staff were apprehensive to accept an application for a FLUM amendment to the Commercial or Rural Center designations as the siting criteria could not be satisfied for either. Therefore, the only option for receiving a favorable recommendation from staff was the submittal of a PUD application. A newly established PUD must meet at least one purpose outlined in LDC Section 45-221(b) and at least one minimum requirement outlined in LDC Section 45-222. While the applicants do not make comment on any of the purposes outlined in LDC Section 45-221(b), staff can recognize the design would be considered in regards to LDC Section 221(b) (1), as the establishment of a small-scale neighborhood commercial development in accordance with the proposed development agreement could provide utility to the neighborhood by providing better foot and bicycle traffic for local commercial development rather than automobile traffic.

The applicants do go on to state that for the minimum justification, they meet the requirements of LDC Section 45-222(a) (1), citing that the development is unique in design. The applicants go on to state that it is an attempt to retrofit the antiquated subdivision of Hoot Owl Ridge with modern amenities that newly created subdivisions are almost required to have in order to attract home buyers. Staff would counter however, by stating that a development nearly identical to the C-1 zoning district is not unique, and instead the proposed development better meets LDC Section 45-222(a) (2), wherein a neighborhood scale commercial development of this scale would be best served by going through a PUD as opposed to more inconvenient and/or incompatible proposals such as a Future Land Use Map Amendment and Rezone. Staff would not be able to recommend a Map Amendment due to the location of the property, and therefore the PUD would be the most direct way to establish a commercial use while remaining compliant with both the LDC and Comprehensive Plan.

The applicant goes on in their submittal to address all eight criteria of LDC Section 45-222(b) and provides adequate responses and includes references in their Development Agreement to ensure that the proposed PUD will be compliant with all criteria, see Attachment 2 for more information.

The most major deviation from the LDC for this development is the potential communication tower. Communication towers are allowed in the Agriculture (AG), Agriculture Estate (AE), Commercial, general (C-3), Industrial, light (IL), Mining (M), Public Use, light (P-1), and Public Use, heavy (P-2) zoning districts with a Special Use Permit exclusively. This is to ensure the tower is in compliance with LDC Section 45-172. In the updated (6/19/2025) Development Agreement, the communication tower would be required (in Article 3.3(a) (10)) to obtain a special use permit and meet all LDC regulations for communication towers. It is worth noting however that variances cannot be granted to PUDs, and one of the requirements for Communication Towers is that towers in excess of 100 feet in height must be set back 750 feet from the nearest residential property line and/or residence, whichever is less (LDC Section 45-172(3) (a)). Towers 100 feet or less in height must be set back a minimum of double the tower's height from residences or residential property lines. As such it may benefit codifying that any communication tower shall be limited to a maximum height of 100 feet in the development agreement.

Flood Zone, Wetlands & Soils

According to Putnam County GIS Map the subject parcel is located in FEMA Flood Zone X, which is not Special Flood Hazard Area and the NWI Wetland layer indicates the presence of jurisdictional wetlands. As stated prior, different maps available to staff indicate different levels of wetlands present on the subject property, ranging from none to minor amounts to complete coverage. As such a wetlands delineation is to be provided by the applicants prior to permitting as outlined in Article 5.10 of the Development Agreement, if wetlands are present, then the applicants may attempt to mitigate. The property is covered in primarily Palmetto Soil with some Electra soil. Palmetto soils are a deep, poorly drained soil, whereas Electra is only somewhat poorly drained. Drainage and storm water management shall be handled at the Final DRC review and permitted through either St. Johns River Water Management District or the Florida Department of Environmental Protection – proof of permit application is required prior to the issuance of a building permit.

Roadway and Traffic Circulation

The subject parcel has approximately 200 feet of road frontage on Hoot Owl Road, a paved county maintained road, it also has approximately 300 feet of road frontage on S. Highway 17, however it is not anticipated that access would come straight from S. Highway 17. According to the 11th Edition of the ITE Trip Generation Manual, small scale commercial retail spaces such as the proposed development result in an average trip count of 63.66 total trips per day in an urban/suburban environment. This number may fluctuate dependent entirely upon what the final desired development will be when the applicants move forward. Any roadway improvements necessary to accommodate this development will be determined and enforced by the Florida Department of Transportation and/or the Putnam County Public Works Department at the time of Final DRC review – sufficient access is required prior to the issuance of a building permit.

Infrastructure & Concurrency

Central water and sanitary sewer are not provided by Putnam County in this area. According to the development agreement, the subject property will have a well and on-site sewer treatment and disposal system. The type of system required shall be determined by the Florida Department of Health (FDOH) during the development review process, both at the DRC stage, and again at the permitting stage. All other concurrency such as storm water management shall be reviewed by the DRC as well at time of finalized development.

STAFF RECOMMENDATION

Staff recommends approval of the request to amend the Zoning Map from Residential-2 (R-2) to Planned Unit Development (PUD). Staff finds that the proposed rezoning is consistent with the goals, objectives of policies of the adopted Comprehensive Plan, and the proposed PUD and amended development agreement is consistent with the requirements for PUD zoning as outlined in the Putnam County Land Development Code.

ATTACHMENTS:

Attachment 1 – Application

Attachment 2 – Supporting Documents (including applicant development agreement)

Attachment 3 – Maps

Attachment 4 – Ordinance (not provided to Planning Commission)

Attachment 1 – Application Documentation

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

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Email: pzb@putnam-fl.com
Website: main.putnam-fl.com



Planning: (386) 329-0491
Zoning: (386) 329-0316
Building: (386) 329-0307
Animal Control (386) 329-0396
Code Enforcement (386) 329-0317

PUD APPLICATION

1. Name of property owner(s): William W. Jones
William W. Jones II (JTRS)
Address(es)(Street, City, State, Zip):
P.O. Box 10200
Bellevue, FL 34421
2. 911 Address: (Street) NONE
(City) _____ (State) _____ (Zipcode) _____
3. Parcel ID number(s): 01-11-26-8242-2010-0160
4. Subdivision name: St. Johns Riverside Estates Hoot Owl Ridge (If applicable)
5. Driving directions to property from Palatka: From Palatka, travel south on SR 15/US 17 for approximately 11 miles to Hoot Owl Rd. Property is on the southeast corner of SR 15/US 17 and Hoot Owl Rd.
6. Size of the property to be covered by the rezoning: 1.83 acres
7. Current zoning: R-2 Future Land Use designation: RR
Proposed Zoning: PUD Current Use: Vacant
8. Purpose of the Rezoning: To allow neighborhood commercial uses.
9. Attach the following to the application form:
 - Conceptual Plan (if applicable)
 - Agent Designation form (if applicable)
 - Recorded Deed(s)
 - Legal Description(s)
 - Draft PUD Agreement
 - PUD Narrative that contains justification as stated in LDC Overlay Zones and PUD Districts.
 - Site Plan

JUN 0 2 2025

PUD25-000002

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate: Douglas Law Firm
as agent in fact for the owner(s) of parcel(s): 01-11-26-8242-2010-0160

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

Print name of property owner(s):
William W. Jones II

Signature(s) of property owner(s):

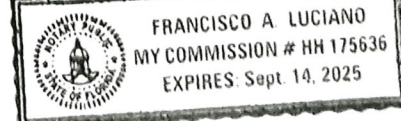


STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 3rd day of January 2024, by William W. Jones II
(Print Name of Person(s) Acknowledging)


Signature of Notary Public



(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification Florida Driver License Type of Identification Produced

JUN 02 2025

PUD25-000002

MAY 30 2025

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):

352-425-7523

(Sign)

William W. Jones II

(Print)

(Sign)

William Jones II

(Print)

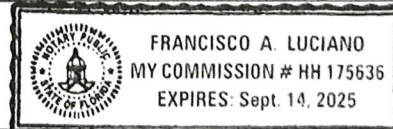
STATE OF Florida

COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 3rd day of January, 2024, by William W. Jones II
(Print Name of Person(s) Acknowledging)

Signature of Notary Public



(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification

Florida Driver License Type of Identification Produced

JUN 02 2025

PUD25-000002

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):

352-425-7523

(Sign)

William W. Jones

(Print)

(Sign)

William W. Jones

(Print)

STATE OF Florida

COUNTY OF Miami

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 3rd day of January 2024, by William W. Jones

(Print Name of Person(s) Acknowledging)

Signature of Notary Public



FRANCISCO A. LUCIANO
MY COMMISSION # HH 175636
EXPIRES: Sept. 14, 2025

(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification Florida Driver License Type of Identification Produced

JUN 02 2025

PUD25-000002

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate: Douglas Law Firm
as agent in fact for the owner(s) of parcel(s): 01-11-26-8242-2010-0160

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

Print name of property owner(s):
William W. Jones

Signature(s) of property owner(s):
[Signature]

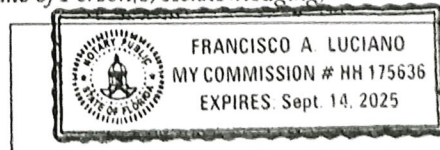
STATE OF FLORIDA

COUNTY OF MAHON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 3rd day of January 2024, by William W. Jones
(Print Name of Person(s) Acknowledging)

[Signature]
Signature of Notary Public



(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification Florida Driver License Type of Identification Produced

JUN 02 2025

PUD25-000002

MAY 30 2025

DOUGLAS LAW FIRM

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John Schaller
R. Kevin Sharbaugh
Carol Simpson
John P. Steinmetz
Marcus Duffy
Ian Pickens
Patrick Kennedy
Lisa Miles

MEMORANDUM

To: Putnam County Planning Commission

From: Patrick Kennedy

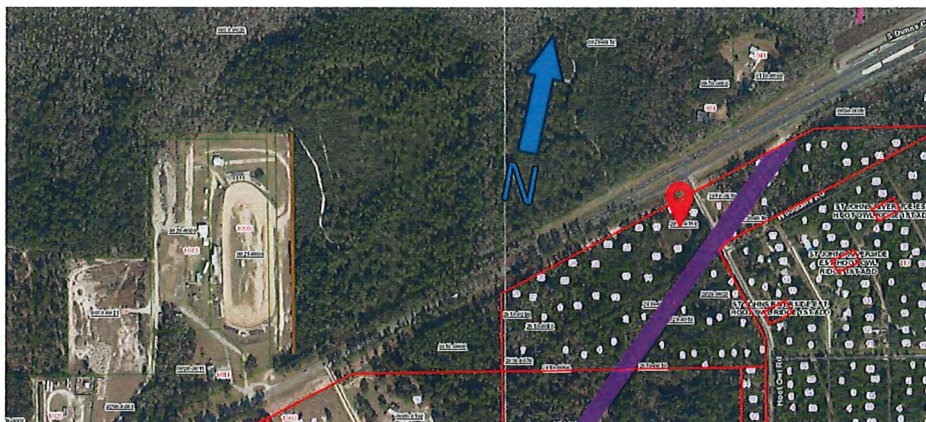
Date: May 24, 2025

RE: Analysis, Justification and Evidentiary Support for the Rezoning of Parcel No. 01-11-26-8242-2010-0160 to PUD Zoning to Allow Neighborhood Commercial Uses.

The Property: Parcel No.: 01-11-26-8242-2010-0160
911 Address: NA

Acreage: 1.83 Acres

Location Map:

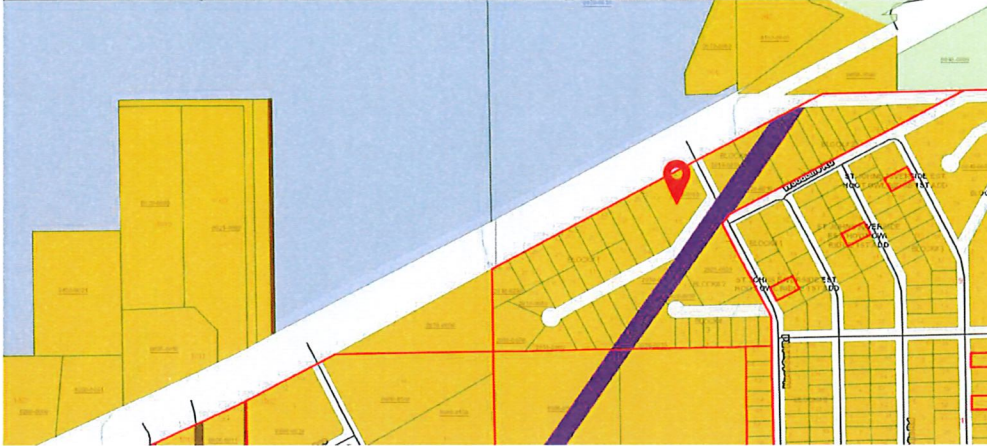


The Parties: Owners – William J. Jones and William J. Jones, II
Agent – Patrick Kennedy

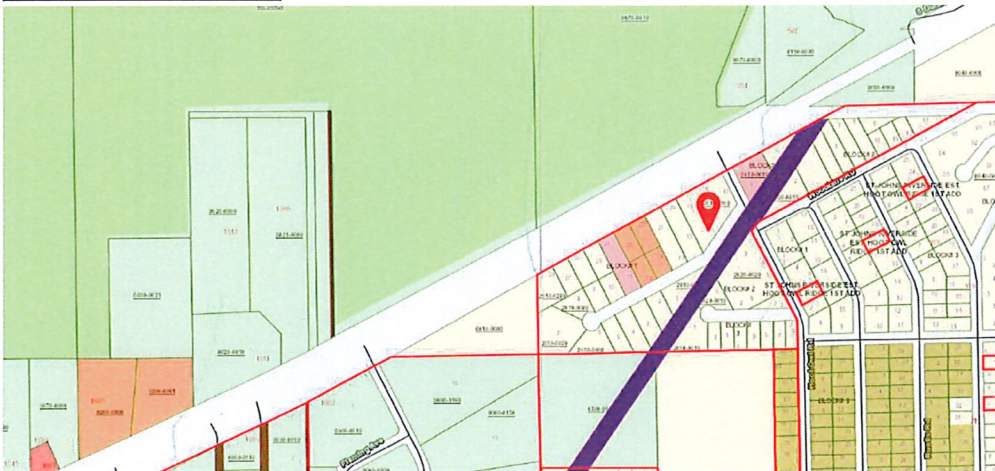
The Request:

Rezone the Property from its current zoning of R-2 to PUD for the express purpose of establishing a neighborhood commercial consistent with Putnam County Comprehensive Plan-2035, Policy A.1.9.3.4.d.

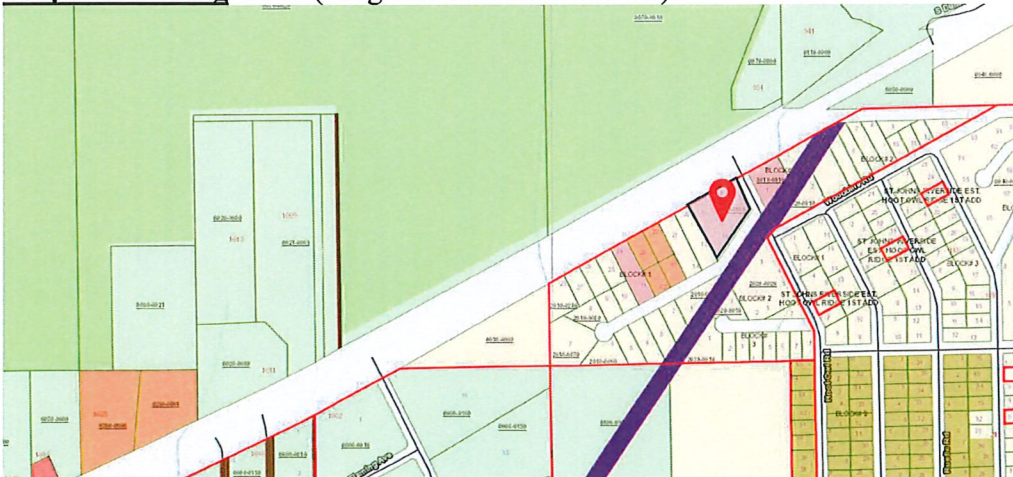
Putnam County 2035 Future Land Use Map: Rural Residential



Current Zoning Map:



Proposed Zoning: PUD (Neighborhood Commercial)



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Statement of Consistency and Compatibility

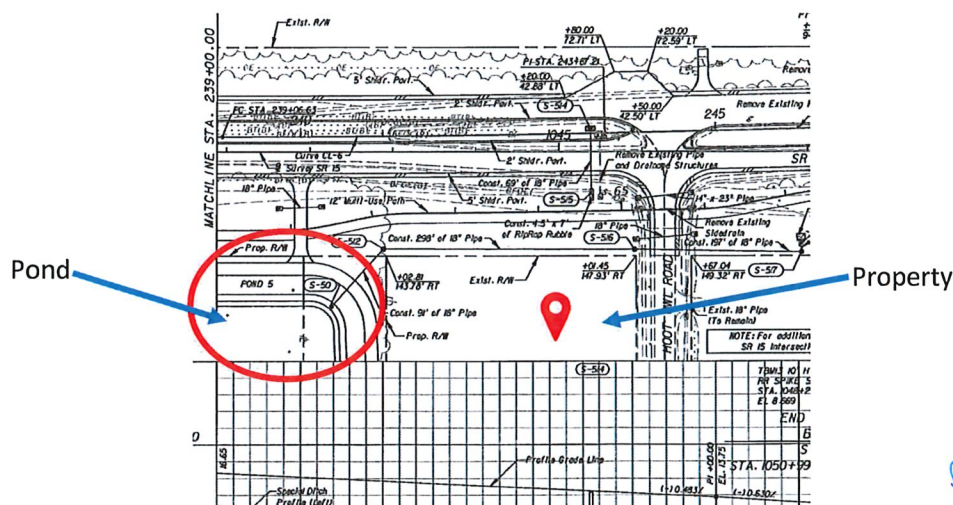
The Rural Residential future land use designation allows the neighborhood commercial uses proposed by this application under the following conditions:

d. Neighborhood Commercial Uses may be permitted when approved through a Planned Unit Development (PUD) zoning district in compliance with the requirements for PUDs in the Land Development Code and the following guidelines and standards. Neighborhood Commercial Uses must be located on sites that have direct access to paved roadways with a collector or higher roadway functional classification and prohibit the location interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic. Neighborhood Commercial Uses must be developed at a size and scale compatible with the surrounding residential area and the proposed development will promote compact commercial centers or districts rather than a strip commercial development pattern that is characterized by a continuous linear commercial frontage along the roadway. Commercial acreage in each distinct Rural Residential area shall not exceed 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as Commercial future land use.

The best method for demonstrating the compatibility of what it proposed with this rezoning is to observe the conditions in the aerial location map above, the surrounding zoning already in place and the presence and proposed expansion of SR15/US17 at this location.

Surrounding Land Uses and Zoning:

Direction	Land Use
North	This intersection is right at the current transition from 2-lane to 4-lane highway as you head northeasterly on SR15/US17 and will be expanded into a 4-lane highway all the way through this intersection within the next 5 years.
East	Vacant Commercial on the opposite corner already zoned C-1
South	A 60ft wide unimproved right-of-way overlapping with 100-ft wide active electric utility easement.
West	Vacant FDOT property currently shown on FDOT plans as a future highway stormwater management pond for the proposed 4-lane project through this area. (See screen shot from FDOT Plan Profile Sheet No. 83, below)



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Given the frontage on the expanded SR15/US17, the busy nature of this intersection as a primary entrance to the Hoot Owl Ridge neighborhood, the existing commercial zoning along the highway frontage at this intersection (including the race track just south of this location), and the proximity to the Hoot Owl Ridge neighborhood, a simple PUD allowing for neighborhood commercial makes more sense than the current R-2 zoning at this location. When you add in the large highway stormwater pond planned for the FDOT owned property abutting to the west and 100-ft power line easement to the south, what else could locate here? Certainly not residential uses.

Statement of Concurrency and Capacity in the Infrastructure

Development at this location will be required to rely on well and septic for its water and wastewater needs. This requires demonstrating capacity in the proposed systems at permitting. The only level of service public facility that is potentially impacted is the roadways. However, neighborhood commercial uses such as those proposed in this application on a 1.8-acre parcel will have a de minimus impact on traffic. C-1 uses typically take advantage of trips of convenience from traffic already traveling the roadways, and they do not represent significant creators of new trips on the roadways.

Even if you presume additional trips can and will occur with the uses that might be allowed on this 1.8-acre tract, a conservative review of the LOS for this roadway segment as a divided 2-way highway shows there is ample capacity even before the 4-lane expansion is put in place.

III. PUD JUSTIFICATION AND STANDARDS.

Section 45-222 of the LDC outlines the justification and minimum standards for rezoning to a PUD. While the analysis below makes the case for the proposed PUD, when considering this application it is important to answer the question: What else could locate on a 1.8 acre parcel fronting a state highway that is about to be expanded to four-lanes located at the intersection of a primary entrance to Hoot Owl Ridge abutted by an active electrical distribution line and a future FDOT stormwater facility?

A. The Justification for a PUD.

The proposed PUD meets the justification outlined in section 45-222(a)(1).

(1) The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the County Comprehensive Plan. The land Use designation on the Future Land Use Map of the Comprehensive Plan shall be such that it allows the proposed activity of the PUD prior to any application for rezoning to this designation being accepted.

This project is a unique proposal that does not fit with the existing R-2 zoning district. It provides an opportunity for convenience retail shopping and/or services to the Hoot Owl Ridge community that is needed but currently does not exist. If you were going to consider a residential development even half the size of the Hoot Owl Ridge community under today's standards, if the developer did not include it as a necessary element to attract home buyers, the County might require it to address the basic needs of the community without requiring them to travel several miles in either direction on SR15/US17. In that sense, it is a bit of a retrofit retail service opportunity for a community that needs.

Clearly the Rural Residential Future Land Use Map designation allows the activity provided it is established by the very zoning district proposed in this application.

B. The Standards for a PUD.

If at least one (1) of the justifications analyzed above is present, then Section 45-222 requires that the PUD narrative demonstrates it will meet eight (8) standards, each of which is analyzed below.

(1) The Density and/or intensity, character and type of development proposed in the development plan is consistent with the Comprehensive Plan, Future Land Use Map and the concurrency management system, and the development plan meets one or more of the objectives set forth in Section 45-221(b) above.

This memorandum filed in support of the application, the PUD ordinance and the PUD agreement all demonstrate consistency with the Comprehensive Plan, future land use map and concurrency management system. Sections I and II of this memorandum provide the analysis of these issues, and the commitments to consistency with the Comprehensive Plan, Future Land Use Map and concurrency management system are embedded in the PUD Agreement.

(2) The land uses proposed within a PUD are compatible with the terrain and the existing and planned uses of properties surrounding the PUD. An evaluation of the external compatibility of a PUD should be based on the following factors: (1) adjacent existing and proposed uses, (2)

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design of the development to avoid undue noise, odor, traffic or other nuisances and other nuisances and dangers to abutting property Owners; (3) traffic circulation to ensure the transportation system and streets are of sufficient width and capacity to serve the demands created by the development; and (4) Density and/or intensity including type and size of structures and/or units and height shall be considered to address compatibility.

As noted in Sections I and II above, the Property is the adjacent existing and proposed uses include state highway, a primary entrance roadway to Hoot Owl Ridge, C-1 zoning, electric utility distribution lines and a future FDOT stormwater facility. These adjacent uses make this property unsuitable for its current residential designation. Neighborhood Commercial uses are about the only use that makes sense at this location. Regardless, the design standards in the PUD agreement express a commitment to additional setbacks and buffering that is more appropriate for when there are abutting residential uses – which are not present here. The development as proposed in the PUD agreement is committed to appropriately located access points, and the abutting roadways as currently designed are suitable for neighborhood commercial development. Finally, per the design parameters in the PUD (i.e. an F.A.R of 0.5:1 and 35-ft height restriction) will ensure an adequately designed but not over-designed development that is compatible with the area.

(3) The residential Density of the PUD must comply with the Density limitations for each land Use category.

This consideration is not necessarily relevant to a commercial PUD, but technically speaking, the proposed PUD will reduce density.

(4) Usable Open Spaces, plazas and recreation areas provided within a PUD must be consistent with the policies of the Comprehensive Plan and must be sufficient to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

This standard is difficult to apply to a 1.8-acre piece of property for what is likely to be a single use structure. However, the PUD agreement does propose sidewalk connections to the future extension of the multi-use trail on SR15/US17, bicycle racks and landscape buffering and enhancements.

(5) The site of the PUD must be suitable for use in the manner proposed without hazards to persons either on or off the site from the likelihood of increased flooding, erosion or other dangers.

The property is located outside an area of special flood hazard and the development standards in the PUD and the LDC will ensure that adequate open space and stormwater management is in place so that the likelihood of flooding and erosion dangers is practically non-existent. With the only abutting property being a future location of a large FDOT stormwater pond, the only potential for stormwater impacts will be the abutting roadways. The water management district and county stormwater management permits will address these concerns.

(6) Every Dwelling Unit or other Use permitted in the PUD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area which is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not

required to front on a dedicated public road, but at a minimum, private roads and other access ways shall be required to be constructed so as to ensure that they are safe and maintainable. To that end, all roads within any PUD, public and/or private, shall be constructed in accordance with Article VII, division 10.A of this Code. Connection to existing or planned adjacent streets is required, where applicable and feasible to minimize adverse traffic impacts.

This standard is not relevant to what amounts to a single purpose neighborhood commercial use. It clearly abuts existing paved public roads and access management will need to meet the County's and FDOT's minimum requirements.

(7) Sufficient off-street and on-street parking for bicycles, automobiles and other vehicles must be provided. Parking areas must be constructed in accordance with the standards outlined in [A]rticle VII of this Code, and any deviations must be specifically identified and approved by the County commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. The design of a PUD should, whenever feasible, incorporate appropriate pedestrian and bicycle access ways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PUD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development unless otherwise approved within the PUD ordinance.

This PUD includes a proposal to perimeter sidewalks that will connect the FDOT multiuse trail that will be installed with the future roadway expansion slated to commence within the next two to three years. The sidewalks will be in place and waiting to connect. The development plan also includes a bicycle rack for a minimum of 10 bikes. This PUD could serve as a defector trailhead for the multiuse trail providing food and beverage conveniences and bathroom options for customers.

(8) Utilities and essential public services, including, but not limited to, sanitary sewer, potable water, fire abatement services or appurtenances, solid waste, and other services must be available and have capacity to serve the development.

This development will rely on well and septic and integrated fire abatement per the minimum requirements of the NFPA. There is more than adequate space for this self-contained infrastructure and the design will be reviewed and permitted by the County building, health and emergency services departments.

Additional Considerations for Approval of the Proposed Rezoning to PUD:

- The property has over 190 ft on Hoot Owl Rd., leaving plenty of room for off-highway access management.
- This parcel is not located in an area of special flood hazard.
- Minimal wetlands do appear to be present in the southwest corner of the property (at the SR15/US17 roadway boundary), but there is ample acreage outside the wetlands for development. Wetland delineations will be required to demonstrate this prior to permitting.

- The abutting properties to the west have a zoning designation of R-2 but they were purchased by FDOT for the future roadway expansion and are currently planned for a large stormwater pond.
- The property on the opposite corner of Hoot Owl Rd is already zoning C-1 and 300 ft south is property zoned C-1 and C-2.

Requested Action:

The Applicant requests the Putnam County Planning Commission approve a motion finding that:

- (1) The Zoning Map amendment to PUD, as proposed by the Applicant, will not adversely affect the orderly development of the zoning district or the adjacent and surrounding properties; and
- (2) The Zoning Map amendment to PUD, as proposed by the Applicant, will not adversely affect the health and safety of the residents in the area or be detrimental to the natural environment; and
- (3) The Zoning Map amendment to PUD, as proposed by the Applicant, is consistent with the Rural Residential future land use category and otherwise consistent with the Putnam County Comprehensive Plan; and
- (4) The Planning Commission's formal recommendation to the Putnam County Board of County Commissioners is to adopt the requested amendment to the official Zoning Map for Putnam County, Florida and amend the zoning for the Property to PUD, as proposed by the Applicant.



This Instrument Prepared by:

J.J. Gullett

GULLETT TITLE, INC.

401 Saint Johns Avenue

Palatka, Florida 32177-4724

Property Appraisers Parcel Identification (Folio) Numbers: **01.11.26.8242.2010.0160**

Florida Documentary Stamps in the amount of **\$280.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the **27th** day of **February, 2024** by **SANDRA M. JONES, Sole Trustee of The CAROLYN H. NICHOLSON TRUST, dated May 9, 2001 and amended August 11, 2014**, conveying non-homestead property herein called the grantor, to **WILLIAM J. JONES and WILLIAM W. JONES, II, as joint tenants with full rights of survivorship and not as tenants in common** whose post office address is **Post Office Box 10200, Belleview, FL 34421**, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a Trust)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Putnam County, State of Florida, viz.:

Lots 16, 17, 18 and 19, Block 1, HOOT OWL RIDGE SECTION of ST. JOHNS RIVERSIDE ESTATES SECOND ADDITION, PARCEL NO. II, according to the plat thereof as recorded in Map Book 5, Page 21 of the Public Records of Putnam County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

The Grantor warrants that the above-described property is not the Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because neither the Grantor nor any dependents of the Grantor reside on the above-described real property or upon any contiguous thereto.

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

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

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

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

Signed, sealed and delivered in the presence of:

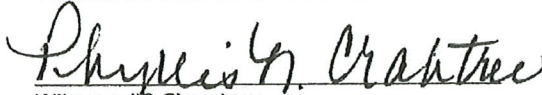

Witness #1 Signature

401 Saint Johns Avenue, Palatka, FL 32177

Witness #1 Printed Name

Cheryl Lancaster

Witness #1 Post Office Address


Witness #2 Signature

Phyllis N. Crabtree
Witness #2 Printed Name

401 Saint Johns Avenue, Palatka, FL 32177

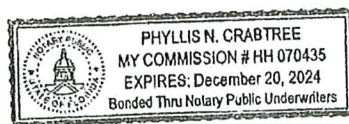
Witness #2 Post Office Address

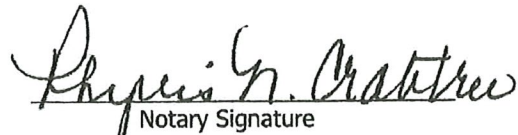
**STATE OF FLORIDA
COUNTY OF PUTNAM**

The foregoing instrument was acknowledged before me by means of physical presence this 27th day of February, 2024 by SANDRA M. JONES, Sole Trustee of The CAROLYN H. NICHOLSON TRUST, dated May 9, 2001 on behalf of the Trust. He/She is personally known to me or has produced _____ as identification.

SEAL

My Commission Expires:




Notary Signature

Phyllis N. Crabtree
Printed Notary Signature

File No.: **G47384**

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**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

P. O. Box 1486
Palatka, FL 32178-1486
Fax: 386-329-1213
Email: pzb@putnam-fl.gov
Website: <https://main.putnam-fl.com>



Planning:	386-329-0491
Zoning:	386-329-0316
Building:	386-329-0307
Code Enforcement:	386-329-0317

February 14, 2025

Via Electronic Correspondence
Patrick Kennedy
117 N 2nd Street
Palatka, FL 32177

RE: REZ24-000016 and process for PUD application

Mr. Kennedy,

As discussed, the application for a zoning map amendment of PID 01-11-26-8242-2010-0160, submitted on December 4, 2024, is insufficient and is unable to be processed. Policy A.1.9.3.A.4.d. of the Putnam County Comprehensive Plan stipulates that neighborhood commercial uses can only be permitted in the Rural Residential Future Land Use area through an approved Planned Unit Development (PUD) or when accompanied by an application to amend the Future Land Use Map. The subject application (REZ24-000016) was officially closed on February 14, 2025. If the property owners elect to pursue an application for a PUD, and an application is submitted before February 14, 2026, the property owners will only be required to pay the difference of the application fee. Currently, a PUD application for property less than 10 acres is \$1000; therefore, a fee of \$250 is required at time of submittal until February 14, 2026.

The Land Owners may pursue the PUD on their own or wait for an interested party to contract the land; we can process the application either way. If the property owners desire to establish entitlements now, the PUD Development Agreement can be drafted in a manner in which all uses of the Commercial, Professional Office (CPO) and Commercial, Light (C-1) zoning districts could be established. This leaves some ambiguity in the allowed uses but ensures more intense uses are unable to establish within the residential area. Some restrictions which may make the PUD more palatable to the BOCC are increased landscaping and buffer requirements, architectural requirements, and rear parking areas. The details of the PUD can be clarified at the time of submittal.

On the other hand, if the property owners do not wish to engage in a zoning map amendment at this time, they may consider engaging with a developer and contracting the entitlements into the purchase of the land. In other words, if a developer shows interest in using the property, the property owners can designate that developer as an agent for the application. County staff could then work with that developer in the pursuit of development plans without having to include the property owners, unless of course the property owners want to be involved. It is up to the property owner and prospective developer to work out the logistics of the contract and when the sale takes place but this is something we have encountered before with other national chain developments.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary Baker".

Zachary Baker, Senior Divisional Planning Manager

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DOUGLAS LAW FIRM

ATTORNEYS AND COUNSELORS AT LAW

Charles T. Douglas, Jr.
Jeremiah Blocker
Christopher W. LoBianco
Jacob McCrea
Jason Odom
Morgan Peacock
Rory Diamond *Of Counsel*
Cindy Marvin *Of Counsel*

124 N. 5TH AVENUE, JACKSONVILLE BEACH, FL 32250
117 N. 2ND STREET, PALATKA, FL 32177
309 KINGSLEY LAKE DRIVE, STE.903, ST. AUGUSTINE, FL 32092
100 SOUTHPARK BLVD., STE 414, ST. AUGUSTINE, FL 32086
110 N MAGNOLIA AVE, OCALA, FL 34475

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R. Kevin Sharbaugh
Carol Simpson
John P. Steinmetz
Marcus Duffy
Ian Pickens
Patrick Kennedy
Lisa Miles

Telephone: (800) 705.5457 Fax: (386)385.5914 www.DHClawyers.com

May 30, 2025

Via Hand Delivery
Zachary Baker, Senior Divisional Planning Manager
Putnam County Planning & Development Services
2509 Crill Ave
Suite 300
Palatka, FL 32177

Re: Application for Rezoning Parcel No.: 01-11-26-8242-2010-0160 from R-2 to PUD

Dear Mr. Baker:

Please find enclosed a rezoning application requesting to change the zoning for Parcel No.: 01-11-26-8242-2010-0160 R-2 to PUD. Included with the application are the following:

- An application form signed by the current owner (one from each owner).
- An agent designation form executed by the current property owners authorizing me to represent all interested parties in this matter (one from each owner).
- A proposed Ordinance and PUD Agreement
- A supporting memorandum providing analysis and factual support for the application.
- A copy of the current deed as proof of ownership by the applicant.
- An application fee.

If you have any questions or comments, or require any further documentation, please advise. If you believe a pre-application meeting is necessary, we welcome the opportunity. I look forward to working with you to move this forward to the Planning Commission as soon as possible.

Sincerely,



Patrick Kennedy

JUN 02 2025

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AGENT OATH AND SIGNATURE:

Jones
Hoot Owl PUD App
PUD 25-000002

The undersigned Patrick Kennedy, Douglas Law Firm, 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: [Signature]

Address: 117 N. 2nd St., Palatka, FL 32177

Telephone Number: 386-244-4910 Fax Number: NA

Email Address: patrick@dhclawyers.com

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 18th day of June 2025, by Sara Story
(Print Name of Person(s) Acknowledging)

[Signature]
Signature of Notary Public



(Print, Type, or Stamp Commissioned
Name of Notary Public)

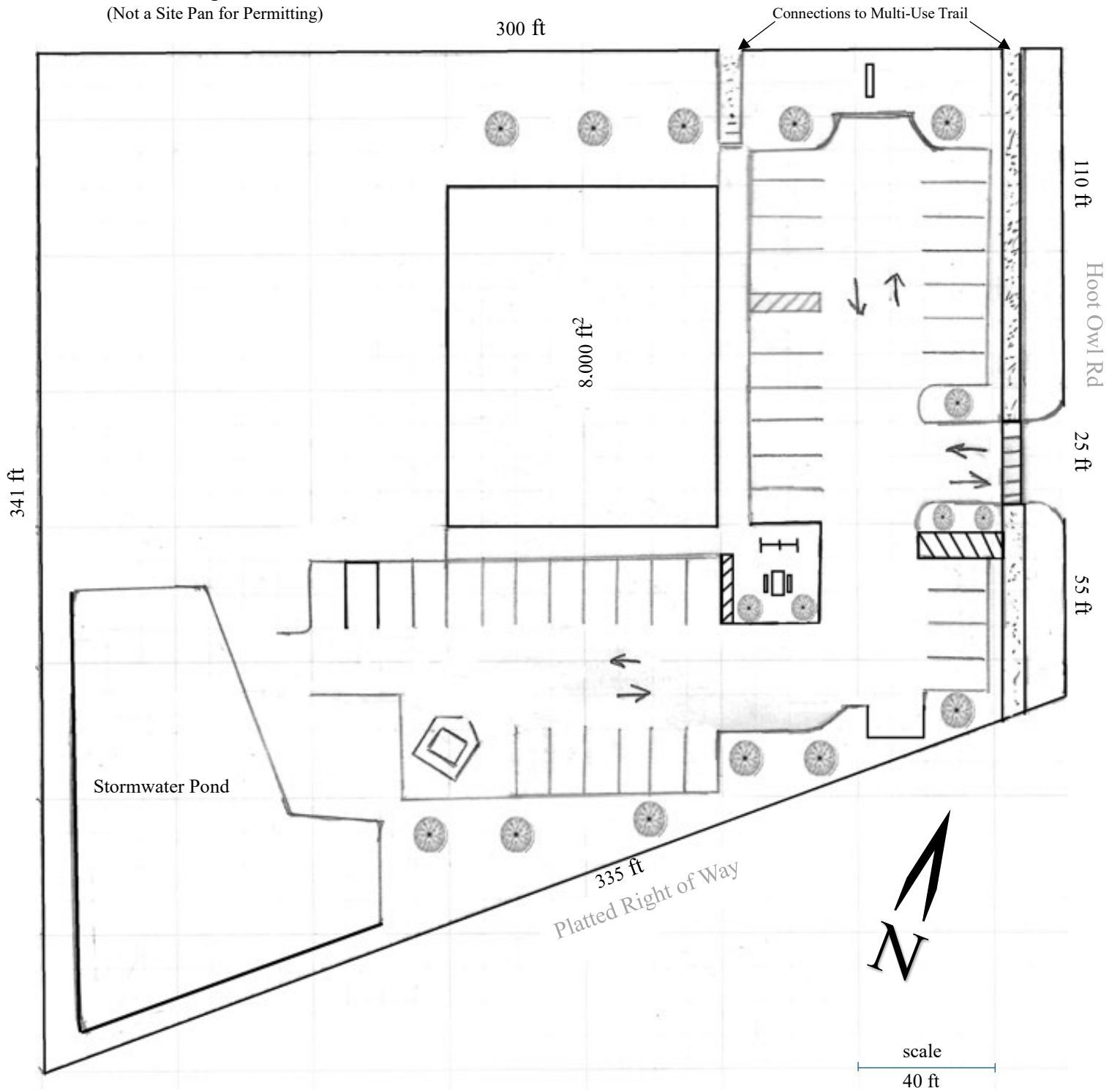
Personally Known ☒ OR Produced Identification _____ Type of Identification Produced _____

DO NOT WRITE BELOW THIS PAGE

**Attachment 2 – Supporting Documents
(Including Applicant Development Agreement)**

Exhibit A
Hoot Owl PUD Illustrative
Concept Plan
(Not a Site Plan for Permitting)

SR15/US17



HOOT OWL PLANNED UNIT DEVELOPMENT AGREEMENT

The Parties to this Hoot Owl Planned Unit Development Agreement (this “Agreement”) are Putnam County, Florida, a political subdivision of the State of Florida ("County") and the Property Owners, William J. Jones and William J. Jones, II, (hereinafter “Owner” or “Developer”), collectively referred to as the “Parties”. In consideration of the mutual valuable consideration provided herein, the Parties agree as follows:

ARTICLE 1. GENERAL PROVISIONS

1.1 The Purpose. This Purpose of this PUD Development Agreement is to allow for Neighborhood Commercial development in the Rural Residential future land use area at the entry road into the Hoot Owl Ridge to accommodate the uses typically allowed in C-1 zoning. The uses will serve the residents of Hoot Owl Ridge and possibly be a convenience for passing traffic on SR15/US17.

1.2 Effective Date. This Agreement shall be effective as of the date of adoption of the ordinance approving the PUD zoning designation (“Effective Date”),

1.3 Project Designation.

Developer has designated this Project as the HOOT OWL PUD (“Project” or “HOOT OWL PUD”).

1.4 The Property.

The Property is 1.83+/- acres of undeveloped land located at the intersection of Hoot Owl Rd and SR15/US17 in unincorporated Putnam County. The legal description, parcel number and 911 address are as follows:

Legal Description:

Lots 16, 17, 18 and 19, Block 1, HOOT OWL RIDGE SECTION of ST. JOHNS RIVERSIDE ESTATES SECOND ADDITION, PARCEL NO. II, according to the plat thereof as recorded in Map Book S, Page 21 of the Public Records of Putnam County, Florida. Subject to easements, restrictions and reservations of record

Parcel No.: 01-11-26-8242-2010-0160

911 Address: NA

1.5 Title to the Property.

WILLIAM J. JONES and WILLIAM W. JONES, II, as joint tenants with full rights of survivorship.

ARTICLE 2. DEVELOPMENT PLAN

2.1 Governing Rules, Regulations, Laws and Definitions. The Property will be developed as a Planned Unit Development pursuant to this Agreement and the County's Land Development Code (LDC). Development shall be governed by the terms and provisions of this Agreement and the LDC. In the event of a conflict between this Agreement and the LDC or other local ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or relevant County ordinance shall control. Development of the Project described herein shall also be in accordance with applicable state and federal laws and regulations and nothing herein should be interpreted to waive or preempt such laws or regulations. Any terms used herein, including the list of permitted uses set forth in section 3.3, below are intended to be defined as provided in the LDC except as otherwise defined herein and any Use-Specific Standards set forth in the LDC shall apply unless otherwise stated herein.

2.3 PUD Plan. The PUD Plan is to develop one or more of the allowed uses subject to what the market dictates pursuant to the minimum development standards set forth in this Agreement. An illustrative concept plan to demonstrate how this might be implemented is attached hereto as Exhibit A. Exhibit A is not a binding site plan for permitting.

2.4 Development Dimensional and Intensity Standards.

a. Minimum setback requirements:

Front: 25 feet

Rear: 15 feet

Side: 10 feet

Corner side: 20 feet*

*This property has three frontages: SR15/US17 on the northerly boundary, Hoot Owl Rd on the easterly boundary, and an unimproved/unnamed right of way on its southerly boundary. The corner side setback shall be applied to the northerly and southerly boundaries.

b. Minimum Lot requirements: 1.83 acres

c. Maximum impervious surface area: 70%

d. F.A.R.: 0.5:1

e. Maximum building height: 35 feet

2.5 Ownership and Maintenance. The Property is to be developed and maintained under single ownership.

2.6 Phasing. The Development Plan described herein is anticipated to be completed in a single phase.

2.7 Commencement and Completion Regardless of phasing plan, if the initial construction does not commence within 48 months of the Effective Date of this PUD, the HOOT OWL PUD shall expire and become null and void. All development activities described here shall be completed no later than 5 years from the Effective Date. These dates may be extended by mutual agreement of the Board of County Commissioners and the Developer after holding a properly noticed public hearing.

ARTICLE 3: PROJECT DEVELOPMENT

3.1 Purpose. The purpose of this section is to indicate the permitted uses for the Project.

3.2 Project Development: Generally. The Development is intended to be a neighborhood commercial use consistent with the intent of C-1 zoning under the Putnam County land development code.

3.3 Uses and Structures Allowed. The following Uses and Use Categories may be allowed:

a. Principal Uses and Structures

- (1) Retail sales—General.
- (2) Retail sales—Food
- (3) Services, except tattoo parlors
- (4) Office
- (5) Essential public services
- (6) Emergency Services
- (7) Cultural
- (8) Child and adult Day Care Center
- (9) Sales of Produce and Seasonal Goods (temporary or permanent consistent with the requirements of the Putnam County land development code)
- (10) Communications tower, subject to the land development code standards for cell towers, including but not limited to requiring a Special Use Permit approved by the Zoning Board of Adjustment prior to permitting.
- (11) Retail plant nursery

b. Accessory Uses and Structures intended only to support or serve the Principal Uses and Structures or that are otherwise permitted in C-1 zoning under the Putnam County land development code.

3.4 Uses Expressly Prohibited.

- a. Any uses that are not permitted in standard C-1 zoning under the Putnam County land development code.
- b. Use Categories or not expressly identified in section 3.3 above
- c. Single-family or multi-family residential uses except as an accessory to an established and operating principal use and structure.

- d. Temporary uses other than sales of seasonal goods.
- e. Adult entertainment establishments
- f. Use of simulated gambling devices (i.e., internet cafes)

ARTICLE 4: CONSISTENCY WITH COMPREHENSIVE PLAN AND CONCURRENCY

4.1 Consistency. The County has determined that the Property is suitable in size, location, and character for the uses proposed, and that the PUD Plan and uses proposed are consistent with the adopted Putnam County Comprehensive Plan.

4.2. Concurrency. No development approval shall be granted by the County unless adequate water, sewer, transportation, facilities are in place to handle the impacts of the proposed development and maintain the County's adopted LOS standards concurrent with those impacts consistent with the requirements of the adopted Putnam County Comprehensive Plan. It is understood that there are no centralized water or sewer facilities at this location and the requirements for water and sewer must be adequately met using onsite well and septic systems.

ARTICLE 5: SUPPLEMENTAL DEVELOPMENT STANDARDS

5.1 Buffering and Screening. Areas of the Project abutting residential zoned property shall be subject to the LDC buffering and screening requirements for the establishment of Group 4 use, which may be set inside the Perimeter Setbacks.

5.2 Architectural Design Standards. The vertical improvements shall be consistent with the rural residential character and architectural aesthetics of the developed Hoot Owl neighborhood south of the site, using a country/general store or residential style architecture.

5.3 Water Supply. Developer shall provide an adequate supply of potable water for drinking and domestic purposes through the installation of an on-site well capable of meeting the demands of the Project consistent with the requirements of the Putnam County Comprehensive Plan.

5.4 Sanitary Sewer. An On-Site Sewer Treatment and Disposal System permitted by the Florida Department of Health (FDOH) capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan shall be constructed and maintained by the Owner. The sizing and specific location of the system(s) shall be determined prior to permitting.

5.5 On-Site, Off-Site Road Improvements and Internal Traffic Circulation. All driveways/access points for ingress and egress shall be designed and paved in accordance with the relevant specifications of the LDC in place at the time of construction. The Project will not take direct access from SR15/US17. To avoid interfering with use the existing left turn lane and right turn deceleration lanes already in place on SR15/US17 for entering on to Hoot Owl Rd., ingress and egress from the Property will be via a two-way access using Hoot Owl Rd. no less than 100 feet from the intersection of Hoot Owl Rd and SR15/US17.

5.6 Sidewalks. A 5-ft wide perimeter sidewalk shall be installed along the Hoot Owl Rd for the entire length of the frontage and that will tie into the multi-use trail in the SR15/US17 right of way (if the multi-use trail is not installed at the time of construction, the sidewalk will terminate at the SR15/US17 right of way boundary. Perimeter landscaping shall be provided along the SR15/US17 to help enhance and buffer the multi-use trail section that is proposed to extend southward from corner of Hoot Owl Rd and US15/SR17 in the direction of CR309 as part of the 4-lane expansion of this section of roadway.

The design of the site will promote pedestrian and bicycle access by requiring pedestrian/bicycle access points at each end of the Hoot Owl Rd frontage, with a suitable bicycle rack capable of accommodating no less than 5 bicycles as a required element of the parking improvements, along with appropriate landscaping along streets and sidewalks.

5.7 Off-Street Parking and Loading. All parking for all activities allowed within this PUD will be located within the project boundaries, and will accommodate a bicycle rack as provided in section 5.6. Onsite parking areas must be paved. Landscaping of the vehicular use area shall be consistent with the standards in the Putnam County land development code for C-1 zoning.

5.8 Stormwater Management. This Project shall require stormwater permit from the St. Johns River Water Management District (SJRWMD). Any stormwater improvements completed under a permit from the SJRWMD shall be deemed compliant with this Agreement and the County stormwater standards.

5.9 Solid Waste. All solid waste, refuse, and recyclables (including broken-down cardboard boxes), shall be stored in wildlife resistant containers with lids that are sufficiently sized to hold all solid waste, refuse and recyclables without over-flowing, and kept inside an enclosed area designed to the following minimum standards:

- Minimum interior dimension of 12 feet by 12 feet. 4.
- The enclosure shall be constructed on three sides using CMU walls no less than 6-ft high and no more than 8 ft high, with an architectural finish and paint color to match the primary use structure.
- Enclosure gates made of solid vinyl or similar material approved by the County shall be provided for the opening to the enclosure; and the opening of the enclosure and the enclosure gates shall be the same width as the interior dimension of the enclosure.
- Access driveways to the enclosure must have a minimum bearing capacity of 62,500 pounds and a minimum width of 10 feet. Trucks used to empty the containers must be able to exit after backing with one turn—not backing and turning repeatedly.

5.10 Wetlands. The Putnam County GIS indicates there may be wetlands located on the Property. A wetland delineation survey shall be required prior permitting. Except where there are permitted impacts from the SJRWMD, a 25-ft vegetative buffer area of native vegetation shall be provided from the wetland edge of protected wetlands that complies with Putnam County and SJRWMD requirements. Any impacts to wetlands from this project must be permitted and mitigated as required by SJRWMD. It is understood that without a wetland survey prior to the

approval of this PUD, the presence of wetlands may severely limit or prohibit development as provided for under this Agreement.

5.11 Special Flood Hazard. The Property is located in a Flood Zone X according to the most current FEMA Flood Elevation data.

5.12 Fire and Emergency Services. The access driveway and internal circulation on the Property shall be approved by the Emergency Services Department and the County Public Works Department for compliance with access requirements for emergency vehicles. The access driveway and internal travel ways will be designed to meet the applicable requirements of the NFPA.

5.13 Signs. Any signs on the Property will comply with Article VIII of the LDC as they are applied in C-1 zoning.

5.14 Lighting. All lighting shall comply with LDC Article VII, Division 9 lighting standards. Where lighting is mandated by the LDC for safety purposes, the County shall consider a lesser lighting standard designed to reduce the impacts on neighboring residential uses and wildlife, if it can be demonstrated the lighting plan will achieve the desired level of safety intended by the standard. All lighting for safety, security or aesthetics shall be not higher than 18ft and shall be designed as a fully cut-off type, shielded and aimed downward, not allowing any upward distribution of light.

5.15 Issuance of Building and Construction Permits. It is understood that this Agreement is not a development permit and that all construction necessary for the development of this PUD shall proceed only under applicable development permits, issued by the appropriate Agency with jurisdiction.

Attachment 3 – Maps
(Aerial, FEMA Flood Zone, Future Land Use, Wetlands, Zoning)

Aerial

MURPHY CREEK
CONSERVATION
AREA

17

S HIGHWAY 17

HOOT OWL RD

201
201

Putnam County Property Appraiser, Putnam County GIS

DISCLAIMER: THIS DATA IS FOR REFERENCE ONLY. DATA PROVIDED ARE DERIVED FROM MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY. PUTNAM COUNTY AND ITS EMPLOYEES DISCLAIM ALL RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREON.
DATE EXPORTED: 7/9/2025 10:41 AM

0 0.01 0.01 0.02 Miles



FEMA Flood Zone



Future Land Use



DISCLAIMER: THIS DATA IS FOR REFERENCE ONLY. DATA PROVIDED ARE DERIVED FROM MULTIPLE SOURCES WITH VARYING LEVELS OF ACCURACY. PUTNAM COUNTY AND ITS EMPLOYEES DISCLAIM ALL RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREON.

DATE EXPORTED: 7/9/2025 10:41 AM

0 0.01 0.01 0.02 Miles



Wetlands

MURPHY CREEK
CONSERVATION
AREA

17

S HIGHWAY 17

HOOT OWL RD

201

Putnam County Property Appraiser, Putnam County GIS

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DATE EXPORTED: 7/9/2025 10:41 AM

0 0.01 0.01 0.02 Miles

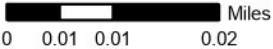


Zoning



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DATE EXPORTED: 7/9/2025 10:40 AM



Putnam County Property Appraiser, Putnam County GIS

Case # CPA25-000003: Application by WA207 LLC and Mosler Industries LLC, requesting a Large Scale Future Land Use Map Amendment from Agriculture (AG) to Urban Reserve (UR) located at 370, 352, 344, 320 County Road 309C; 4129 and 4075 Reid Street; and multiple properties without 911 addresses, Palatka. Parcel IDs: 32-09-26-0000-0210-0010; 32-09-26-0000-0110-0030; 32-09-26-0000-0150-0010; 33-09-26-5800-0010-0000; 04-10-26-0000-0020-0000; 33-09-26-0000-0010-0000; 32-09-26-0000-0210-0000; 32-09-26-0000-0110-0000; 32-09-26-0000-0150-0000; 04-10-26-0000-0020-0001; 32-09-26-0000-0110-0010; and 32-09-26-0000-0110-0020, comprising 443 +/- acres.



PLANNING AND DEVELOPMENT STAFF REPORT
August 13, 2025
Putnam County Planning Commission
Public Hearing

APPLICATION: CPA25-000003 Future Land Use (Large Scale) Map Amendment from Agricultural (A) to Urban Reserve (UR)

APPLICANT: WA207 LLC and Mosler Industries LLC

AGENT: Patrick Kennedy, Douglas Law Firm

REQUEST: Application by WA207 LLC and Mosler Industries LLC, requesting a Large Scale Future Land Use Map Amendment from Agriculture (AG) to Urban Reserve (UR) on 12 parcels totaling 443 +/- acres to allow for future development of a Motorplex facility.

Location: 370, 352, 344, 320 County Road 309C; 4129 and 4075 Reid Street; and multiple properties without 911 addresses, Palatka. Parcel IDs: 32-09-26-0000-0210-0010; 32-09-26-0000-0110-0030; 32-09-26-0000-0150-0010; 33-09-26-5800-0010-0000; 04-10-26-0000-0020-0000; 33-09-26-0000-0010-0000; 32-09-26-0000-0210-0000; 32-09-26-0000-0110-0000; 32-09-26-0000-0150-0000; 04-10-26-0000-0020-0001; 32-09-26-0000-0110-0010; and 32-09-26-0000-0110-0020.

Directions: From Government Complex – Drive west on Crill Avenue to US Highway 19. Take US Hwy 19 north to Reid Street/State Road 100. Take Reid Street west. Turn left on County Road 309C, the subject property is on the east side of County Road 309C. The property has frontage along Reid Street and County Road 309C, and is adjacent to the Kay Larkin Airport.

DESCRIPTION AND BACKGROUND

The subject parcels comprise approximately 443 acres and are zoned Agriculture; all of these lands are designated Agriculture on the Future Land Use Map. The property is predominantly located in the southeast corner of the intersection of County Road 309C and State Road 100 (see enclosed maps). Portions of the property are bifurcated by State Road 100 and County Road 309C. Parcel ending in 0000-0020-0001, comprising approximately 60 acres, is located south of the Kay Larkin Airport adjacent to lands owned by the Putnam County Port Authority. The property borders the Kay Larkin Airport, the St. Johns River Water Management District Palatka personnel facility, some residential properties adjacent to State Road 100, and lands owned by the Putnam County Port Authority properties within the Palatka Industrial Complex. The Airport, Water Management District facility, and lands owned by Putnam County Port Authority are within the municipal boundary of the City of Palatka.

Some of the lands included in this application are classified as green-belted properties with planted pine; other parcels appear to be in use for silvaculture. There are currently no buildings on any of the lands subject to this application.

Upon initial submittal, the applicant desired to amend the Future Land Use Map from Agriculture to Urban Service. However, staff found that the Urban Service designation was more intense than necessary for the proposed use. The Urban Reserve designation is more appropriate for the intended development and offers a better transition of intensity from the Palatka municipal area lying east and south of the subject property and the Agriculture Future Land Use designation lying west of County Road 309C and north of State Road 100. The applicant subsequently understood the importance of upholding an appropriate transition and amended this application accordingly.

The property has approximately one mile of frontage along County Road 309C and more than a half-mile of frontage on State Road 100. State Road 100 segregates a portion of PID 33-09-26-5800-0010-0000, which comprises lands of three Merwin Park subdivisions recorded in the 1920s. According to testimony by the applicant's agent, those lands lying north of State Road 100 are not intended to be developed.

In addition to this Future Land Use Map amendment, the applicant has also submitted an application for a Zoning Map amendment from Agriculture to Planned Unit Development (PUD25-000003). The intent of these applications is to establish a Motorplex facility which includes motorsport racing track(s), driver education and safety, independent garages, recreation facilities, retail facilities – general and food, residential facilities, limited industrial uses and a variety of primary and ancillary uses (see referenced PUD application) catering to automotive enthusiasts.

PROCESS AFTER APPROVAL

Should this Map Amendment and PUD be approved, the applicant will then submit to the Development Review Committee (DRC) to satisfy additional development requirements. Due to the magnitude of the proposed development, a preliminary site plan review will be conducted for the issuance of a preliminary development order. Upon issuance of the preliminary development order, the applicant will then be required to submit a Final Development Plan whereby more detailed specifications are to be provided to the County. Since the project is proposed to be completed in phases, both DRC reviews can include additional phases. In the event a phased development is approved, the construction associated with the project will have to adhere to the approved plans. Any deviation from the DRC approval will require additional review. The DRC will review plans to ensure the development is compliant with local, state, and federal development regulations. Agencies, including but not limited to Florida Department of Transportation, Florida Department of Health, Putnam County Public Works, Emergency Services, and St. Johns River Water Management District will review plans to ensure the development will not adversely affect surrounding properties.

SURROUNDING FUTURE LAND USE AND ZONING

	Future Land Use	Zoning
Subject Site	Agriculture (A)	Agriculture (AG)
North	Agriculture (A) Right-of-way (ROW)	Agriculture (AG) Right-of-way (ROW)
West	Right-of-way (ROW) Agriculture (A) Industrial (IN)(Palatka)	Agriculture (AG) Right-of-way (ROW) Planned Industrial Development (PID)(Palatka) Industrial, Light (M-1)(Palatka)

South	Public Building and Grounds (PB)(Palatka) Industrial (IN)(Palatka)	Airport Zoning (AP-1)(Palatka) Planned Industrial Development (PID)(Palatka) Industrial, Light (M-1)(Palatka)
East	Commercial (COM)(Palatka) Public Building and Grounds (PB)(Palatka) Industrial (IN)(Palatka)	Commercial, Intensive (C-2)(Palatka) Airport Zoning (AP-1)(Palatka) Planned Industrial Development (PID)(Palatka) Industrial, Light (M-1)(Palatka)

(See Attachment 3 for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN

Existing Future Land Use Designation

Policy A.1.9.4.A.9 - Agriculture

The Agriculture category on the Future Land Use Map consists of areas used for cropland, pasture/rangeland, silviculture and other agricultural activities, vacant land, and residential parcels of land, some of which currently exceed the density allowed in this future land use category. It is intended that a large share of this land will remain in active agricultural production the future. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the Land Development Code. Agricultural activities are strongly encouraged to comply with best management practices as provided for in Policy A.1.4.8.*
- b. Residential development shall be allowed at a density of 1 dwelling unit per 10 acres except that within the Military Restriction Overlay Zones (MROZ) residential development shall be limited to a maximum of 1 dwelling unit per 20 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per 5 acres for parcels abutting or having direct access to a County-maintained road, with the exception of new platted subdivisions which shall be limited to a maximum of 1 dwelling unit per 10 acres. Vested subdivisions, which exceed the maximum density, may be assigned a zoning district appropriate for the lot dimensions in the subdivision. Vesting determinations must be made in accordance with the requirements of Policy A.1.9.3.B and standards provided in the Land Development Code. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the Land Development Code.*
- c. Commercial uses and Industrial uses that are directly related to Agricultural uses maybe allowed and shall be located on sites within the area they are designed to serve and are accessible by one or more transportation facilities such as airports, water ports, paved County roads, collector roads, arterial roads, and railroads.*
- d. 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 location, scale and intensity of Community*

Facilities and Services Types 1, 2 and 3 shall be compatible with the overall character of the existing and future development of the area. Community Facilities and Services acreage in each distinct Agriculture area shall be allowed up to 5 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use. Passive energy generation projects (solar or wind) are permitted.

- e. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code. The location, scale and intensity of activity-based recreation uses shall be compatible with the overall character of the existing and future development of the area. Activity-based recreation uses in each distinct Agriculture area shall be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use.*
- f. Rural Recreational Uses are permitted. The Land Development Code will regulate the more intensive Rural Recreational Uses by requiring a special use permit. The Land Development Code shall include review standards for assessing the impacts of such uses on surrounding uses. At a minimum, the review standards of the Land Development Code shall include specific criteria for natural resource protection, and the mitigation of off-site traffic and noise impacts. The location, scale and intensity of Rural Recreational Uses shall be compatible with the overall character of the existing and future development of the area. Rural Recreation Uses in each distinct Agriculture area shall be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as an appropriate future land use.*
- g. Impervious surface coverage for residential land uses is up to 50 percent. Impervious surface coverage for non-residential land uses is up to 85 percent. The actual 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.*

Proposed Future Land Use Designation

Policy A.1.9.4.A.2- Urban Reserve

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. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.*
- b. Residential development shall be allowed at a density of 12 dwelling units per acre. 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. Housing types and lot sizes are subject to further regulation by*

residential zoning district standards provided in the Land Development Code.

- c. Neighborhood Commercial development and Community Commercial development are permitted. The site and location standards for Commercial Uses in Policy A.1.9.[4].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.*
- d. Industrial Uses are permitted. Heavy and light industrial are both allowed in accordance with the requirements for Industrial Uses in Policy A.1.9.[4].A.6.d. under the Industrial Future Land Use Category. Industrial acreage in each distinct Urban Service Area shall be allowed up to 15 percent of its total land area without a Comprehensive Plan amendment to designate the area as Industrial future land use.*
- e. 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. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant nonresidential vehicular traffic to pass through established neighborhoods. Community Facilities and Services acreage in each distinct Urban Reserve Area shall be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use.*
- f. Activity-based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code.*
- g. The maximum non-residential Floor Area Ratio is 0.85:1 and the maximum Impervious Surface coverage is 80 percent. The maximum residential Floor Area Ratio is 0.5:1 and the maximum Impervious Surface coverage is 70 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

Pursuant to Policy A.1.9.4.A.2., the Urban Reserve Future Land Use category consists of areas which are in close proximity to municipalities or are adjacent to designated urban service areas; though the location may not be provided with the full range of urban infrastructure. The subject site lies northwest of the Kay Larkin municipal airport located within the municipal boundaries of the City of Palatka. Community scale water and sanitary sewer are established at the airport and the St. Johns River Water Management District complex located northeast of the subject site. Though the lands lying in unincorporated Putnam County, around the north and west of the site, are of lower intensity than is being proposed, staff finds the Urban Reserve designation is appropriate for establishing a transitional space between the urbanized-industrial development in the City of Palatka and the rural character lying west of CR309C and north of Reid Street.

Based on correspondence with the City of Palatka, staff speculates that the City of Palatka will require annexation of the subject site if the project is approved and connects to City utilities. The proposed uses of the associated PUD adhere to those certain and specific siting requirements of the Urban Reserve FLU designation. The property is adjacent to, and located at the intersection of,

CR309C and Reid Street. CR309C is a collector road and Reid Street (SR100) is an arterial road. While residential uses are not the primary use of the associated PUD, the development agreement seeks approval for single- and multi-family residential uses ancillary to the Motorplex. According to supporting documents within the application packet, and the associated development agreement, residential density will not exceed the 12 unit/acre threshold mandated by the Urban Reserve FLUM category. Moreover, the *Development Dimensional and Intensity Standards* proposed in the associated development agreement adhere to the impervious surface and floor area limitations stipulated in Policy A.1.9.4.A.2.g.

Those commercial uses proposed within the development agreement constitute both neighborhood and community commercial. Nonetheless, the siting criteria documented in Policy A.1.9.4.A.2.c. for commercial development in the Urban Reserve FLUM category requires identical siting standards as commercial uses in the Commercial FLUM policy outlined in Policy A.1.9.4.A.5.c. As previously mentioned, the subject site has frontage along a collector road and arterial road; and is adjacent to the Kay Larkin airport and Palatka Industrial Complex. Commercial uses on the subject site will have access to paved collectors, or higher roadway classifications, would be accessible to the intended market, and should not require commercial traffic in residential neighborhoods.

Industrial uses are allowed in the Urban Reserve FLUM category. Similarly to commercial uses, Policy A.1.9.4.A.2.d. references those siting requirements established in A.1.9.5.A.6.d., which states, in part:

Industrial Uses shall be located on sites that utilize existing utilities or resources; utilize one or more transportation facilities such as airports, 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.

The proposed use associated with this map amendment application will result in some ancillary industrial uses if adopted. The only siting criteria which is not adamantly met at the time of this review is the utilization of “existing utilities or resources.” While the City’s water and sewer infrastructure is within the immediate vicinity, such infrastructure is not available directly to the applicants’ property. In the event that the companion map amendments are adopted, and the proposed use goes through the development review processes, the developer will be required to establish potable water through a centralized system. Connection to the City’s infrastructure is priority; however, if the City lacks sufficient capacity to service the proposed use, the developer will be required to establish a potable water system which is compliant with the Florida Department of Environmental Protection. Typically, private water systems (wells) are regulated through the Florida Department of Health; however, pursuant to the Industrial siting requirements documented above, industrial uses shall be located on sites utilizing existing utilities or resources. Proof of permit will be required for water and wastewater systems before building permits can be issued. Otherwise, the site adheres to those Industrial siting requirements in Policies A.1.9.4.A.2.d and A.1.9.4.A.6.d.

Policy A.1.9.4.A.2.d. also states, in part:

Industrial acreage in each distinct Urban Service Area shall be allowed up to 15 percent of its total land area without a Comprehensive Plan amendment to designate the area as Industrial future land use.

If adopted, the distinct Urban Service area will encompass 443 +/- acres. Based on the aforementioned Policy, Industrial uses are to be limited to 15 percent of the total land area without a Comprehensive Plan amendment. 15 percent of 443 acres is 66.45 acres; during the DRC review, the developer will have to label each proposed use accordingly. In the event that more than 66.45 acres are proposed for some industrial use, the applicant will be required to seek a Future Land Use Map amendment to adhere to the Putnam County Comprehensive Plan, or omit some of the industrial uses from the development plan. Given the existing Industrial designations and uses surrounding the proposed development, a FLUM amendment to Industrial may be considered. If more than 50 acres are proposed to be amended at that time, another large-scale FLUM amendment will be required. At this time, the Development Agreement, nor the conceptual bubble plan, indicate any specified area for industrial uses. Moreover, while Light Industrial is listed as a primary use under 3.3.1. of the associated Development Agreement, staff interprets the Industrial Uses would be ancillary to the Motorplex and is likely to include auto body and fabrication uses. Nonetheless, Industrial uses are permissible in the Urban Reserve FLUM category subject to a 15% area limitation. The DRC will review the preliminary and final development plans with scrutiny to determine if the proposed Industrial uses adhere to these area requirements.

The proposed use combines a mixture of uses ranging from residential, activity-based recreation, commercial, and industrial in no specific order of intensity. While the primary objective of the proposed FLUM amendment, and companion PUD, is to establish a unique racing facility, other ancillary uses will be expected to support the primary use. The proposed development is consistent with those use types allowed in the proposed FLUM category.

FLUE Policy A.1.4.9: *Development in and adjacent to wetlands shall be subject to the following:*

- A. *All applicable local, state and federal regulations for permitting and mitigation must be met. This will be enforced through the site plan review process as provided in the adopted Land Development Code.*
- B. *The County shall require all new subdivision lots to have adequate area to meet a minimum 25-foot upland buffer of native vegetation between development and jurisdictional wetlands and the water body buffer requirements of the Land Development Code. In addition, all new subdivision plats and non-residential site plans must show the mean or ordinary high water line of water bodies, jurisdictional wetlands and the required buffers.*

Staff Analysis

The National Wetlands Inventory maps indicate sporadic wetlands of varying types throughout the subject property. Local regulations establish certain buffer and separation requirements for development adjacent to, or within, jurisdictional wetlands. Conservation Policy E.1.2.18. of the Putnam County Comprehensive Plan and Article VI. – *Resource Protection Standards*, Division 2. – *Wetlands*, among other local legislation, establish requirements for development in or near wetlands. No local legislation prohibits the proposed Map amendment or proposed use based on wetland presence alone. It is prudent for staff to acknowledge that the developer can exercise their right to mitigate the jurisdictional wetlands by applying through applicable State and Federal agencies. In the event that a wetland mitigation is permitted and exercised, local wetland regulations (setbacks and buffers) would not be applicable as State and Federal agencies, with jurisdiction of wetland development, would supersede local regulation.

FLUE Policy A.1.6.5: *All applications for Comprehensive Plan future land use amendment shall provide justification for the need for the proposed map amendment and demonstrate how the proposed amendment would minimize or altogether avoid urban sprawl as defined herein.*

Staff Analysis

The Putnam County Comprehensive Plan defines “Urban Sprawl” as the following:

Urban Sprawl means urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-Intensity or low-density urban uses, the primary indicators of which are:

- (a) Promotes, allows, or designates for development of substantial areas to development as low intensity, low-density or single use development or uses;*
- (b) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*
- (c) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*
- (d) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*
- (e) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agriculture and silviculture activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.*
- (f) Fails to maximize use of existing public facilities and services.*
- (g) Fails to maximize use of future public facilities and services.*

The proposed map amendment is necessary for the property owner to develop the subject properties in a manner consistent with the siting requirements of the Putnam County Comprehensive Plan. Directly to the east of the subject site, the Kay Larkin Municipal Airport exists on lands within the Palatka municipal boundaries. Within the immediate vicinity are lands with Industrial designations on Palatka’s Future Land Use Map and Zoning Map series; the lands lying south of the subject site have been developed with Industrial uses. Lands lying north of the subject site are occupied by the Georgia Pacific paper mill and result in an intense industrial use. Despite these intense uses, and map designations which may permit other intense uses, some adjoining properties are used agriculturally and residentially. The proposed development would allow for a dense development catering to motorsports enthusiasts and mixed uses of varying intensities into a single area. In the event the development connects to municipal infrastructure, the development will achieve in-fill and act as a transition of uses between Palatka (east and south) and unincorporated Putnam County (west and north), and also act to extend utilities further into lands in unincorporated Putnam County which should aide in more development within the region. The associated development agreement for the proposed use places emphasis on protection standards for environmentally sensitive lands, agricultural uses, and residential uses adjacent to the property. All factors considered, staff does not find the proposed development to constitute urban sprawl as the site is adjacent to paved collector and arterial highway and has commercial and non-residential uses within the vicinity.

Flood Zone and Wetlands

According to Putnam County GIS Reference Map, a majority of the lands subject to this application are within FEMA Flood Zone X which is not a special flood hazard area. Special Flood Hazard Area A is present on parcels labeled B-1, B-3, and B-4 (see bubble plan in attachment 3). Policy A.1.1.1.A.3 of the Comprehensive Plan identifies certain uses which shall not be permitted in special flood hazard areas. Those uses specific to the proposed development which are included in the aforementioned policy are storage and disposal of hazardous materials and underground storage of hazardous materials. While certain industrial uses are prohibited in the Special Flood Hazard Area, the aforementioned policy does not prohibit the proposed FLUM amendment. Policy

A.1.1.1.D. states, “Requests for future land use map amendments in the 100-year floodplain shall demonstrate that the proposed use will maintain or reduce flood levels of the base flood discharge and will maintain or enhance other water resource related benefits of the floodplain.” The proposed development associated with this FLUM amendment is to be governed by a PUD; the PUD identifies that development on parcels containing the Special Flood Hazard Area will occur in Phase 2 of the development plan. During the DRC review, staff will analyze the proposal further to ensure the existing flood levels are maintained in accordance with policies in the Comprehensive Plan and Land Development Code. The Comprehensive Plan does not contain any language, expressed or implied, that would prevent a FLUM amendment based on wetland presence alone. Any development of the lands which may affect wetland habitats will either have to adhere to local regulations or be mitigated through a State or Federal agency – depending on the extent of the impact.

Infrastructure & Concurrency

The subject site is adjacent to the Palatka Utility Area and other uses in Palatka connected to community water and sewer. Permit applications for storm water infrastructure, issued by the St Johns Water Management District, will be required for the proposed development to receive a Final Order from the DRC and before building permits will be issued for any new substantial development which increases the impervious coverage of the property. Public Works will have the discretion to require right-of-way improvements along County Road 309C if determined by the Public Works Director that right-of-way improvements are necessary. If this Future Land Use Map amendment and companion Zoning Map amendment are approved, the proposed development will be reviewed by the Development Review Committee. The associated development agreement states the developer will conduct a traffic study prior to development of the proposed use. In the event that one of the jurisdictional agencies identifies an infrastructural deficiency with the proposed development, the developer will be required to address that deficiency and satisfy those development regulations, before permitting of the construction can occur.

STAFF RECOMMENDATION

Staff recommends **approval** of the request to amend the Future Land Use Map from Agricultural (A) to Urban Reserve (UR) as the proposed amendment is consistent with the adopted goals, objectives, and policies of the Putnam County Comprehensive Plan and is compatible with existing development and map designations in the area.

Future Land Use Map Amendments on lands exceeding 50 acres are further regulated by Section 163.3184, *Florida Statutes*. In accordance with this statute, if the Board of County Commissioners agrees with the proposal, the Board will vote on transmitting the proposed amendment for an expedited state review taking no more than 30 days. Florida Commerce may allow for the adoption of the FLUM series as presented, or make recommendations as to how the Board should proceed. If Florida Commerce has no comments for the proposed, the Board will have 180 days to adopt an ordinance amending the Future Land Use Map.

Attachment 1 – Application

Attachment 2 – Supporting Documents

Attachment 3 – Maps

Attachment 4 – Ordinance (not provided to Planning Commission)

ATTACHMENT 1 - Application

PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES

2509 Crill Ave., Suite 300
Palatka, FL 32177
Fax: (386) 329-1213
Email: pzb@putnam-fl.com
Website: main.putnam-fl.com



Planning: (386) 329-0491
Zoning: (386) 329-0316
Building: (386) 329-0307
Animal Control (386) 329-0396
Code Enforcement (386) 329-0317

COMPREHENSIVE PLAN or FUTURE LAND USE MAP
AMENDMENT APPLICATION

1. Print Applicant Name(s): WA207 LLC and Mosler Industries LLC
2. Contact Phone: 386-530-2955
3. Mailing Address: (Street) 71 Carrera Street and 175 Oneida St
(City) St Augustine (State) FL (Zipcode) 32084
4. 911 Address: (Street) Same
(City) _____ (State) _____ (Zipcode) _____
5. Parcel ID number(s) (for map changes): 04-10-26-0000-0020-0000
04-10-26-0000-0020-0001, 33-09-26-5800-0010-0000, 33-09-26-0000-0010-0000
32-09-26-0000-0210-0000, 32-09-26-0000-0210-0010, 32-09-26-0000-0150-0000
32-09-26-0000-0150-0010, 32-09-26-0000-0110-0000, 32-09-26-0000-0110-0030
32-09-26-0000-0110-0010 32-09-26-0000-0110-0020
6. Subdivision Name: NA
7. Driving directions to property from Palatka: Property is located at the intersection of
SR100 and CR309C
8. Size of the property to be covered by the map amendment: 443 +/- acres
423.48
9. Current zoning: AG Future Land Use designation: AG
10. Proposed Future Land Use Designation: USA
Current Use of Property: Agriculture/Silviculture
11. Purpose of the Amendment: To allow for urban uses consistent with the location
and the applicant's plans for a motor sports complex and related uses.
12. Prior zoning/comp plan actions on this property (include case number): _____
NA
13. Date of required pre-application meeting with Planning Staff: 6/3/2025 ZB

14. Attach the following to the application form: (see instructions)

- Concept Plan (optional)
- Agent Designation form (if applicable)
- Recorded Deed, with Legal Description (if land use map change)
- Statement or purpose of change (if need a lengthier statement from #7 above)

NOTICE: Submittal of a completed application represents express permission to Department staff to enter onto the property to conduct a site visit under the conditions described in paragraph 6 on page 1 of the application packet. If you desire to be present during the site visit, contact the Department to schedule the site visit. Denial or refusal to grant such access shall be grounds for rejecting the application.

Your signature represents your agreement to pay any fees incurred for third party experts or consultants necessary to review and analyze technical submittals provided by the applicant, including but not limited to environmental assessments, housing studies, traffic studies and other level of service analyses.

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)

Scott Lagasse
(Print)

904 669-9436

Scott Lagasse
(Sign)

JACOB MOSLER
(Print)

904-400-0792

Jacob Mosler
(Sign)

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 29 day of May, 2025 by Scott Lagasse and Jacob Mosler
(Print Name of Person(s) Acknowledging)

Michelle Jenschak
Signature of Notary Public



(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification Florida D.L. Type of Identification Produced

JUN 03 2025

CPA25-000003

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate The Douglas Law Firm
as agent in fact for the owner(s) of parcel(s) listed in this application

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

Print name of property owner(s)

Scott E Lagasse Sr MGR

WA207 LLC

Jacob G. Mosler MGR

Mosler Industries LLC

Signature(s) of property owner(s)

Scott E. Lagasse Sr

Jacob G. Mosler

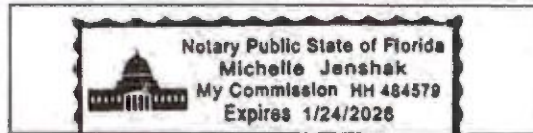
STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 29 day of May 20 25 by Scott E. Lagasse Sr and Jacob G. Mosler
(Print Name of Person(s) Acknowledging)

Michelle Jenshak
Signature of Notary Public



(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification Florida D.L. Type of Identification Produced

AGENT OATH AND SIGNATURE

The undersigned Patrick Kennedy, Douglas Law Firm, 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: _____

Address: 117 N Second Street, Palatka, FL 32177

Telephone Number: _____ Email Address: patrick@dhclawyers.com

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization.

this _____ day of _____ 20____, by _____
(Print Name of Person(s) Acknowledging)



Signature of Notary Public _____

(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification _____ Type of Identification Produced _____

DO NOT WRITE BELOW THIS PAGE

JUN 03 2025

CPA25-000003

AGENT OATH AND SIGNATURE

WA 207 LLC
FLUM Amind, not
CPA 25-000003

The undersigned Patrick Kennedy, Douglas Law Firm, 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: 

Address: 117 N Second Street, Palatka, FL 32177

Telephone Number: 386-244-4910 Email Address: patrick@dhclawyers.com

STATE OF Florida

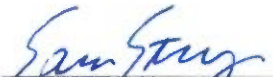
COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 18th day of June 2025 by Sara Story

(Print Name of Person(s) Acknowledging)




Signature of Notary Public

(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☒ OR Produced Identification _____ Type of Identification Produced _____

DO NOT WRITE BELOW THIS PAGE

-THIS PAGE IS FOR OFFICE USE ONLY -

Pre-application Meeting Verification: Date: 6/3/2025 Time: 4:00 am pm

Staff Signature: [Signature]

Staff Sufficiency Review Comments:

1. Submittals Check List:

<input type="checkbox"/> Application Fee	<input type="checkbox"/> Completed Concept Plan (if applicable)
<input type="checkbox"/> Completed Application form	<input type="checkbox"/> Agent Designation form (if applicable)
<input type="checkbox"/> Recorded Deed	<input type="checkbox"/> Legal Description
<input type="checkbox"/> Parcel Map (full section)	

2. Property is currently/proposed to be serviced by:

central sewer ☐ package treatment plant ☐ septic tank ☐
central water ☐ public supply well ☐ private well ☐

Health Department

Comments: _____

3. Case Number: _____

4. Hearing Dates:

Planning Commission _____

BOCC _____

5. Special

Comments: _____

Reviewed by: _____

Date: _____

-THIS PAGE IS FOR OFFICE USE ONLY -

JUN 03 2025

CPA25-600003

ATTACHMENT 2 - Supporting Documents

Prepared by and Return to:

Davis R. Watson III, Esq.
Davis R. Watson III, P.A.
Permenter & Watson, PLLC
2201 S.E. 30th Avenue, Suite 202
Ocala, Florida 34471

Parcel ID Nos.

03-10-26-0000-0130-0000;
04-10-26-0000-0020-0000;
04-10-26-0000-0020-0001;
33-09-26-0000-0010-0000;
33-09-26-5800-0010-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 18th day of December, 2024, by Albert S. Walton, Jr., a married person conveying property which is not his homestead and whose address is 529 Marlin Drive, Punta Gorda, Florida 33950; Ann W. Cordoba, a married person conveying property which is not her homestead and whose address is 638 Starmont Drive, Durham, North Carolina 27705; Mary T. Walton, an unmarried person conveying property which is not her homestead and whose address is 11 Higgins Street, Apartment #3, Arlington, Massachusetts 02476; and Christine W. Pieper, an unmarried person conveying property which is not her homestead and whose address is 226 Fairlane Drive, Athens, Georgia 30607; **as tenants in common** (collectively, "**Grantor**"), to WA207 LLC, a Florida limited liability company ("**Grantee**"), whose address is 3 San Marco Avenue, St. Augustine, Florida 32084. ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Putnam County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto, all improvements and structures located thereon, and all fixtures, equipment and machinery used in connection with the operation of such improvements and structures and permanently affixed thereto in such a manner as to constitute real estate under applicable state law, (such improvements, structures and fixtures being purchased and sold "AS IS", "WHERE IS", and "WITH ALL FAULTS").

SUBJECT TO all applicable laws including zoning, building ordinances and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record that lawfully affect the same or any part thereof (but this Deed shall not serve to reimpose same), all encroachments and other matters that may be revealed by a survey or inspection thereof, and the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges for the current year and subsequent years.

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

JUN 03 2025

CPA25-000003

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered in our presence:

Shelly Fileman
Shelly Fileman, Witness
[PRINT NAME OF WITNESS]
Address: 32147 Lockport Ave
Port Charlotte, FL 33950

Albert S. Walton, Jr.
Albert S. Walton, Jr.

Michelle Sutherland
Michelle Sutherland, Witness
[PRINT NAME OF WITNESS]
Address: 4989 Duncas Rd
Punta Gorda FL 33982

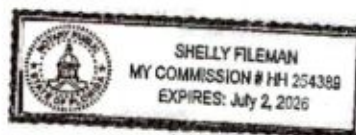
STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of December, 2024 by Albert S. Walton, Jr., a married person conveying property which is not his homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.

FL DLW435037570280

(SEAL)

Shelly Fileman
NOTARY PUBLIC
Commission Number:
My Commission Expires:



JUN 03 2025

CPA25-000003

(Signature page to Special Warranty Deed)

Signed, sealed and delivered in our presence:

Iva Ann Walker
Iva Ann Walker, Witness

[PRINT NAME OF WITNESS]

Address: 5018 St. Mary's Rd.
Millsborough, NC 27278

Ann W. Cordoba
Ann W. Cordoba

Ryan Bates
Ryan Bates, Witness
[PRINT NAME OF WITNESS]
Address: 3316 Stonybrook Dr
Durham NC 27705

STATE OF North Carolina
COUNTY OF Durham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of December, 2024 by Ann W. Cordoba, a married person conveying property which is not her homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.

(SEAL)



[Signature]
NOTARY PUBLIC
Commission Number: 201722900198
My Commission Expires: 05/18/2028

JUN 03 2025

CPA25-000003

(Signature page to Special Warranty Deed)

Signed, sealed and delivered in our presence:

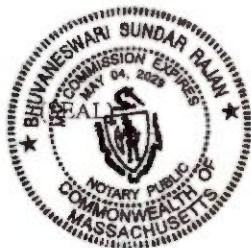
Bhuvaneshwari Sundar Rajan
Bhuvaneshwari Sundar Rajan Witness
[PRINT NAME OF WITNESS]
Address: 655 Mass Ave
Arlington MA 02476

Mary T. Walton
Mary T. Walton

Lin Deng Witness
[PRINT NAME OF WITNESS]
Address: 655 Mass Ave
Arlington MA 02476

STATE OF MA
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day of December, 2024 by Mary T. Walton, an unmarried person conveying property which is not his homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.



Bhuvaneshwari Sundar Rajan
NOTARY PUBLIC
Commission Number:
My Commission Expires: 05/04/2029

JUN 03 2025

CPA25-000003

(Signature page to Special Warranty Deed)

Signed, sealed and delivered in our presence:

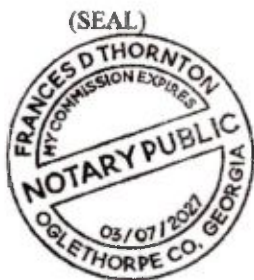
Katherine Heath
Katherine Heath Witness
[PRINT NAME OF WITNESS]
Address: 150 Floyd Dr
Athens, GA 30607

Christine W. Pieper
Christine W. Pieper

Frances Diane Thornton
Frances Diane Thornton Witness
[PRINT NAME OF WITNESS]
Address: 150 Floyd Dr
Athens, GA 30607

STATE OF Georgia
COUNTY OF Oglethorpe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of December, 2024 by Christine W. Pieper, an unmarried person conveying property which is not his homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.



Frances Diane Thornton
NOTARY PUBLIC
Commission Number: W-00590631
My Commission Expires: 03/07/2027

JUN 03 2025

CPA25-000003

EXHIBIT "A"

Parcel 1: (Being the lands assessed under Parcel ID: 33-09-26-5800-0010-0000)
A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF SECTION 33 AND RUN THENCE N 0 DEG 17'08"W, ALONG THE WEST LINE OF SECTION 33, A DISTANCE OF 2606.37 FEET TO A CONCRETE MONUMENT, THENCE N 0 DEG 18'42"W, ALONG SAID WEST LINE 895.51 FEET TO AN IRON ROD SET AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE S 61 DEG 44'06"E, ALONG SAID RIGHT-OF-WAY LINE 236.54 FEET TO AN IRON ROD; THENCE N 28 DEG 15'54"E, ALONG SAID RIGHT-OF-WAY LINE 25.18 FEET TO AN IRON ROD; THENCE S 61 DEG 44'06"E, ALONG SAID RIGHT-OF-WAY LINE, 2338.46 FEET TO AN IRON ROD; THENCE S 11 DEG 14'15"E, 1537.74 FEET TO AN IRON ROD; THENCE CONTINUE S 11 DEG 14'15"E 803.29 FEET; THENCE S 89 DEG 40'59"W 59.91 FEET TO A CONCRETE MONUMENT; THENCE S 89 DEG 49'28"W 2658.36 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCK 1, MERWIN PARK, SECTION "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 1 AND RUN THENCE S 61 DEG 44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCK 1, 330.78 FEET TO AN IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE S 61 DEG 44'06"E, ALONG SAID NORTHEASTERLY LINE, 1175.24 FEET TO AN IRON ROD; THENCE S 0 DEG 25'39"E 57.00 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61 DEG 44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 1202.61 FEET TO AN IRON ROD; THENCE N 28 DEG 15'54"E 50.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCKS 47 & 46, MERWIN PARK, SECTION "C" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF BLOCK 1, MERWIN PARK, SECTION "A" AND RUN THENCE S 61 DEG 44'06"E, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1 AND THE PROLONGATION OF SAID LINE THEREOF 1626.74 FEET TO AN IRON ROD SET AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 47, MERWIN PARK, SECTION "C" AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE S 61 DEG 44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCKS 47 & 46, 920.63 FEET TO AN IRON ROD; THENCE S 11 DEG 14'15"E 64.81 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61 DEG 44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 943.04 FEET TO AN IRON ROD; THENCE N 0 DEG 18'42"W 48.52 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 118 DEG 34'36", A RADIUS OF 5.00 FEET, A CHORD BEARING OF N 58 DEG 58'36" E AND A CHORD DISTANCE OF 8.60 FEET, THENCE RIGHT, ALONG SAID CURVE A DISTANCE OF 10.35 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section A, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 42:

- Lot 4, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0040)
- Lot 28, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0280)
- Lot 1, Block 3 (as assessed under Parcel I.D. 33-09-26-5800-0030-0010)
- Lots 17 and 19, Block 11 (as assessed under Parcel I.D. 33-09-26-5800-0110-0170)
- Lots 9 and 10, Block 15 (as assessed under Parcel I.D. 33-09-26-5800-0150-0090)

JUN 03 2025

CPA25-000003

Exhibit "A"

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section B, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 96:
Lot 4, Block 24 (as assessed under Parcel I.D. 33-09-26-5801-0240-0040)

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section C, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 141:
Lot 5, Block 42 (as assessed under Parcel I.D. 33-09-26-5802-0420-0050)

LESS AND EXCEPT ALL ROAD RIGHT-OF WAYS, PLATTED PARKS, UNNUMBERED AND UNNAMED PARCELS AS SHOWN WITHIN THE PLATTED ROAD RIGHT-OF-WAYS AND LAKES SHOWN ON SAID RECORDED PLATS, ALL AS SHOWN ON THE PLATS OF MERWIN PARK, SECTIONS "A", "B", & "C".

AND

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33 AND RUN N 89 DEG 30'06" W, 455.84 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST; THENCE S 89 DEG 40'59" W 864.44 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK 135, PAGE 562 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA; THENCE CONTINUE S 89 DEG 40'59" W 1278.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 89 DEG 40'59" W 59.91 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89 DEG 49'28" W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, A DISTANCE OF 136.60 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF "MERWIN PARK SECTION B", A SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 96 OF SAID PUBLIC RECORDS; THENCE N 2 DEG 54'05" E, ALONG THE EASTERLY LINE OF SAID "MERWIN PARK SECTION B" 789.65 FEET TO AN IRON ROD; THENCE S 11 DEG 14'15" E 803.29 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 2: (Being the lands assessed under Parcel ID: 33-09-26-0000-0010-0000)

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R. 183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE RUN N 1 DEG 16' 57" W 536.13 FEET TO A CONCRETE MONUMENT; THENCE N 68 DEG 23'14" W 782.98 FEET; THENCE N 1 DEG 01'10"E 535.19 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A DELTA ANGLE OF 0 DEG 32'29", A RADIUS OF 11491.38 FEET, A CHORD BEARING OF N 66 DEG 03'13"W AND A CHORD DISTANCE OF 108.58 FEET, THENCE ALONG SAID CURVE AND RIGHT-OF-WAY 108.58 FEET TO AN IRON ROD; THENCE S 1 DEG 01'10" W 1408.51 FEET TO AN IRON ROD; THENCE N 89 DEG 40'59" E 854.70 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 4: (Being the lands assessed under Parcel ID: 03-10-26-0000-0130-0000)

A PARCEL OF LAND SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT SET AT THE WEST END OF CALL (1) OF BOUNDARY LINE AGREEMENT RECORDED IN O.R. 183, PAGE 177 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND RUN THENCE S 13 DEG 46' 24" W, ALONG SAID

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Exhibit "A"

BOUNDARY LINE AGREEMENT, 818.06 FEET; THENCE S 0 DEG 44' 45" E 47.56 FEET TO A CONCRETE MONUMENT; THENCE N 89 DEG 15' 15" E 600.00 FEET TO A CONCRETE MONUMENT; THENCE N 0 DEG 44' 45" W 190.00 FEET TO AN IRON ROD; THENCE N 89 DEG 15' 15" E 150.00 FEET TO AN IRON ROD; THENCE N 0 DEG 44' 45" W 66.00 FEET TO AN IRON ROD; THENCE S 89 DEG 15' 15" W 150.00 FEET TO AN IRON ROD; THENCE N 0 DEG 44' 45" W 380.00 FEET TO A CONCRETE MONUMENT; THENCE N 89 DEG 15' 15" E 150.00 FEET TO AN IRON ROD; THENCE N 0 DEG 44' 45" W 200.97 FEET TO A NAIL AND DISK SET IN ASPHALT PAVEMENT; THENCE S 89 DEG 31' 11" W 544.92 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 5: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0001)

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4 AND RUN THENCE S 0 DEG 13' 16" E, ALONG THE WEST LINE OF SECTION 4, 153.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE S 89 DEG 09' 58" E, 3907.565 FEET TO AN IRON ROD; THENCE N 87 DEG 39' 19" E 536.33 FEET TO AN IRON ROD; THENCE S 71 DEG 03' 05" W 450.06 FEET TO AN IRON ROD; THENCE S 0 DEG 16' 23" E 570.46 FEET TO AN IRON ROD; THENCE S 78 DEG 13' 19" W 982.17 FEET TO AN IRON ROD; THENCE N 89 DEG 51' 19" W 394.66 FEET TO AN IRON ROD; THENCE N 0 DEG 01' 25" E 136.58 FEET TO AN IRON ROD; THENCE S 89 DEG 30' 15" W 665.21 FEET TO AN IRON ROD; THENCE N 0 DEG 08' 51" W 332.06 FEET TO AN IRON ROD; THENCE S 89 DEG 27' 03" W 1998.08 FEET TO A POINT ON THE WEST LINE OF SECTION 4; THENCE N 0 DEG 13' 16" W, ALONG SAID WEST LINE, 507.27 FEET TO THE POINT OF BEGINNING AND TO CLOSE. LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

Parcel 6: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0000)

A PARCEL OF LAND SITUATED IN SECTIONS 3 & 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R.183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE S 89 DEG 40' 59" W 854.70 FEET TO AN IRON ROD; THENCE S 1 DEG 01' 10" W 31.00 FEET; THENCE N 89 DEG 03' 49" W, 1283.62 FEET; THENCE N 11 DEG 14' 15" W 3.24 FEET; THENCE S 89 DEG 41' 24" W 524.82 FEET; THENCE CONTINUE S 89 DEG 41' 24" W 2667.92 FEET TO THE NORTHWEST CORNER OF SECTION 4; THENCE S 0 DEG 13' 16" E, ALONG THE WEST LINE OF SECTION 4, 1671.03 FEET; THENCE N 84 DEG 28' 37" E, 3846.27 FEET TO AN IRON ROD; THENCE N 87 DEG 39' 10" E, 1531.23 FEET TO AN IRON ROD; THENCE N 1 DEG 29' 11" W, 1219.23 FEET TO AN IRON PIPE; THENCE N 1 DEG 23' 02" W 48.15 FEET TO THE POINT OF BEGINNING AND TO CLOSE. LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

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Rec: \$44.00 Doc: \$5250.00 (\$750,000.00)

In, Return and Prepared by:

Carol Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.

71 CARRERA STREET

ST AUGUSTINE, FL 32084

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

32-09-26-0000-0110-0030, 32-09-26-0000-0110-0000, 32-09-26-0000-0150-0010,
32-09-26-0000-0150-0000, 32-09-26-0000-0210-0000, 32-09-26-0000-0110-0010,
32-09-26-0000-0110-0020, and 32-09-26-0000-0210-0010

File No.: 65082

WARRANTY DEED

This Warranty Deed, Made the 28 day of February, 2025, by THERESA DIANE CHESNEY,
individually and as Successor Trustee of The Shirley J. Motes Revocable Trust Dated December 9,
2020, conveying non homestead property whose post office address is:

1772 Burnt Mt Rd Jasper GA 30143, hereinafter called the "Grantor", to

MOSLER INDUSTRIES, LLC, a Florida Limited Liability Company, whose post office address is:

187 Oneida St St Augustine FL 32084,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Putnam** County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Carol A. Lagasse
Witness 1 Signature

THE SHIRLEY J. MOTES REVOCABLE TRUST
DATED DECEMBER 9, 2020

Witness 1 Printed Name and Post Office Address:

Carol A. Lagasse
SS

Theresa Diane Chesney
Theresa Diane Chesney
Successor Trustee and as to her individual interest

ST Augustine FL 32084

Bita Hewett
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Bita Hewett
1925 Park Ave
Orange Park, FL 32073

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of February, 2025 by The Shirley J. Motes Revocable Trust Dated December 9, 2020. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

Carol A. Lagasse
Notary Public Signature

(SEAL)

Printed Name:

My Commission Expires: _____

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



CAROL A. LAGASSE
Notary Public
State of Florida
Comm# HH538205
Expires 7/21/2028

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 1:
(PID # 32-09-26-0000-0110-0000)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32 and the POINT OF BEGINNING; thence run South 89° 01' 06" West along the South line thereof a distance of 423.31 feet to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 122.63 feet to the point of curve of said Easterly right of way line; thence run Northwesterly with a curve concave Westerly, said curve having a central angle of 22° 17' 58", a radius of 854.03 feet, an arc length of 332.39 feet and a chord bearing and distance of North 11° 34' 15" West 330.29 feet to the Northwesterly right of way line of a 150 foot Seminole Electric Cooperative Inc. easement as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida; thence run North 46° 40' 36" East along said Northwesterly right of way line a distance of 659.79 feet to the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 891.71 feet to the POINT OF BEGINNING.

SUBJECT TO a 150 foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT that part thereof conveyed for right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 2:
(PID # 32-09-26-0000-0110-0010)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4, a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way); thence continue South 89° 01' 06" West along said South line, a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet to the POINT OF BEGINNING; thence continue North 00° 42' 45" West 252.26 feet to an iron rod at the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along the North line thereof a distance of 365.80 feet to an iron rod on the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 284.24 feet; thence run South 89° 06' 08" West 497.60 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 3:
(PID # 32-09-26-0000-0110-0020)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 2606.42 feet to a concrete monument at the

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Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4 a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way) and the POINT OF BEGINNING; thence continue South 89° 01' 06" West along said South line a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet; thence run North 89° 06' 08" East 497.60 feet to the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 629.51 feet to the point of curve; thence run Southerly with a curve concave Westerly, said curve having a central angle of 27° 55' 06", a radius of 788.03 feet, an arc length of 383.98 feet and a chord bearing and distance of South 14° 22' 49" East 380.19 feet to the point of tangency of said Westerly right of way line; thence run South 00° 25' 16" East 123.27 feet to the POINT OF BEGINNING.

SUBJECT TO a 150 foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT therefrom that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 4:

(PID # 32-09-26-0000-0110-0030)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 3498.13 feet to a point on the Northwestern right of way line of a 150-foot Seminole Electric Cooperative, Inc. Easement as described in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida and the POINT OF BEGINNING; thence run South 46° 40' 36" West along said Northwestern right of way line, a distance of 659.79 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run Northwesterly along said Easterly right of way line with a curve concave Westerly, said curve having a central angle of 05° 37' 08", a radius of 854.03 feet, an arc length of 83.75 feet and a chord bearing and distance of North 25° 31' 48" West 83.72 feet to the point of tangency; thence run North 28° 20' 22" West 879.48 feet to an iron rod on the North line of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along said North line, a distance of 300.74 feet to an iron rod on the Southerly right of way line of State Road No. 100; thence run South 62° 02' 34" East along said Southerly right of way line, a distance of 715.60 feet to an iron rod on the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 66.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying in the Georgia Southern and Florida Railroad right of way.

AND FURTHER LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 5:

(PID # 32-09-26-0000-0150-0000)

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 1303.21 feet to the Southeast corner of said NE 1/4 of the SE 1/4 and the POINT OF BEGINNING; thence run South 88° 56' 03" West along the South line thereof a distance of 428.53 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.96 feet; thence run North 88° 58' 34" East a distance of 425.93 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4, a distance of 649.63 feet to the POINT OF BEGINNING.

Parcel No. 6:

(PID # 32-09-26-0000-0150-0010)

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A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 1952.84 feet to the POINT OF BEGINNING; thence run South 88° 58' 34" West a distance of 425.93 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.92 feet to the North line of the NE 1/4 of the SE 1/4 of said Section 32; thence run North 89° 01' 06" East along said North line a distance of 423.31 feet to a concrete monument at the Northeast corner of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4 a distance of 653.58 feet to the POINT OF BEGINNING.

Parcel No. 7:
(PID # 32-09-26-0000-0210-0000)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

BEGIN at a concrete monument at the Southeast corner of said Section 32 and run South 88° 51' 00" West along the South line thereof a distance of 433.75 feet to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.99 feet; thence run North 88° 53' 31" East a distance of 431.14 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along said East line a distance of 649.65 feet to the POINT OF BEGINNING.

Parcel No. 8:
(PID # 32-09-26-0000-0210-0010)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 649.65 feet to the POINT OF BEGINNING; thence run South 88° 53' 31" West a distance of 431.14 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.90 feet to the North line of the SE 1/4 of the SE 1/4 of said Section 32; thence run North 88° 56' 03" East along said North line a distance of 428.53 feet to the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line thereof a distance of 653.56 feet to the POINT OF BEGINNING.

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DOUGLAS LAW FIRM

ATTORNEYS AND COUNSELORS AT LAW

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John Schaller
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Patrick Kennedy
Lisa Miles

MEMORANDUM

To: Putnam County Planning Commission Members

From: Patrick Kennedy

Date: May 30, 2024

RE: Analysis, Justification and Evidentiary Support for FLUM Amendment from AG to USA

The Parties: Owners – WA207 LLC, and Mosler Industries, LLC
Agent – The Douglas Law Firm

The Request: To change the future land use designation of the Property described herein from its current designation from Agriculture (AG) to Urban Service Area (US) to allow for a Motor Sports Complex with a compatible mixture of Commercial, Residential and Light Industrial Uses.

The Property: Parcel Nos.:
32-09-26-0000-0210-0010
32-09-26-0000-0110-0030
32-09-26-0000-0150-0010
33-09-26-5800-0010-0000
04-10-26-0000-0020-0000
33-09-26-0000-0010-0000
32-09-26-0000-0210-0000
32-09-26-0000-0110-0000
32-09-26-0000-0150-0000
04-10-26-0000-0020-0001
32-09-26-0000-0110-0010
32-09-26-0000-0110-0020

Acreage: 443 +/- acres

Brief Description of the Property and the Applicant's Goals: The Property is located at the intersection CR309C and SR100 and abuts the Palatka-Kay Larkin Airport. The Applicants desire to develop this property with a state of the art, mixed use Motor Sports Complex that will include driver training for members (beginners through advanced), professional drivers, as well as law enforcement and other first responders (the "Project"). It is intended to be an exclusive luxury experience with the latest smart technology utilized throughout. It will also include a mix
3_5.30.25Supporting Memorandum for WA207_Mosler FLUM Amendment

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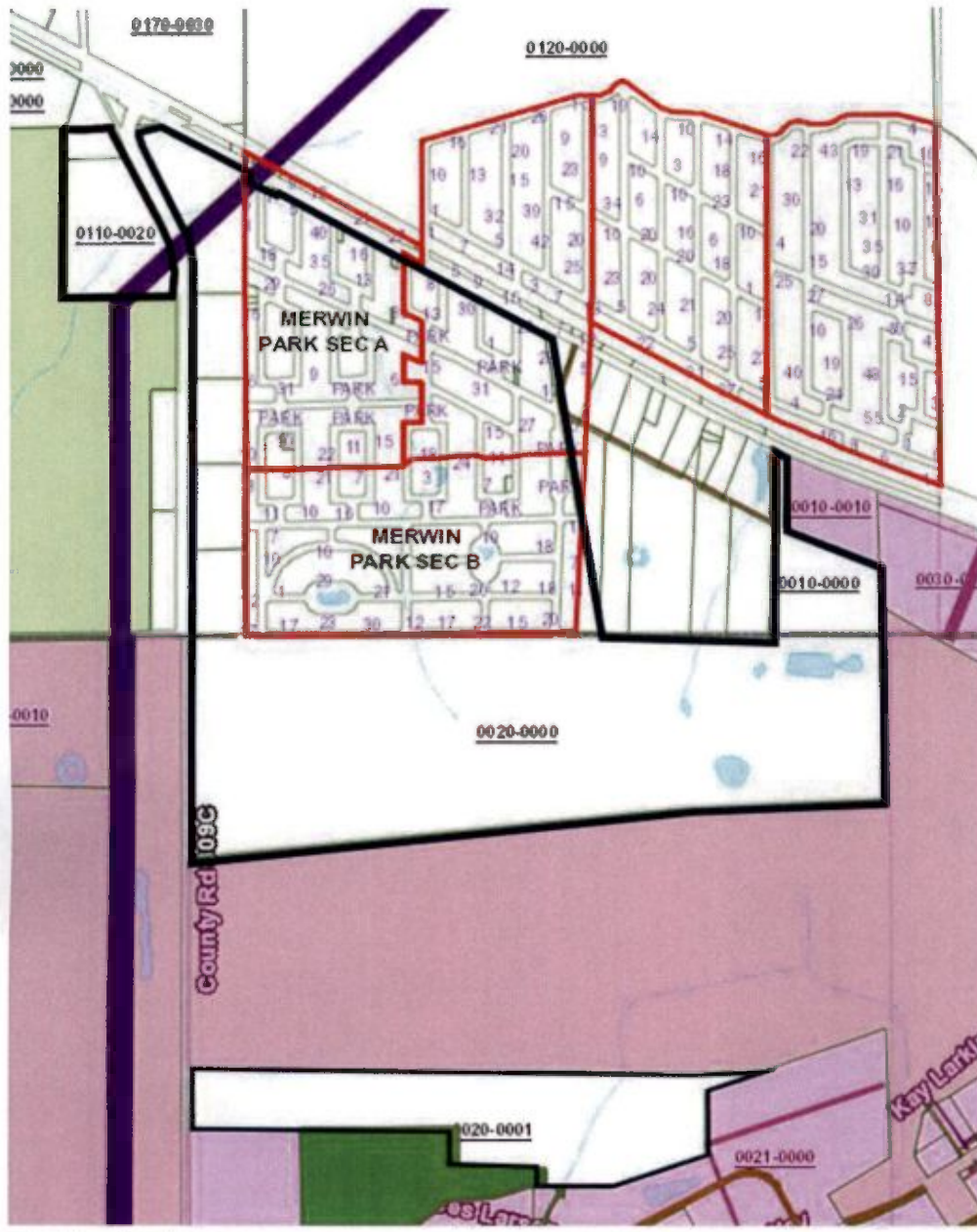
CPA25-000003

of appropriate commercial, industrial and residential uses consistent with the proposed land use category. This application for a future land use map amendment is submitted concurrently with the application for a PUD zoning specifically permitting the uses described.

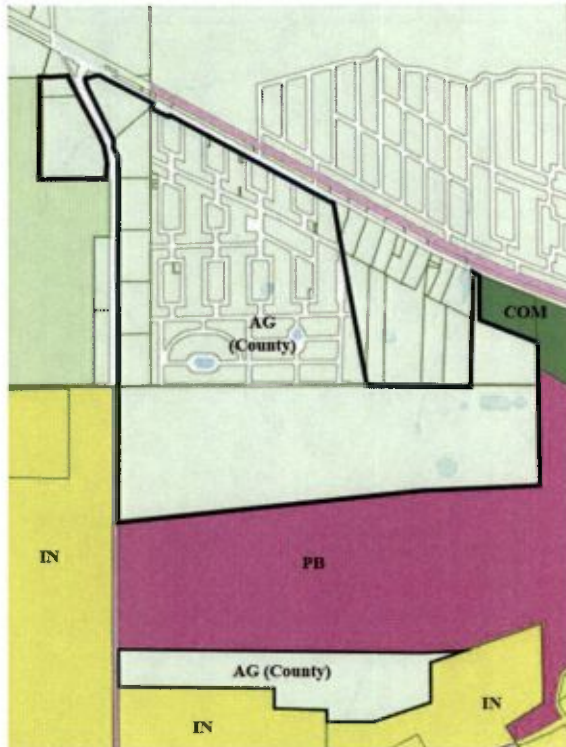
Attachments:

- Appendix with Map Set

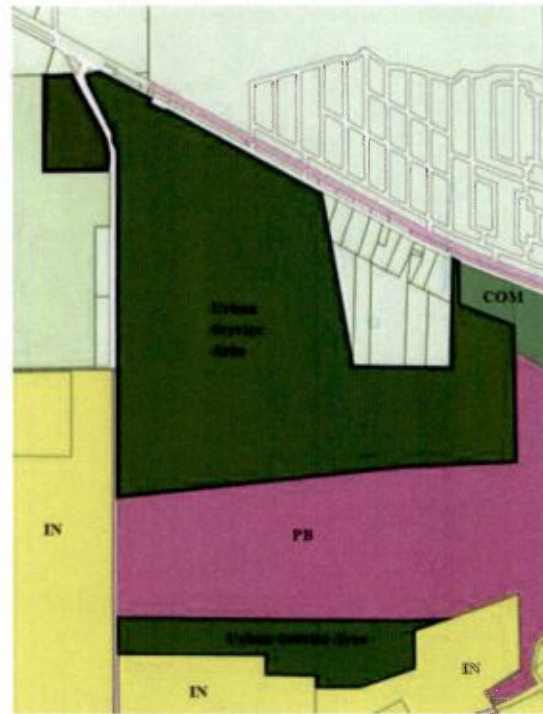
Location Map:



County and City Future Land Use Map:



Proposed FLUM: Urban Service



Brief Statement of Support

The description of the Urban Service future land use designation in the Putnam County Comprehensive Plan clearly describes the Property under consideration with this application:

Urban Service Area: *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 15 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.*

This property sits on the City of Palatka's western boundary abutting the Palatka-Kay Larkin Airport. It is surrounded by industrial zones and industrial park land uses to the east, west and south. It has immediate access from CR309C (a major collector roadway) and SR100 (an arterial state highway). It also has access to the City of Palatka's water, sewer and water reuse infrastructure. The Urban Service Area ("Urban Service") designation makes perfect sense for this location.

With the establishment of the Urban Service designation over roughly 443 acres of land, a mixed-use PUD built around a motor sports themed development adjacent to the airport is consistent with the Comprehensive Plan, compatible with the surrounding land uses, and a natural fit for this area of Putnam County.

Analysis and Support for Approval of the Map Amendment

Urban Service is Consistent with the Comprehensive Plan and Compatible with the Surround Land Uses and Zoning Designations

The Applicant has submitted a concurrent application for rezoning that analyzes many of the consistency and compatibility issues for a specific mixed-use Project proposed for this Property. This analysis similar but generally a higher-level view as to why the Urban Service future land use is appropriate at this location on the western boundary of the City Palatka. The Urban Service Area future land use policies allow for a mix of urban uses as described in Policies A.1.9.3.A.1.a-h:

1. Urban Service Area: 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 15 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

a. 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.

b. 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.

c. Residential development shall be allowed from a density of one (1) dwelling unit per acre to twenty-four (24) units per acre. Residential density in excess of two (2) dwelling units per acre shall require a community scale potable water and/or sanitary sewer system, consistent with applicable state law. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the Land Development Code.

d. 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.

e. 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 is allowed up to 20 percent of its total land area without a Comprehensive Plan amendment to designate the area as Industrial future land use.

f. 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. 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. Community Facilities and Services acreage in each distinct Urban Service Area shall be allowed up to 15 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use.

g. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code.

h. The maximum Floor Area Ratios and impervious surface coverages allowed are as follows:

For non-residential uses the maximum Floor Area Ratio is 1:1 and the maximum Impervious Surface coverage is 85 percent.

For residential uses the maximum Floor Area Ratio is 0.7:1 the maximum Impervious Surface coverage is 70 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.

When the uses are permitted by the future land use designation, the County must be certain the development of those uses is consistent with the Comprehensive Plan and the land development code (LDC). A consistency analysis boils down to two considerations: compatibility and concurrency. Compatibility focuses on the location and the surrounding land uses. Concurrency focuses on the impacts to the level of service for certain public facilities and services. The memorandum demonstrates that this project will be compatible and the concurrency in the relevant facilities.

A. Surrounding Land Uses. This proposed multi-use motorsports complex abuts an existing municipal airport at the western boundary of the City of Palatka and is otherwise surrounded by industrial zoned properties on the east, west and south sides of the Property. The property north of the site is SR100, Georgia Pacific and the St Johns River Water Management District's (SJRWMD) offices. None of these zoning districts and land uses present a compatibility problem for an Urban Service future land use designation. In fact, these surrounding land uses and zoning designations justify a more urbanized land use designation for this Property.

The only potential compatibility concern is the enclave of residential uses on the Agriculture (AG) zoned properties abutting the Property at the north side. However, these existing uses are not expressly inconsistent with the Urban Service uses and are not uncommon in the transition areas at the edge of Urban Service areas. Moreover, the County has buffering and screening

standards that address the potential for mitigating incompatible uses in a mixed-use area that is typical of an Urban Service area.

B. The Location. The location of this development is expressly consistent with the Comprehensive Plan description for the location of a typical Urban Service Area:

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 15 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways.

Central Water and Sewer Infrastructure. The City of Palatka already provides water and sewer to airport, commercial and industrial uses east and south of this Property. There are roughly 680 acres immediately across CR309C that is inside the City limits and designated "Industrial" on the City's future land use map. [Note: 40-acres is owned by the County]. It is reasonable to assume that if the City and the County both plan for tracts west of this Property to be developed with industrial uses within the planning horizon of the City's Comprehensive Plan, the water and sewer infrastructure will be provided within that planning horizon.

However, the expansion of water and sewer infrastructure can be a "chicken and egg" argument. Local governments with limited resources will often rely on the developers to kick start the expansion. This cannot occur if the future land use designation does not allow for the development necessary to justify the developer's investments in the uses and infrastructure that will serve them. The Applicants for this FLUM have a concurrent rezoning for a PUD that will bring urban development that can justify the developer's and the local government's investment in the extension of water and sewer to this area.

Comprehensive Plan Policy A.1.1.2 anticipates the "chicken and egg" issue and recognizes that a commitment to the necessary infrastructure improvements concurrent with the impacts can be addressed by a development agreement as provided in the concurrent rezoning application and by the implementation of concurrency through the land development code at the time of development review:

Policy A.1.1.2.: Developments that provide centralized water or sewer systems as a condition of development shall ensure that the capacities of the proposed system are designed and constructed to meet the full build-out requirements of the project concurrent with those impacts. The County's concurrency management system shall be implemented through the Land Development Code.

Stormwater Management Infrastructure. It should not go unnoticed that this Property abuts the St Johns River Water Management District's (SJRWMD) home offices. The size of the Property will allow for adequate stormwater infrastructure that will manage all stormwater impacts within the property boundaries and all development within this Urban Service area will be permitted and inspected by the SJRWMD and the County.

Major Paved Streets. As illustrated by the below and with the data and information in the concurrent rezoning application, the Property is surrounded by major paved streets and

highways, and will be directly accessed from CR309C, a major collector roadway, and SR100, a minor arterial roadway.



II. Concurrency – The proposed use will meet the County’s policies and regulations governing concurrency.

Concurrency is the process to ensure that necessary facilities to support the proposed development are available concurrent with the impacts of the development. The facilities deemed necessary pursuant to the County’s Comprehensive Plan include water, wastewater, stormwater, and roads (i.e., traffic). In the broader scope of a future land use map amendment, it is not possible to drill down on the potential impacts to these facilities with specificity. However, we can demonstrate that there is current capacity in the facilities that will be relied upon to serve this Property. More importantly, the County’s land development regulations and the Applicant’s concurrent PUD proposal ensure the provision of these services concurrent with actual development, as well as a commitment to address the level of service impacts.

Water and Wastewater. At present, the City of Palatka has ample water and sewer capacity available. However, the first phase of the Project is not set to commence for five (5) years. The available water and sewer capacity and the commitments to provide the service must be confirmed prior to commencement of Phase 1. The Developer will extend the necessary infrastructure improvements to the Project concurrent with the construction of the first phase. (Note: this 5-Year deadline is well within the 15-year window contemplated by the Urban Service Area). The PUD Agreement ensures that the Project will not move forward until the water and wastewater capacity is confirmed and available to serve the uses prior to their commencement.

Stormwater. The proposed use will not negatively impact any stormwater management systems operated or maintained by the County or the City. It will likely result in additional enhancements to the existing facilities in the area. All stormwater will be retained/detained/treated as mandated by the St Johns River Water Management District. The proximity of this agency's office will likely provide additional assurance that these improvements will happen in accordance with the regulatory requirements.

Schools. Per the proposed PUD, the uses will be commercial, industrial and transient residential and will have no impact on school capacity. If long term residential uses are proposed during a later phase of the project, the density and the LOS impacts that result will be addressed.

Recreation. The commercial nature of this development will have no impact on the level of service of existing recreational facilities. However, this development is recreational in nature and will include many of the recreational facilities contemplated by the Comprehensive Plan.

Traffic. This Property has direct access to both CR309C and SR 100. Per Policy B.1.1.1 of the Comprehensive Plan, the adopted Level of Service for CR309C is LOS D and SR100 is LOS C. As indicated in Table 1, below, FDOT sets the total trips to maintain LOS C on an uninterrupted 2-lane highway is 17,300 AADTs. The County's 2035 Comprehensive Plan provides the 2019 FDOT traffic counts for the roadway segments in the vicinity of this Project. The AADT for the segment of SR100 fronting this Property in 2019 was 9,300 AADT. The FDOT District 2 website provides 2023 data for these same roadway segments, indicating 10,500 AADT for this section of SR100. Using the growth rate over this 5-year period between 2019 and 2023, Table 2 below demonstrates that is a significant amount of capacity remains for this section of SR100.

Table 1 - UNINTERRUPTED FLOW HIGHWAYS – TRANSITION AREAS AND NON-URBANIZED AREAS WITH POPULATION OVER 5,000					
Urbanized Areas					
Lanes	Median	B	C	D	E
2	Undivided	11,300	17,300	23,400	31,600
4	Divided	34,600	49,900	63,000	71,000

FDOT 2020 Quality/Level of Service Handbook - Table 1 (January 2020)

Table 2 - CURRENT CAPACITY AVAILABLE - SR 100 at CR309C Intersection					
2019 Traffic Counts	2023 Traffic Counts	% Growth (Over 4 Yrs)	Estimated 2025 Traffic Counts *	LOS C Capacity	Available Capacity
9,300	10,500	13%	11,516	17,300	6,144

* Assumes a steady growth rate year over year between 2019 and 2023 to establish a growth rate of 6.24% for this roadway segment for the two years from 2023 to 2025.

The LOS for CR309C and St. Johns Avenue is LOS D, and for SR 20 (a four-lane divided highway) it is LOS C (See Comprehensive Plan Policy B.1.1.1). Using the 2023 traffic counts and the FDOT growth rate for these roadways there is available capacity in each of the relevant segments, as well. Admittedly, these tables use unadjusted estimates and presume a steady growth rate to demonstrate the available LOS. However, they still offer legitimate insights for

general planning purposes regarding the current LOS capacity in SR100 and the other impacted roadways.

Notwithstanding the current LOS capacity for the relevant roadway segments, the Applicant is aware the traffic conditions will have to be assessed in more detail prior to permitting any improvements that will add traffic volume to these roadways (see Section 4.2 of the proposed PUD Agreement). The Applicant is also aware that the County has expressed current concerns regarding the need for safety improvements in the SR100 corridor. These safety concerns are a separate consideration from a capacity analysis, but we expect that these concerns will be vetted with FDOT prior to commencing construction of any LOS impacts in accordance with Policy B.1.1.5 of the Comprehensive Plan.

Soils

The soil types vary over this 443 +/- acre development. The County GIS Soils Map layer is included in the Appendix of this memorandum. A soil survey and elevation survey will be conducted prior to development to determine what soil amendments will be necessary to support the proposed improvements.

Environmentally Sensitive Lands

The Comprehensive Plan defines Environmentally Sensitive Lands as land areas which include wetlands, flood plains, areas of high aquifer recharge and other lands that have been deemed as environmentally sensitive by an appropriate federal or state agency. We are not aware of any federal or state designations for this Property and the site does not demonstrate a significant presence of wetlands, flood hazards, or areas of high aquifer recharge potential. The map set in the Appendix to this memorandum includes the Wetlands, Flood Hazard and Aquifer Recahrge map layers from the County GIS. Where an area of special flood hazard is present, improvements will be designed and permitted in accordance with Section 45-429 of the County's flood plain management regulations. Stormwater infrastructure will be designed and constructed in accordance with St. Johns River Water Management District permitting standard.

Requested Action:

The Applicant requests the Putnam County Planning Commission approve a motion finding that:

- (1) The Future Land Use Map Amendment from Agriculture to Urban Service Area, as proposed by the Applicant, will not adversely affect the orderly development of the adjacent and surrounding properties; and
- (2) The Future Land Use Map Amendment, as proposed by the Applicant, will not adversely affect the health and safety of the residents in the area or be detrimental to the natural environment; and
- (3) The Future Land Use Map Amendment, as proposed by the Applicant, is consistent with the Urban Service future land use category and otherwise consistent with the Putnam County Comprehensive Plan; and
- (4) The Planning Commission's formal recommendation to the Putnam County Board of County Commissioners is to adopt the requested amendment to the official Future Land Use Map for Putnam County, Florida, changing the future land use designation to Urban Service.

**ATTACHMENT 2.1 - Memorandum
requesting Urban Reserve FLUM with
narrative**

DOUGLAS LAW FIRM

ATTORNEYS AND COUNSELORS AT LAW

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100 SOUTH PARK BLVD., STE 414, ST. AUGUSTINE, FL 32086
110 N MAGNOLIA AVE, OCALA, FL 34475

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Fax: (386)385.5914 www.DHClawyers.com

SUPPLEMENTAL MEMORANDUM

To: Putnam County Planning Commission Members

From: Patrick Kennedy

Date: July 11, 2025

RE: Supplemental Analysis, Justification and Evidentiary Support for FLUM Amendment
from AG to Urban Reserve

The Parties: Owners – WA207 LLC, and Mosler Industries, LLC
Agent – The Douglas Law Firm

The Request: At the suggestion of the County Planning Staff, the applicants have agreed to amend their original request to change the future land use designation of the Property to Urban Reserve Area (UR) and now ask Planning Commission to consider a less intense future land use designation of Urban Reserve to allow for a Motor Sports Complex with a compatible mixture of Commercial, Residential and Light Industrial Uses as described in the proposed PUD ordinance and PUD agreement.

The Property: Parcel Nos.:
32-09-26-0000-0210-0010
32-09-26-0000-0110-0030
32-09-26-0000-0150-0010
33-09-26-5800-0010-0000
04-10-26-0000-0020-0000
33-09-26-0000-0010-0000
32-09-26-0000-0210-0000
32-09-26-0000-0110-0000
32-09-26-0000-0150-0000
04-10-26-0000-0020-0001
32-09-26-0000-0110-0010
32-09-26-0000-0110-0020

Acreage: 443 +/- acres

Brief Description of the Property and the Applicant's Goals: The Property is located at the intersection CR309C and SR100 and abuts the Palatka-Kay Larkin Airport. The Applicants
7.7.2025 Supplemental Memorandum in Support of WA207_Mosler Application - FLUM Amendment
(Urban Reserve)

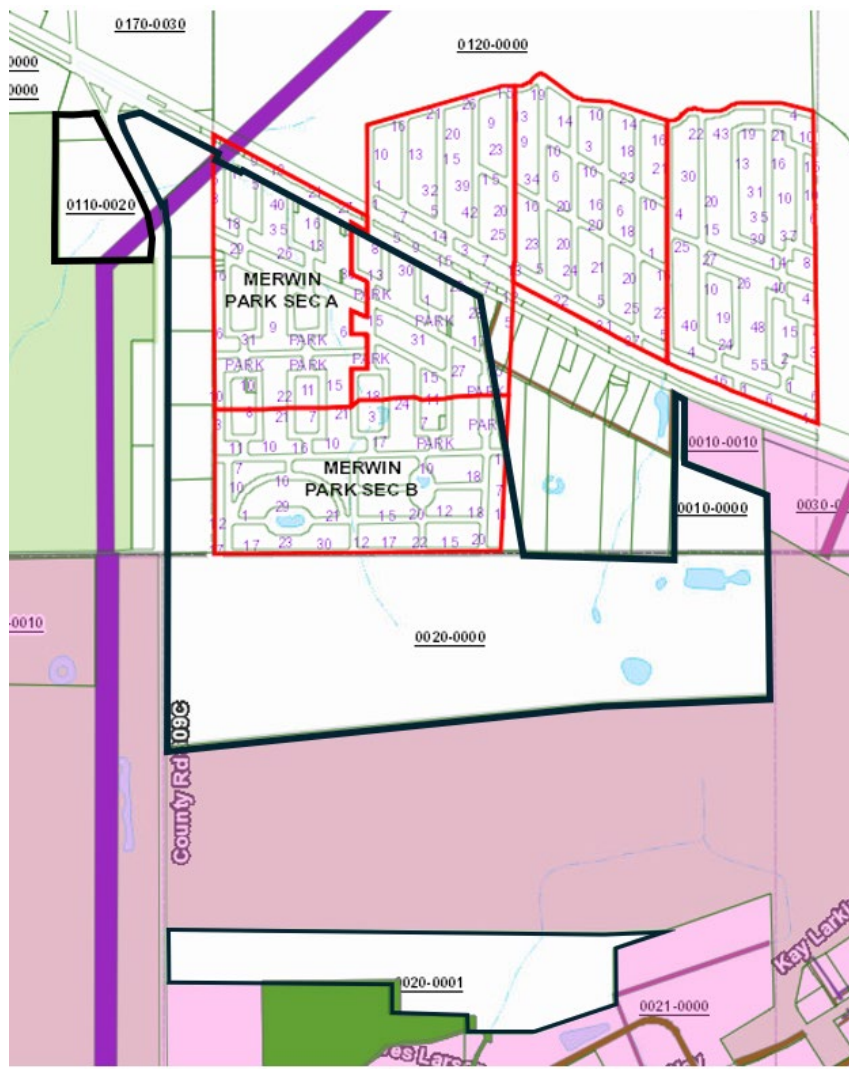
desire to develop this property with a state of the art, mixed use Motor Sports Complex that will include driver training for members (beginners through advanced), professional drivers, as well as law enforcement and other first responders (the “Project”). It is intended to be an exclusive luxury experience with the latest smart technology utilized throughout. It will also include a mix of appropriate commercial, industrial and residential uses consistent with the proposed land use category. This application for a future land use map amendment is submitted concurrently with the application for a PUD zoning specifically permitting the uses described.

The Urban Reserve future land use allows the same general mix of uses as the Urban Service Area designation, but a lesser intensity, and in the case of residential development, a lesser density. The analysis provided in our original memorandum in support is otherwise still relevant.

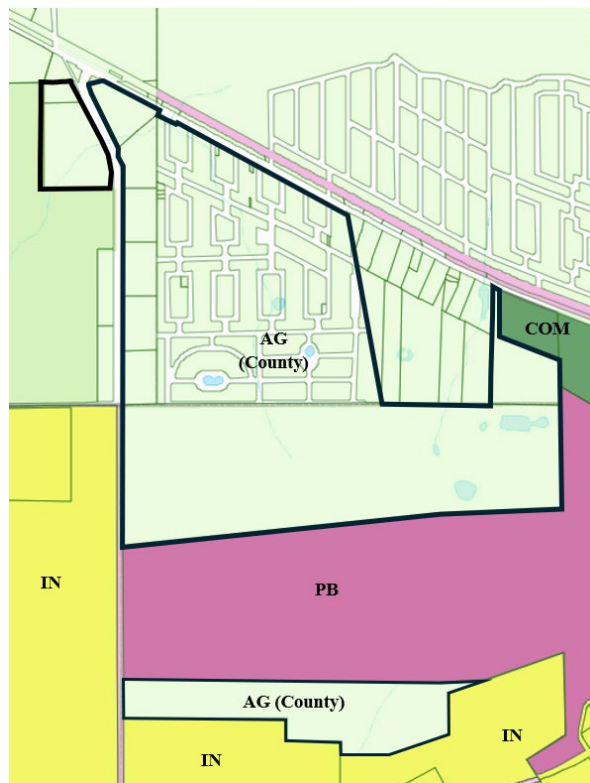
Attachments:

- Appendix with Map Set

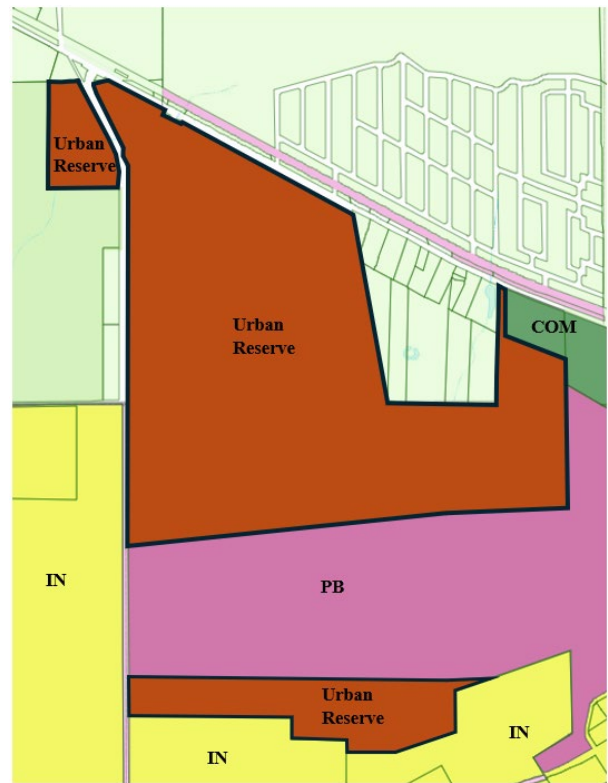
Location Map:



County and City Future Land Use Map:



Proposed FLUM: Urban Reserve



Brief Statement of Support

The description of the Urban Reserve future land use designation in the Putnam County Comprehensive Plan clearly describes the Property under consideration with this application:

Urban Reserve: 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. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

This property sits on the City of Palatka's western boundary abutting the Palatka-Kay Larkin Airport. It is surrounded by industrial zones and industrial park land uses to the east, west and south. It has immediate access from CR309C (a major collector roadway) and SR100 (an arterial state highway). It also has access to the City of Palatka's water, sewer and water reuse infrastructure. The Urban Reserve designation makes perfect sense for this location.

With the establishment of the Urban Reserve designation over roughly 443 acres of land, a mixed-use PUD built around a motor sports themed development adjacent to the airport is

consistent with the Comprehensive Plan, compatible with the surrounding land uses, and a natural fit for this area of Putnam County.

Analysis and Support for Approval of the Map Amendment

Urban Reserve is Consistent with the Comprehensive Plan and Compatible with the Surround Land Uses and Zoning Designations

The Applicant has submitted a concurrent application for rezoning that analyzes many of the consistency and compatibility issues for a specific mixed-use Project proposed for this Property. This analysis similar but generally a higher-level view as to why the Urban Reserve future land use is appropriate at this location on the western boundary of the City Palatka. The Urban Reserve Area future land use policies allow for a mix of urban uses as described in Policies A.1.9.3.A.2.a-g:

2. Urban Reserve: 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. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

a. 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.

b. Residential development shall be allowed at a density of 12 dwelling units per acre. 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. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the Land Development Code.

c. 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.

d. 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 [sic] shall be allowed up to 15 percent of its total land area without a Comprehensive Plan amendment to designate the area as Industrial future land use.

e. 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. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant nonresidential vehicular traffic to pass through established neighborhoods. Community Facilities and Services acreage in each distinct Urban Reserve Area shall be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use.

f. Activity-based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code.

g. The maximum non-residential Floor Area Ratio is 0.85:1 and the maximum Impervious Surface coverage is 80 percent. The maximum residential Floor Area Ratio is 0.5:1 and the maximum Impervious Surface coverage is 70 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.

When the uses are permitted by the future land use designation, the County must be certain the development of those uses is consistent with the Comprehensive Plan and the land development code (LDC). A consistency analysis boils down to two considerations: compatibility and concurrency. Compatibility focuses on the location and the surrounding land uses. Concurrency focuses on the impacts to the level of service for certain public facilities and services. The memorandum demonstrates that this project will be compatible and the concurrency in the relevant facilities.

A. Surrounding Land Uses. This proposed multi-use motorsports complex abuts an existing municipal airport at the western boundary of the City of Palatka and is otherwise surrounded by industrial zoned properties on the east, west and south sides of the Property. The property north of the site is SR100, Georgia Pacific and the St Johns River Water Management District's (SJRWMD) offices. None of these zoning districts and land uses present a compatibility problem for an Urban Reserve future land use designation. In fact, these surrounding land uses and zoning designations justify a more urbanized land use designation for this Property.

The only potential compatibility concern is the enclave of residential uses on the Agriculture (AG) zoned properties abutting the Property at the north side. However, these existing uses are not expressly inconsistent with the Urban Reserve uses and are not uncommon in the transition areas at the edge of Urban Reserve areas. Moreover, the County has buffering and screening standards that address the potential for mitigating incompatible uses in a mixed-use area that is typical of an Urban Reserve area.

B. The Location. The location of this development is expressly consistent with the Comprehensive Plan description for the location of a typical Urban Reserve Area:

Policy A.1.9.3.A.2. 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.

Central Water and Sewer Infrastructure. The City of Palatka already provides water and sewer to airport, commercial and industrial uses east and south of this Property. There are roughly 680 acres immediately across CR309C that is inside the City limits and designated “Industrial” on the City’s future land use map. [Note: 40-acres is owned by the County]. It is reasonable to assume that if the City and the County both plan for tracts west of this Property to be developed with industrial uses within the planning horizon of the City’s Comprehensive Plan, the water and sewer infrastructure will be provided within that planning horizon.

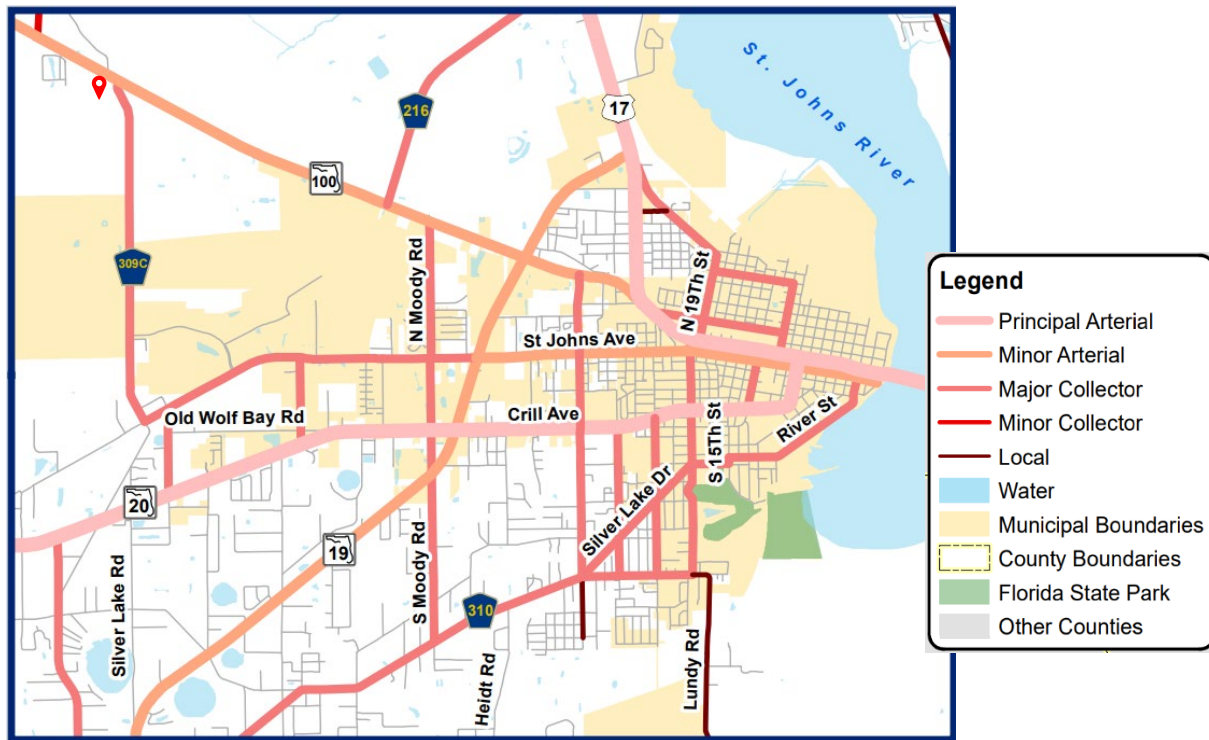
However, the expansion of water and sewer infrastructure can be a “chicken and egg” argument. Local governments with limited resources will often rely on the developers to kick start the expansion. This cannot occur if the future land use designation does not allow for the development necessary to justify the developer’s investments in the uses and infrastructure that will serve them. The Applicants for this FLUM have a concurrent rezoning for a PUD that will bring urban development that can justify the developer’s and the local government’s investment in the extension of water and sewer to this area.

Comprehensive Plan Policy A.1.1.2 anticipates the “chicken and egg” issue and recognizes that a commitment to the necessary infrastructure improvements concurrent with the impacts can be addressed by a development agreement as provided in the concurrent rezoning application and by the implementation of concurrency through the land development code at the time of development review:

Policy A.1.1.2.: Developments that provide centralized water or sewer systems as a condition of development shall ensure that the capacities of the proposed system are designed and constructed to meet the full build-out requirements of the project concurrent with those impacts. The County’s concurrency management system shall be implemented through the Land Development Code.

Stormwater Management Infrastructure. It should not go unnoticed that this Property abuts the St Johns River Water Management District’s (SJRWMD) home offices. The size of the Property will allow for adequate stormwater infrastructure that will manage all stormwater impacts within the property boundaries and all development within this Urban Reserve area will be permitted and inspected by the SJRWMD and the County.

Major Paved Streets. As illustrated by the below and with the data and information in the concurrent rezoning application, the Property is surrounded by major paved streets and highways, and will be directly accessed from CR309C, a major collector roadway, and SR100, a minor arterial roadway.



II. Concurrency – The proposed use will meet the County’s policies and regulations governing concurrency.

Concurrency is the process to ensure that necessary facilities to support the proposed development are available concurrent with the impacts of the development. The facilities deemed necessary pursuant to the County’s Comprehensive Plan include water, wastewater, stormwater, and roads (i.e., traffic). In the broader scope of a future land use map amendment, it is not possible to drill down on the potential impacts to these facilities with specificity. However, we can demonstrate that there is current capacity in the facilities that will be relied upon to serve this Property. More importantly, the County’s land development regulations and the Applicant’s concurrent PUD proposal ensure the provision of these services concurrent with actual development, as well as a commitment to address the level of service impacts.

Water and Wastewater. At present, the City of Palatka has ample water and sewer capacity available. However, the first phase of the Project is not set to commence for five (5) years. The available water and sewer capacity and the commitments to provide the service must be confirmed prior to commencement of Phase 1. The Developer will extend the necessary infrastructure improvements to the Project concurrent with the construction of the first phase. The PUD Agreement ensures that the Project will not move forward until the water and wastewater capacity is confirmed and available to serve the uses prior to their commencement.

Stormwater. The proposed use will not negatively impact any stormwater management systems operated or maintained by the County or the City. It will likely result in additional enhancements to the existing facilities in the area. All stormwater will be retained/detained/treated as mandated by the St Johns River Water Management District. The proximity of this agency’s office will

likely provide additional assurance that these improvements will happen in accordance with the regulatory requirements.

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Recreation. The commercial nature of this development will have no impact on the level of service of existing recreational facilities. However, this development is recreational in nature and will include many of the recreational facilities contemplated by the Comprehensive Plan.

Traffic. This Property has direct access to both CR309C and SR 100. Per Policy B.1.1.1 of the Comprehensive Plan, the adopted Level of Service for CR309C is LOS D and SR100 is LOS C. As indicated in Table 1, below, FDOT sets the total trips to maintain LOS C on an uninterrupted 2-lane highway is 17,300 AADTs. The County's 2035 Comprehensive Plan provides the 2019 FDOT traffic counts for the roadway segments in the vicinity of this Project. The AADT for the segment of SR100 fronting this Property in 2019 was 9,300 AADT. The FDOT District 2 website provides 2023 data for these same roadway segments, indicating 10,500 AADT for this section of SR100. Using the growth rate over this 5-year period between 2019 and 2023, Table 2 below demonstrates that is a significant amount of capacity remains for this section of SR100.

Table 1 - UNINTERRUPTED FLOW HIGHWAYS – TRANSITION AREAS AND NON-URBANIZED AREAS WITH POPULATION OVER 5,000					
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Table 2 - CURRENT CAPACITY AVAILABLE - SR 100 at CR309C Intersection					
2019 Traffic Counts	2023 Traffic Counts	% Growth (Over 4 Yrs)	Estimated 2025 Traffic Counts *	LOS C Capacity	Available Capacity
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*Assumes a steady growth rate year or over year between 2019 and 2023 to establish a growth rate of 6.24% for this roadway segment for the two years from 2023 to 2025.

The LOS for CR309C and St. Johns Avenue is LOS D, and for SR 20 (a four-lane divided highway) it is LOS C (See Comprehensive Plan Policy B.1.1.1). Using the 2023 traffic counts and the FDOT growth rate for these roadways there is available capacity in each of the relevant segments, as well. Admittedly, these tables use unadjusted estimates and presume a steady growth rate to demonstrate the available LOS. However, they still offer legitimate insights for general planning purposes regarding the current LOS capacity in SR100 and the other impacted roadways.

Notwithstanding the current LOS capacity for the relevant roadway segments, the Applicant is aware the traffic conditions will have to be assessed in more detail prior to permitting any improvements that will add traffic volume to these roadways (see Section 4.2 of the proposed PUD Agreement). The Applicant is also aware that the County has expressed current concerns regarding the need for safety improvements in the SR100 corridor. These safety concerns are a separate consideration from a capacity analysis, but we expect that these concerns will be vetted with FDOT prior to commencing construction of any LOS impacts in accordance with Policy B.1.1.5 of the Comprehensive Plan.

Soils

The soil types vary over this 443 +/- acre development. The County GIS Soils Map layer is included in the Appendix of this memorandum. A soil survey and elevation survey will be conducted prior to development to determine what soil amendments will be necessary to support the proposed improvements.

Environmentally Sensitive Lands

The Comprehensive Plan defines Environmentally Sensitive Lands as land areas which include wetlands, flood plains, areas of high aquifer recharge and other lands that have been deemed as environmentally sensitive by an appropriate federal or state agency. We are not aware of any federal or state designations for this Property and the site does not demonstrate a significant presence of wetlands, flood hazards, or areas of high aquifer recharge potential. The map set in the Appendix to this memorandum includes the Wetlands, Flood Hazard and Aquifer Recahrge map layers from the County GIS. Where an area of special flood hazard is present, improvements will be designed and permitted in accordance with Section 45-429 of the County's flood plain management regulations. Stormwater infrastructure will be designed and constructed in accordance with St. Johns River Water Management District permitting standard.

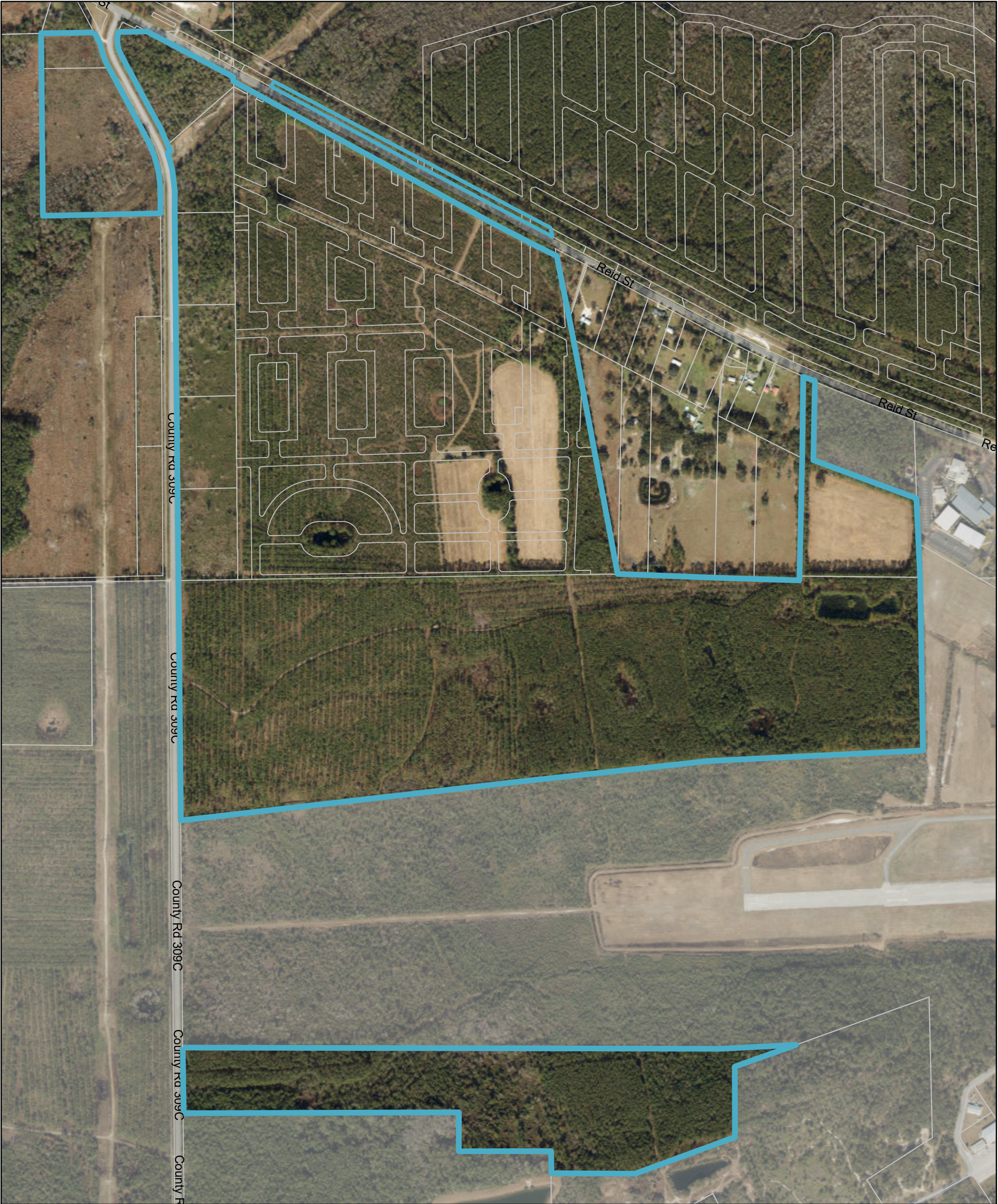
Requested Action:

The Applicant requests the Putnam County Planning Commission approve a motion finding that:





- (1) The Future Land Use Map Amendment from Agriculture to Urban Reserve Area, as proposed by the Applicant, will not adversely affect the orderly development of the adjacent and surrounding properties; and
- (2) The Future Land Use Map Amendment, as proposed by the Applicant, will not adversely affect the health and safety of the residents in the area or be detrimental to the natural environment; and
- (3) The Future Land Use Map Amendment, as proposed by the Applicant, is consistent with the Urban Reserve future land use category and otherwise consistent with the Putnam County Comprehensive Plan; and
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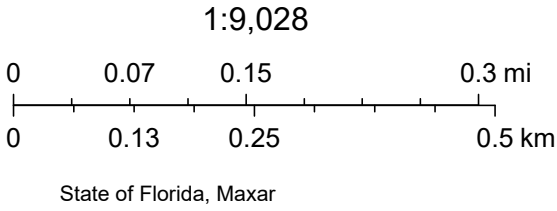
ATTACHMENT 3 - Maps

Aerial

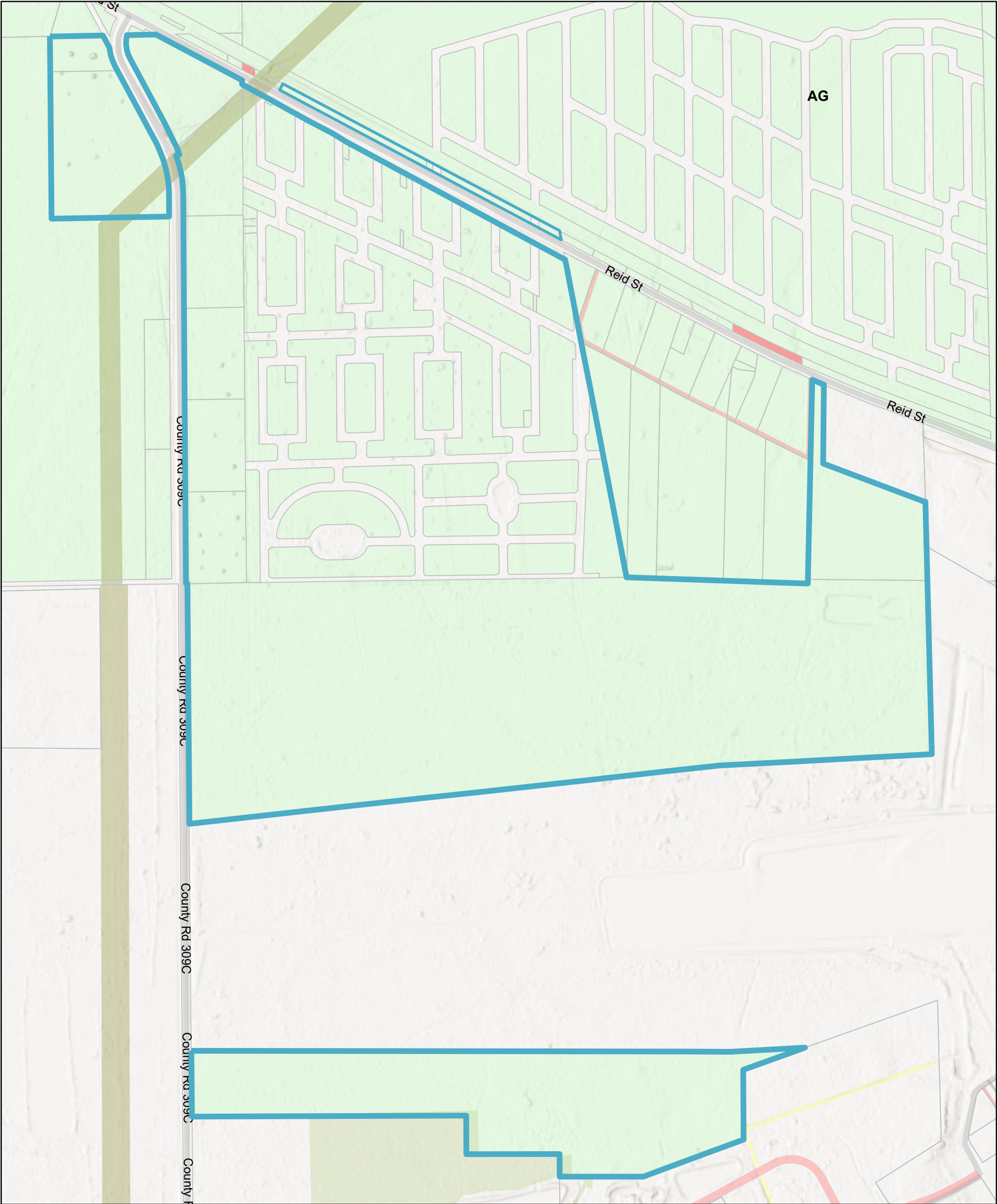


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









-  Parcels
-  Streets (for County Imagery)
-  Municipal Boundaries
-  Putnam County Boundary

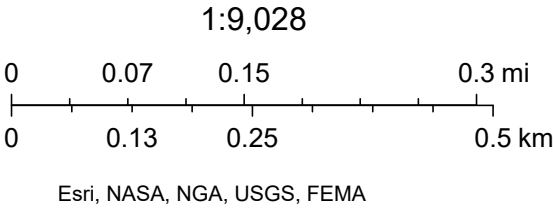


Zoning

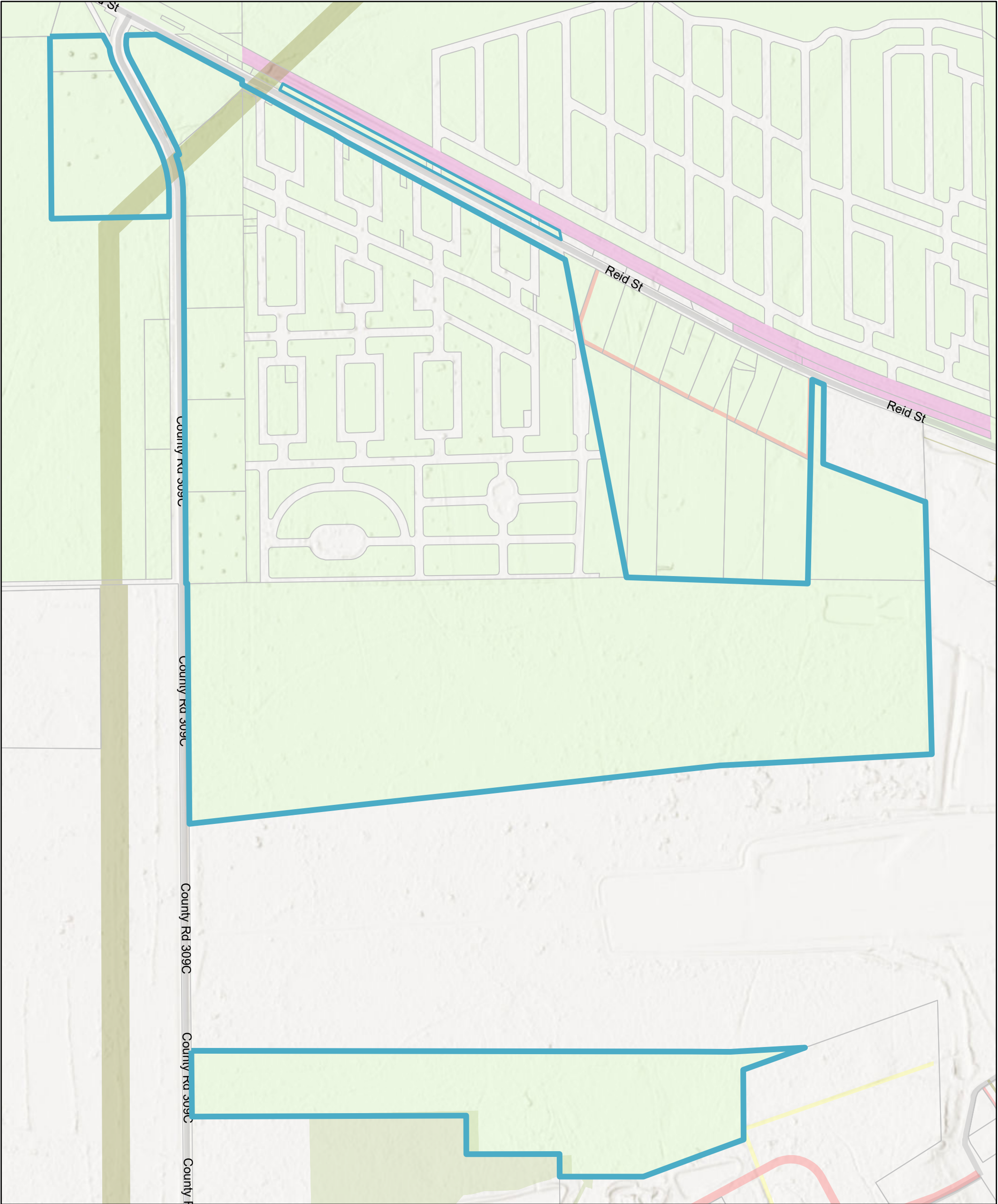


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




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|  | Parcels |  | Utility |
|  | Easements |  | Streets (for County Imagery) |
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|  | Drainage |  | County Zoning |
|  | Easement |  | AG |
|  | Ingress/Egress |  | C-2 |

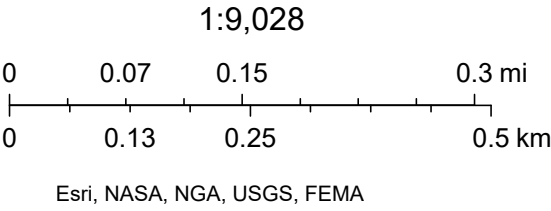


Future Land Use

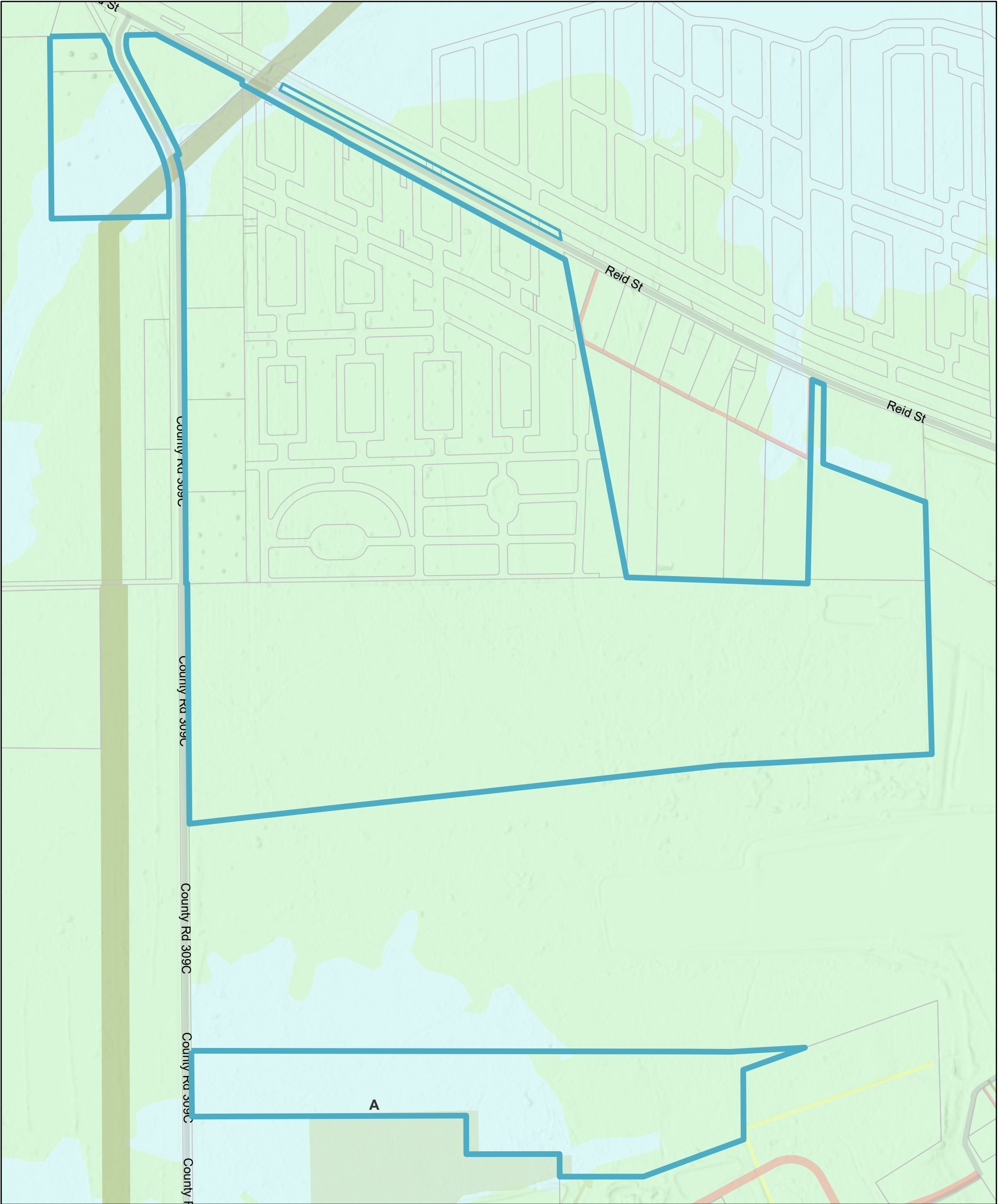


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




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|  | Drainage | County Future Land Use | |
|  | Easement |  | A |
|  | Ingress/Egress |  | IN |

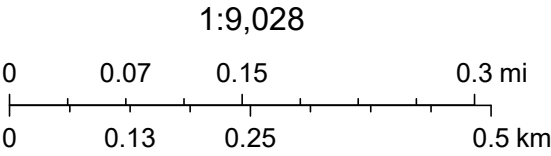


FEMA Flood Zone



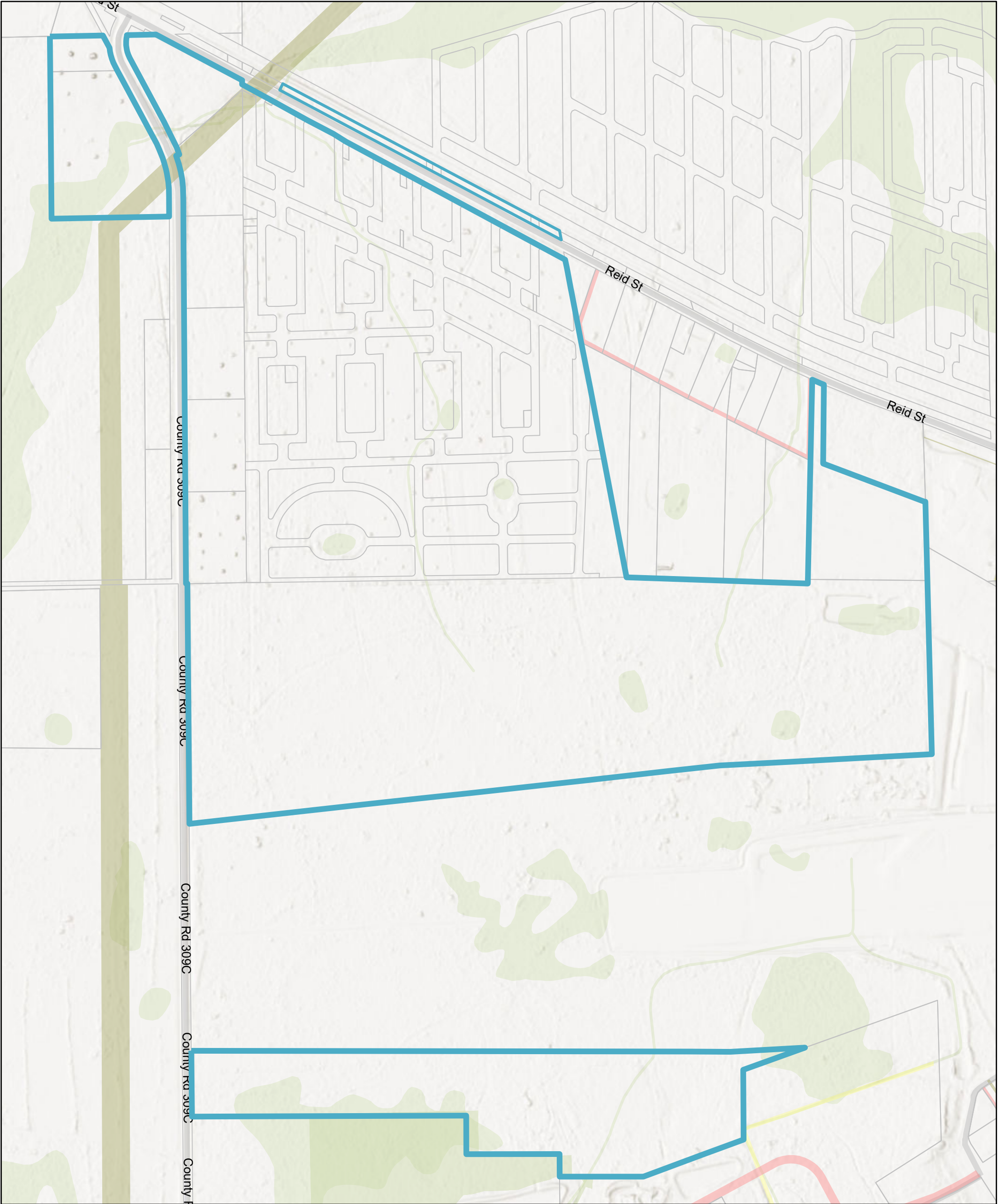
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|  | Parcels |  | Utility |
| Easements | |  | Streets (for County Imagery) |
|  | Conservation |  | Community Boundary |
|  | Drainage | FEMA Flood Zones | |
|  | Easement |  | A |
|  | Ingress/Egress |  | X |



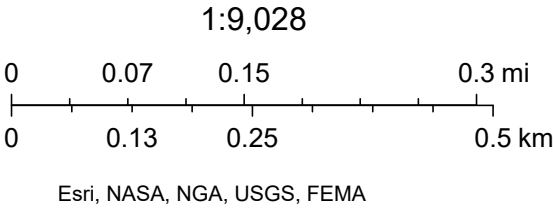
Esri, NASA, NGA, USGS, FEMA

Wetlands



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|---|--|
|  Parcels |  Ingress/Egress |
|  Easements |  Utility |
|  Conservation |  Streets (for County Imagery) |
|  Drainage |  Community Boundary |
|  Easement |  NWI Wetlands |



Cases # PUD25-000003: Application by WA207 LLC and Mosler Industries LLC, requesting to amend the Zoning Map to change from Agriculture (AG) to Planned Unit Development (PUD) located at 516 State Road 207, East Palatka. Parcel IDs: 32-09-26-0000-0210-0010; 32-09-26-0000-0110-0030; 32-09-26-0000-0150-0010; 33-09-26-5800-0010-0000; 04-10-26-0000-0020-0000; 33-09-26-0000-0010-0000; 32-09-26-0000-0210-0000; 32-09-26-0000-0110-0000; 32-09-26-0000-0150-0000; 04-10-26-0000-0020-0001; 32-09-26-0000-0110-0010; and 32-09-26-0000-0110-0020, comprising 443 +/- acres.



PLANNING AND DEVELOPMENT STAFF REPORT
August 13, 2025
Putnam County Planning Commission
Public Hearing

APPLICATION: PUD25-000003: Zoning Map amendment from Agriculture (AG) to Planned Unit Development (PUD).

APPLICANT: WA207 LLC and Mosler Industries LLC

AGENT: Patrick Kennedy, Douglas Law Firm

REQUEST: Application by WA207 LLC and Mosler Industries LLC, requesting a Zoning Map Amendment from Agriculture (AG) to Planned Unit Development on 12 parcels totaling 443 +/- acres to allow for future development of a Motorplex facility.

LOCATION: 370, 352, 344, 320 County Road 309C; 4129 and 4075 Reid Street; and multiple properties without 911 addresses, Palatka. Parcel IDs: 32-09-26-0000-0210-0010; 32-09-26-0000-0110-0030; 32-09-26-0000-0150-0010; 33-09-26-5800-0010-0000; 04-10-26-0000-0020-0000; 33-09-26-0000-0010-0000; 32-09-26-0000-0210-0000; 32-09-26-0000-0110-0000; 32-09-26-0000-0150-0000; 04-10-26-0000-0020-0001; 32-09-26-0000-0110-0010; and 32-09-26-0000-0110-0020.

DIRECTIONS: From Government Complex – Drive west on Crill Avenue to US Highway 19. Take US Hwy 19 north to Reid Street/State Road 100. Take Reid Street west. Turn left on County Road 309C, the subject property is on the east side of County Road 309C. The property has frontage along Reid Street and County Road 309C, and is adjacent to the Kay Larkin Airport.

DESCRIPTION AND BACKGROUND

The subject parcels comprise approximately 443 acres and are zoned Agriculture; all of these lands are designated Agriculture on the Future Land Use Map. A large scale Future Land Use Map Amendment (CPA25-000003) is also being considered concurrent with this Zoning Map Amendment; the applicant has requested a FLUM designation of Urban Reserve. The lands are located in the southeast corner of the intersection of County Road 309C and State Road 100 (see enclosed maps). Parcel ending in 0000-0020-0001 is located south of the Palatka municipal airport adjacent to the Palatka Industrial Complex. The property borders the Kay Larkin Airport, the St. Johns River Water Management District Palatka personnel facility, some residential properties adjacent to State Road 100, and some Putnam County Port Authority properties adjacent to the Palatka Industrial Complex. The Airport, Water Management District facility, and lands owned by Putnam County Port Authority are within the municipal boundary of the City of Palatka.

Some of the lands included in this application are classified as green-belted properties with planted pine; other parcels appear to be in use for silviculture. There are currently no buildings on any of the lands subject to this application.

Upon initial submittal, the applicants' proposed development agreement and conceptual, bubble plan was distributed to the Development Review Committee in accordance with LDC Section 45-223(a)(2). Pursuant to LDC Section 45-888, the submittals were routed to the DRC via email; comments were collected, compiled, and returned to the applicant for review without conducting a meeting as 45-223 does not establish a specific procedure as to what extent the DRC is to review PUD application materials. In any event, along with the comments, a preliminary development order was issued to the applicant advising them that additional consideration of the BOCC was necessary before any amendments to the plan. Moreover, the applicant was apprised of the public hearing dates related to the matter. The applicant subsequently revised the development agreement in effort to address some comments of the DRC; the initial development agreement, revised development agreement, and staff amended development agreement are provided in Attachment 2 of this packet.

The property has approximately one mile of frontage along County Road 309C and more than a half-mile of frontage on State Road 100. State Road 100 segregates a portion of PID 33-09-26-5800-0010-0000, which comprises lands of three Merwin Park subdivisions recorded in the 1920s. According to testimony by the applicant's agent, those lands lying north of State Road 100 are not intended to be developed. Staff noted various outparcels within the parcel comprising those Merwin Park lands which are under separate ownership – the applicant's revised development agreement speaks to providing legal access to those property owners in the event they wanted to access their property. Many of those lands were determined to be unbuildable based on the issuance of multiple lot inquiry responses (see attachment 2).

In addition to this Zoning Map amendment, the applicant has also submitted an application for a large scale FLUM amendment from Agriculture to Urban Reserve (CPA25-000003). The intent of these applications is to establish a Motorplex facility which includes motorsport racing track(s), independent garages, recreation facilities, retail facilities – goods and food, residential facilities, and a variety of other principal and accessory uses catering to automotive enthusiasts.

PROCESS AFTER APPROVAL

Should the FLUM Amendment and PUD be approved, the applicant will then submit to the Development Review Committee (DRC) to satisfy additional development requirements. Due to the magnitude of the project, a preliminary site plan review will be conducted for the issuance of a second preliminary development order. Upon issuance of the second preliminary development order, the applicant will then be required to submit a Final Development Plan whereby more detailed specifications are to be provided to the County. Since the project is proposed to be completed in phases, both DRC reviews can include additional phases. In the event a phased development is approved, the construction associated with the project will have to adhere to the approved plans. Any deviation from the DRC approval will require additional review. The DRC will review plans to ensure the development is compliant with local, state, and federal development regulations. Agencies, including but not limited to Florida Department of Transportation, Florida Department of Health, Putnam County Public Works, Emergency Services, and St. Johns River Water Management District will review plans to ensure the development will not adversely affect surrounding properties.

SURROUNDING ZONING AND LAND USE

	Future Land Use	Zoning
Subject Site	Agriculture (A)	Agriculture (AG)

	PROPOSED: Urban Reserve (UR)	
North	Agriculture (A) Right-of-way (ROW)	Agriculture (AG) Right-of-way (ROW)
West	Right-of-way (ROW) Agriculture (A) Industrial (IN)(Palatka)	Agriculture (AG) Right-of-way (ROW) Planned Industrial Development (PID)(Palatka) Industrial, Light (M-1)(Palatka)
South	Public Building and Grounds (PB)(Palatka) Industrial (IN)(Palatka)	Airport Zoning (AP-1)(Palatka) Planned Industrial Development (PID)(Palatka) Industrial, Light (M-1)(Palatka)
East	Commercial (COM)(Palatka) Public Building and Grounds (PB)(Palatka) Industrial (IN)(Palatka)	Commercial, Intensive (C-2)(Palatka) Airport Zoning (AP-1)(Palatka) Planned Industrial Development (PID)(Palatka) Industrial, Light (M-1)(Palatka)

(See Attachment 3 for Aerial, Zoning, & Future Land Use Maps)

COMPREHENSIVE PLAN

Future Land Use Element

Future Land Use Designation - Existing

Policy A.1.9.4.A.9. – Agriculture

The Agriculture category on the Future Land Use Map consists of areas used for cropland, pasture/rangeland, silviculture and other agricultural activities, vacant land, and residential parcels of land, some of which currently exceed the density allowed in this future land use category. It is intended that a large share of this land will remain in active agricultural production the future. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- Agricultural Uses are permitted. Intensive Agricultural Uses are permitted and shall be further regulated by standards provided in the Land Development Code. Agricultural activities are strongly encouraged to comply with best management practices as provided for in Policy A.1.4.8.*
- Residential development shall be allowed at a density of 1 dwelling unit per 10 acres except that within the Military Restriction Overlay Zones (MROZ) residential development shall be limited to a maximum of 1 dwelling unit per 20 acres. An increase in density is allowed up to a maximum of 1 dwelling unit per 5 acres if the parcel has frontage on a County-maintained road, with the exception of new platted subdivisions which shall be limited to a maximum of 1 dwelling unit per 10 acres. Vested subdivisions, which exceed the maximum density, may be assigned a zoning district appropriate for the lot dimensions in the subdivision. Vesting determinations must be made in accordance with the requirements of Policy A.1.9.3.B and standards provided in the Land Development Code. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the Land Development Code.*
- Commercial uses and Industrial uses that are directly related to Agricultural uses maybe allowed and shall be located on sites within the area they are designed to serve and are accessible by one or more transportation facilities such as airports, water ports, paved County roads, collector roads, arterial roads, and railroads.*
- 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 location, scale and intensity of Community Facilities and Services Types 1, 2 and 3 shall be compatible with the overall character of the existing and future development of the area. Community Facilities and Services acreage in each distinct Agriculture area shall be allowed up to 5 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use. Passive energy generation projects (solar, as defined in Chapter 163.3205(2), Florida Statutes, or wind) are permitted.

- e. Activity-Based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code. The location, scale and intensity of activity-based recreation uses shall be compatible with the overall character of the existing and future development of the area. Activity-based recreation uses in each distinct Agriculture area shall be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use.*
- f. Rural Recreational Uses are permitted. The Land Development Code will regulate the more intensive Rural Recreational Uses by requiring a special use permit. The Land Development Code shall include review standards for assessing the impacts of such uses on surrounding uses. At a minimum, the review standards of the Land Development Code shall include specific criteria for natural resource protection, and the mitigation of off-site traffic and noise impacts. The location, scale and intensity of Rural Recreational Uses shall be compatible with the overall character of the existing and future development of the area. Rural Recreation Uses in each distinct Agriculture area shall be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as an appropriate future land use.*
- g. Impervious surface coverage for residential land uses is up to 50 percent. Impervious surface coverage for non-residential land uses is up to 85 percent. The actual 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.*

Future Land Use Element

Future Land Use Designation – Proposed (CPA25-000003)

Policy A.1.9.4.A.2. – Urban Reserve

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. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.

- a. 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 are strongly encouraged to comply with the best management practices provided for in Policy A.1.4.8.*
- b. Residential development shall be allowed at a density of 12 dwelling units per acre. 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. Housing types and lot sizes are subject to further regulation by residential zoning district standards provided in the Land Development Code.*
- c. 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.*
- d. 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 be allowed up to 15 percent of its total land area without a Comprehensive Plan amendment to designate the area as Industrial future land use.

- e. 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. Community Facilities and Services shall be located on sites that are accessible to their intended service area and do not require significant nonresidential vehicular traffic to pass through established neighborhoods. Community Facilities and Services acreage in each distinct Urban Reserve Area shall be allowed up to 10 percent of its total land area without a Comprehensive Plan amendment to designate the area as Public Facilities future land use.*
- f. Activity-based and resource-based recreational uses are permitted subject to compliance with standards provided in the Land Development Code.*
- g. The maximum non-residential Floor Area Ratio is 0.85:1 and the maximum Impervious Surface coverage is 80 percent. The maximum residential Floor Area Ratio is 0.5:1 and the maximum Impervious Surface coverage is 70 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.*

Policy A.1.9.4.B.4: Planned Unit Development (PUD) Zoning

- a. PUD Zoning may be applied as an optional zoning district within any future land use designation. The approval of a PUD application will not require a land use amendment provided the proposed PUD:
 - (i) Is shown to be consistent with the goals, objectives and policies of the Plan and the applicable standards and criteria of the County land development regulations;*
 - (ii) Does not increase the intensity or density of use defined for the underlying land use or qualifies for additional density bonuses to the underlying land use category based upon the provision of design features of significant public benefit.**

Staff Analysis

The proposed PUD is a mixed-use, multi-phase development that is proposed to include entertainment uses, educational uses (racing techniques and other training activities), commercial uses, residential uses and industrial uses. Due to the proposed density and intensity of the intended PUD, the Agriculture Future Land Use Map designation was incompatible for the proposed use due to the inclusion of neighborhood and community commercial uses, industrial uses, and increased density residential uses. Pursuant to Policy A.1.9.4.B.4. of the Comprehensive Plan, PUDs may be established in any FLUM designation so long as the proposed development is consistent with the intent of the Future Land Use category as described in the Comprehensive Plan. Based on the inclusion of a multiple uses, and the intensity associated with those uses, staff could not recommend support of the proposed PUD without a FLUM amendment. Regarding the FLUM amendment, Urban Reserve is the lowest intensity Future Land Use Map designation that allows industrial uses in addition to commercial, residential and recreational uses.

Pursuant to Section 3.2 of the associated development agreement, the project is generally described as “a mixed-use of commercial, recreational, retail, lodging, light industrial and residential uses that are symbiotic with the featured use of the property as a motorsport complex and first responder training facility.” The motorsports complex, as defined in the development agreement, is consistent with the definition adopted in Section 45-193 of the Putnam County Land Development Code. The complex would include offices, event spaces, meeting rooms, retail uses, maintenance workshop, track

inventory, residence(s) for facility staff, and concourse area for displaying vehicles and other equipment.

In effort to offset some of the operating costs of the facility, the developer also intends on selling/leasing garage spaces for local and regional car enthusiasts to store personal vehicles on site for storage and use at the facility. In addition to these garages, the developer is also proposing single- and multi-family residential uses according to market demand. Furthermore, the developer proposes a “garageplex” which is defined as, “a unique residential living space with a garage that combines function and style as a hybrid of a garage and an apartment or loft and can be used as a work-living space.” Residential density for any permanent habitable space(s) will be limited to a density 12 units/acre as mandated by the proposed FLUM category. The PUD also includes entitlements for lodging facilities and recreational vehicle lots. RV lots will not exceed a density of 12 units/acre and will be calculated separate of the proposed residential uses.

A multitude of commercial uses are included in the development agreement including retail sales of goods, food, and beverages, lodging, indoor and outdoor commercial entertainment. These uses, depending on the scale, are either neighborhood or community commercial uses. Either of which are compatible with the proposed Urban Reserve FLUM category. Since the proposed use is not directly related to the Agriculture industry, the PUD cannot be approved without the concurrent FLUM amendment. Moreover, the development agreement specifies that, “Light Industrial, which shall include but not be limited to industrial, light manufacturing, fabricating, processing, warehouse, distribution, packaging or assembly” be permitted in the development. Aside from the Industrial FLUM category, industrial uses can only locate in the Urban Reserve and Urban Service FLUM categories. The location of the site, adjacent to two intersecting roads with collector classifications or higher, is consistent with the locational requirements of the Comprehensive Plan for commercial and industrial uses.

The development agreement proposes to adopt floor area ratios and impervious surface requirements consistent with the Urban Reserve FLUM category for residential and non-residential uses. As proposed, the development agreement and Urban Reserve FLUM category are consistent with one another – staff is recommending an amended development agreement which focuses on clarifying some of the language governing the proposed use. Therefore, it is staff’s understanding that the proposed PUD is compliant with the Urban Reserve Future Land Use Category and Policy A.1.9.4.B.4. governing the establishment of new PUDs. Additional Comprehensive Plan Policies such as environmental impacts and conservation elements will be addressed and regulated by the DRC prior to the issuance of building permits.

Urban Sprawl

FLUE Objective A.1.6: Putnam County shall discourage urban sprawl by immediately implementing the following policies.

FLUE Policy A.1.6.1: The County shall encourage infill and higher density and intensity development within the Urban Service designated areas of the County, where services and facilities are available to accommodate additional growth.

FLUE Policy A.1.6.2: Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through infilling and within designated commercial nodes (at the confluence of collector or arterial roads) in the

Commercial, Urban Service, and Rural Center land use categories as indicated in Policy A.1.9.3.

FLUE Policy A.1.6.3: *Promote development in areas where infrastructure already satisfies required levels of service or are planned to meet the requirements of the County Concurrency Management Plan.*

FLUE Policy A.1.6.6: *The County shall review proposed Comprehensive Plan text amendments, Comprehensive Plan future land use amendments, and rezoning's to analyze whether the proposal would contribute to urban sprawl as defined herein.*

Staff Analysis

The intent of the aforementioned policies are to prevent the proliferation of scattered commercial development in areas which lack adequate infrastructure for dense development. The location of the proposed development is within the City of Palatka's utility area; while utilities are currently located at the St. Johns River Water Management District personnel facility and the Kay Larkin Airport, it is unknown as to the feasibility of extending utilities to the proposed site. Sections 5.2 and 5.3 of the applicants' proposed development agreement states the following for water and sewer, respectively:

5.2 Water Supply. *Developer shall provide an adequate supply of potable water for drinking and domestic purposes to all uses within the Project using a centralized water treatment facility and distribution capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan. Available surface water, shallow water aquifers or wastewater re-use may be used for irrigation or fire suppression. Developer shall meet the federal, state, and local standards and obtain the necessary permits for the construction and operation of water supply facilities. Developer may make use of the City of Palatka municipal water utility and water reuse services if the City's water utility is available and has adequate capacity to meet the volumes and pressures needed to serve the development.*

5.3 Sanitary Sewer. *A central sanitary sewer system or equivalent accepted by the Florida Department of Environmental Protection (FDEP) capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan shall be used to serve the uses approved herein, and all wastewater shall be discharged into the approved sewer system. The sizing and specific location of the system(s) shall be determined prior to permitting. Developer may make use of the City of Palatka municipal wastewater utility services if the City's wastewater utility is available and has adequate capacity to meet the volumes needed to serve the development.*

In the event that community water and sewer cannot be extended to the intended site, the developer will have to permit centralized water and sewer facilities through the relevant state agency. Based on the scale of the proposed development, the Florida Department of Environmental Protection will have to issue necessary permits for a system which is consistent with State regulations at the time of application. In the event that City utilities are extended to the site, staff speculate the development will be subject to annexation into the municipal boundaries of the City of Palatka.

Based on the existing uses established in the vicinity, and the map designations on parcels adjacent to the proposed development, staff is of the opinion that the proposed development is infill and would make the best use of the subject lands. The location of the airport severely limit educational and residential uses on the subject site (see section 5.17 of the associated development agreement); but the

developer intends to adhere to Article IV. – *Overlay Zones and Planned Unit Development Districts*, Division 3. – *Airport Overlay Regulations* as adopted in the Putnam County Land Development Code.

The proposed development does not constitute urban sprawl as the property is at the confluence of a collector road and arterial road, the proposed use would be established among other non-residential uses, and the proposed use is within the vicinity of centralized utilities.

Buffering

FLUE Policy A.1.3.2: *Adequate buffering and separation between land uses of different densities and intensities shall be provided in accordance with the Land Development Code to minimize compatibility issues.*

CE Policy E.1.3.5.D: *For all new development at a minimum vegetative buffers and 80 percent of landscaping of a site required by Comprehensive Plan policies and/or the implementing land development regulations shall utilize native plant species, and exotic invasive plant species shall be prohibited. Areas required to have vegetative buffers shall preserve all existing native vegetation if present within the required buffer. All other unvegetated areas within the required vegetative buffer shall be planted with native vegetation which is adapted to that particular environment whether it is xeric, mesic or hydric.*

Staff Analysis

The subject parcel is located adjacent to parcels that have Agriculture (AG) zoning and established residential uses. While the proposed development agreement seeks a waiver from setback requirements adopted in LDC Section 45-193, the applicant does propose significant buffering measures and setbacks which ensure the proposed track is at least 350 feet from existing residential structures. The development agreement proposes significant incompatibility buffers with a minimum buffer width of 20-feet containing natural, undisturbed vegetation along all property lines containing residential uses. While the proposed buffer does attempt to address potential noise pollution for neighboring residential uses, staff is of the opinion that additional measures should be considered. A staff suggested development agreement is included in attachment 2 of this report for board review. Adherence to the buffer requirements of the adopted development agreement will be comprehensively reviewed by the DRC to ensure those conditions approved, if approved, are upheld prior to development.

CURRENT ZONING DISTRICT

Sec. 45-72. – Agriculture (AG).

- (a) *Purpose. The primary purpose of the agriculture zoning (AG) district is to implement the agriculture land use classification 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.*
- (b) *Use categories allowed in the AG district.*
 - (1) *Residential—Single family*
 - (2) *Agriculture: General*
 - (3) *Recreation: Resource-based*
 - (4) *Recreation: Activity-based (excluding motor sports facility)*
 - (5) *Educational*
- (c) *Certain uses allowed in the AG district.*

- (1) *Artificial ponds that are five acres or less in size*
- (2) *Livestock, residential*
- (3) *Mobile home*
- (4) *Religious facility (less than 10,000 square feet of gross floor area) on a "minor collector" or higher roadway functional classification*
- (5) *Community residential homes having six or less residents*
- (6) *Solar farms (solar energy production and solar generation stations)*
- (d) *Use categories that require a special use permit to locate in an AG district.*
 - (1) *Agriculture: Intensive*
 - (2) *Commercial: Agriculture-related*
 - (3) *Essential public services*
 - (4) *Emergency services*
- (e) *Certain uses that require a special use permit to locate in an AG district.*
 - (1) *Bed and breakfast*
 - (2) *Child and adult day care*
 - (3) *Group home having seven or more residents*
 - (4) *Religious facility (equal to or greater than 10,000 square feet of gross floor area)*
 - (5) *Religious facility (less than 10,000 square feet of gross floor area) on a county road that is not a "minor collector" or higher roadway functional classification*
 - (6) *Migrant farm labor camp, which shall be defined herein as provided in F.S. § 381.008*
 - (7) *Borrow areas greater than one-eighth of an acre*
 - (8) *Kennel*
 - (9) *Raising, breeding and/or grooming of household pets or exotic animals other than livestock or Poultry*
 - (10) *Communication tower*
 - (11) *Cemeteries*
 - (12) *Aircraft landing facility, private*
 - (13) *Outdoor shooting range, paintball, or archery range*
 - (14) *Land application of treated septage and residuals from waste water treatment plants in accordance with chapter 18, article VI, Putnam County Code*
 - (15) *Construction trades*
 - (16) *Golf course*
 - (17) *Primitive campground*
 - (18) *Wildlife pets*
 - (19) *Construction and demolition debris (CDD) and land clearing debris (LCD) landfills*

PROPOSED ZONING DISTRICT

Sec. 45-221. - PURPOSE AND INTENT OF THE PUD ZONING DISTRICT.

- (a) *The PUD zoning district is established by Policy A.1.9.3.C of the Putnam County Comprehensive Plan. It is the purpose of this district to provide a method for landowners or developers to submit unique proposals which may not be provided for or allowed in the other zoning districts otherwise established by this Code. The PUD zoning district allows a mix of residential and nonresidential uses and/or unique design features which might otherwise not be allowed in one of the other listed districts, but that otherwise conform to the Putnam County Comprehensive Plan.*
- (b) *These PUD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining in the board of county commissioners (hereinafter "county commission") the absolute authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety. By encouraging flexibility while retaining control by the county commission, the PUD is designed to accomplish one or more of the following:*
 - (1) *Permit innovative residential, nonresidential, and mixed-use developments provide for an integration of housing types and accommodation of changing lifestyles within neighborhoods; and provide for design that encourages internal and external convenient and comfortable travel by foot,*

bicycle, and transit through such strategies as various street widths compatible with the type of development project proposed, modest setbacks, front porches, connected streets, multiple connections to nearby land uses, and mixed uses.

- (2) Provide flexibility to meet changing needs, technologies, economics and consumer preferences.*
 - (3) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing and outstanding landscape features and scenic vistas.*
 - (4) Lower development and building costs by permitting smaller networks of utilities, and the use of more economical development patterns and shared facilities.*
 - (5) Achieve overall coordinated building and facility relationships and infill development, and eliminate the negative impacts of unplanned and piecemeal development.*
 - (6) Enhance the combination and coordination of architectural styles, building forms and building relationships within the development.*
 - (7) Promote the use of traditional, quality-of-life design features, such as pedestrian scale, parking located to the side or rear of buildings, connected streets, terminated vistas, front porches, recessed garages, alleys, aligned building facades that face the street, and formal landscaping along streets and sidewalks.*
 - (8) Provide an efficient public process for considering large scale, complex developments where the proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.*
- (c) All building code, housing code and other land use regulations of this Code are applicable to a PUD; unless otherwise approved within the PUD ordinance.*

Sec. 45-222. Justification and minimum requirements for rezoning to planned unit development.

- (a) An applicant for a PUD rezoning must present evidence in the PUD narrative that the rezoning to PUD is justified by one or more of the following:*
 - (1) The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the county comprehensive plan. The land use designation on the future land use map of the comprehensive plan shall be such that it allows the proposed activity of the PUD prior to any application for rezoning to this designation being accepted.*
 - (2) The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.*
 - (3) The nature of the proposed use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with comprehensive plan policies.*
- (b) If a PUD proposal is found to be justified as required by subsection (a) above, the applicant for the PUD rezoning must further present evidence in the aforementioned PUD narrative that the rezoning to PUD meets the following standards:*
 - (1) The density and/or intensity, character and type of development proposed in the development plan is consistent with the comprehensive plan, future land use map and the concurrency management system, and the development plan meets one or more of the objectives set forth in section 45-221(b) above.*
 - (2) The land uses proposed within a PUD are compatible with the terrain and the existing and planned uses of properties surrounding the PUD. An evaluation of the external compatibility of a PUD should be based on the following factors: (1) adjacent existing and proposed uses, (2) design of the development to avoid undue noise, odor, traffic or other nuisances and other nuisances and dangers to abutting property owners; (3) traffic circulation to ensure the transportation system and streets are of sufficient width and capacity to serve the demands created by the development; and (4) density and/or intensity including type and size of structures and/or units and height shall be considered to address compatibility.*
 - (3) The residential density of the PUD must comply with the density limitations for each land use category.*
 - (4) Usable open spaces, plazas and recreation areas provided within a PUD must be consistent with the policies of the comprehensive plan and must be sufficient to provide appropriate recreational*

opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

- (5) The site of the PUD must be suitable for use in the manner proposed without hazards to persons either on or off the site from the likelihood of increased flooding, erosion or other dangers.*
- (6) Every dwelling unit or other use permitted in the PUD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area which is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road, but at a minimum, private roads and other access ways shall be required to be constructed so as to ensure that they are safe and maintainable. To that end, all roads within any PUD, public and/or private, shall be constructed in accordance with article VII, division 10.A of this Code. Connection to existing or planned adjacent streets is required, where applicable and feasible to minimize adverse traffic impacts.*
- (7) Sufficient off-street and on-street parking for bicycles, automobiles and other vehicles must be provided. Parking areas must be constructed in accordance with the standards outlined in article VII of this Code, and any deviations must be specifically identified and approved by the county commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. The design of a PUD should, whenever feasible, incorporate appropriate pedestrian and bicycle access ways so as to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PUD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development unless otherwise approved within the PUD ordinance.*
- (8) Utilities and essential public services, including, but not limited to, sanitary sewer, potable water, fire abatement services or appurtenances, solid waste, and other services must be available and have capacity to serve the development.*

Staff Analysis

LDC Section 45-193(c) stipulates that motorsport facilities can only be established with the adoption of a Planned Unit Development and stipulates 19 criteria which shall be addressed by the associated development agreement. The applicant supplied development agreement addresses each of the listed criteria; the staff amended development agreement provides additional clarification language for the development.

Regarding the criteria listed in LDC Section 45-221(b), the proposed PUD permits mixed-use development and innovative residential uses with the establishment of the previously referenced “garageplex.” The proposed development is anticipated to have a positive impact on the local economy by drawing in users of the facility and spectators. The development agreement addresses preservation of existing vegetation along the buffer areas to maintain a harmonious separation of the proposed use and surrounding, incompatible uses. The development will achieve infill by making use of land in a manner which is similar to surrounding uses in the sense that the proposed use will generate noise comparable to noise levels which already exist from the Kay Larkin Airport.

Regarding the criteria listed in LDC Section 45-222(b), at this time the proposed development appears to be consistent with the proposed Future Land Use category and the Comprehensive Plan; a thorough review will be conducted by the DRC to ensure concurrency management systems are upheld and to ensure the development adheres to those criteria in LDC Section 45-221(b). Aside from the limited residential uses located north of the proposed development which are to be buffered and separated from the driving surface, the proposed use is consistent with adjacent existing uses and map designations assigned to vacant properties. By its very nature, the development is anticipated to generate noise; however, that noise is to be addressed by buffers and other noise-dampening measures in effort to minimize additional hardship on top of the noise generated by the Kay Larkin Airport. A

traffic study will be required during the DRC reviews to ensure impacts to adjacent rights-of-way are mitigated. Additionally, the DRC will ensure compliance with subsections (5) through (8) when a more detailed site plan is submitted for the development if the proposed PUD is adopted. Having said that, staff observes that the proposed development agreement contains language requiring adherence to the standards of LDC Section 45-222(b) – most of which is identical to the language provided in the Land Development Code.

Staff finds that the proposed PUD is consistent with the proposed Urban Reserve Future Land Use category, meets the general intent of the Comprehensive Plan and Land Development Code, accomplishes one or more of the purposes listed in LDC Section 45-221(b), complies with the applicability standards listed in LDC Section 45-222(a), and adheres to most of the development standards listed in 45-222(b). The DRC review will ensure adherence to all of the development standards in LDC Section 45-222(b) if the proposed PUD is adopted – otherwise staff finds that the conceptual plan supplied by the applicant adheres to the conceptual plan requirements for the review of this PUD application.

Flood Zone, Wetlands & Soils

According to Putnam County GIS Reference Map, a majority of the lands subject to this application are within FEMA Flood Zone X which is not a special flood hazard area. Special Flood Hazard Area A is present on parcels B-1, B-3, and B-4 (see bubble plan in attachment 3). Policy A.1.1.1.A.3 of the Comprehensive Plan identifies certain uses which shall not be permitted in special flood hazard areas. Those uses specific to the proposed development which are included in the aforementioned policy are storage and disposal of hazardous materials and underground storage of hazardous materials. While certain industrial uses are prohibited in the Special Flood Hazard Area, the aforementioned policy does not prohibit the proposed FLUM amendment. The proposed development associated with this FLUM amendment is to be governed by a PUD; the PUD identifies that development on parcels containing the Special Flood Hazard Area will occur in Phase 2 of the development plan. The staff amended development agreement proposes to prohibit industrial uses, and uses associated with hazardous materials, within 50 feet of Special Flood Hazard Areas and jurisdictional wetlands. During the DRC review, staff will analyze the proposal further to ensure the existing flood levels are maintained in accordance with policies in the Comprehensive Plan and Land Development Code. The Land Development Code does not contain any language, expressed or implied, that would prevent a Zoning Map amendment based on wetland presence alone. Any development of the lands which may affect wetland habitats will either have to adhere to local regulations or be mitigated through a State or Federal agency – depending on the extent of the impact.

The National Wetlands Inventory maps indicate sporadic wetlands of varying types throughout the subject property. Local regulations establish certain buffer and separation requirements for development adjacent to, or within, jurisdictional wetlands. Conservation Policy E.1.2.18. of the Putnam County Comprehensive Plan and Article VI. – *Resource Protection Standards*, Division 2. – *Wetlands*, among other local legislation, establish requirements for development in or near wetlands. No local legislation forbids the proposed Map amendment or proposed use based on wetland presence alone. It is prudent for staff to acknowledge that the developer can exercise their right to mitigate the jurisdictional wetlands by applying through applicable State and Federal agencies. In the event that a wetland mitigation is permitted and exercised, local wetland regulations would not be applicable as State and Federal agencies with jurisdiction of wetland development would supersede local regulation.

The lands subject to this application includes Pomona, Palmetto, Surrency, Pompano, Riviera, Holopaw, Myakka, Immokalee, Tomoka, and Paisley soil types. Soil type characteristics are relevant

when determining the type of drainage facilities necessary to offset the proposed impervious surfaces from the development. According to the United States Department of Agriculture, the soils listed above range from very well to well-drained soils and poorly to very poorly draining soils. Soil characteristics will be extremely relevant to the St. Johns River Water Management District and Florida Department of Environmental Protection when permitting drainage systems, underground tanks, or the review of an Environmental Resource Permit, if applicable.

Roadway and Traffic Circulation

The subject property has approximately one half-mile of road frontage on Reid Street/SR100, a paved FDOT-maintained arterial road. The property has over one mile of road frontage on County Road 309C, a paved County-maintained collector road. The conceptual plan supplementing the application appears to have proposed vehicular access points on either road system which may be an attempt to alleviate off-site road improvements of the developer by providing multiple access points. According to the 11th Edition of the ITE Trip Generation Manual, an automobile racetrack such as the primary use of the proposed development results in an average trip count of 0.28 trips per attendee per day at peak times in a general urban/suburban environment. It should be noted that ITE trip data for the associated use is extremely limited and the source of the data provided is from two studies conducted in Florida in the 1990s. The applicant's development agreement does not establish the total number of spectator seats or proposed parking spaces; simply a dedication that sufficient parking facilities are to be established. Staff have proposed limiting the number of permanent seating to 4,000 which would result in approximately 1,120 trips per day during special events which may be conducted up to 8 times per year. Given the complexity and uniqueness of the proposed development, it is likely that trip impact data can only be determined via the required traffic study based on the uses presented to the DRC. This number may fluctuate dependent entirely upon what the final desired development will be if the applicants move forward. According to the 2024 Putnam County Traffic Count, the applicable section of SR100 experienced an average of 11,631 trips per day on a segment of road with a Level of Service capacity of 51,000 trips per day; a 23% load on the capabilities of the road. According to the same study, the applicable section of County Road 309C experienced an average of 2,341 trips per day on a segment of road with a Level of Service capacity of 14,300 trips per day; a 16% load on the capabilities of the road. Any roadway improvements necessary to accommodate this development will be determined and enforced by the Florida Department of Transportation and/or the Putnam County Public Works Department at the time of DRC review – sufficient access is required prior to the issuance of a building permit.

Infrastructure & Concurrency

Central water and sanitary sewer are provided by the City of Palatka in this area. According to the development agreement, the subject property will have a centralized potable water system and centralized sanitary sewer system acceptable by the Florida Department of Environmental Protection if the City lacks adequate capacity to service the use. According to documents provided by Rhett McCamey, Operations Manager of Palatka Public Works, a lift station and 4" force main, and an 8" water main, are located on the south side of the Water Management District property. Mr. McCamey was unable to advise whether the municipal utilities had capacity for the proposed use; however, the utilities are within reach of the project site. Staff are proposing that any industrial uses proposed in the development be required to connect to an existing municipal utility in order to adhere to the Comprehensive Plan. Florida Statutes mandates connection to municipal water and sewer infrastructure if the utility is available but the developer may have to expense connection to, or increasing the capacity of, such utilities prior to connection. Though the City of Palatka is not typically involved in the County's DRC reviews, the Director of Planning and Operations Manager of Public Works will have the ability to review the proposed development before any development orders are

issued. All other concurrency systems such as storm water management, right-of-way levels of service, and solid waste management will be reviewed by the DRC as well if this PUD is adopted.

STAFF RECOMMENDATION

Staff recommends **approval** of the request to amend the Zoning Map from Agriculture (AG) to Planned Unit Development (PUD) with the staff recommended development agreement. Staff finds that the proposed rezoning is consistent with the goals, objectives of policies of the adopted Comprehensive Plan, and the proposed PUD and amended development agreement is consistent with the requirements for PUD zoning as outlined in the Putnam County Land Development Code.

ATTACHMENTS:

Attachment 1 – Application

Attachment 2 – Supporting Documents (including staff development agreement and DRC remarks)

Attachment 3 – Maps

Attachment 4 – Ordinance (not provided to Planning Commission)

Attachment 1 – Application Documentation

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

2509 Crill Ave., Suite 300
Palatka, FL 32177
Fax: (386) 329-1213
Email: pzb@putnam-fl.com
Website: main.putnam-fl.com



Planning: (386) 329-0491
Zoning: (386) 329-0316
Building: (386) 329-0307
Animal Control (386) 329-0396
Code Enforcement (386) 329-0317

PUD APPLICATION

1. Name of property owner(s):
WA207 LLC
Mosler Industries LCC
Address(es)(Street, City, State, Zip):
71 Carrera St, St Augustine, FL 32084
175 Oneida St, St Augustine, FL 32084
2. 911 Address: (Street) Same
(City) _____ (State) _____ (Zipcode) _____
3. Parcel ID number(s): See application submittals
4. Subdivision name: NA (If applicable)
5. Driving directions to property from Palatka: Property is located at the intersection of SR100 and CR309C
6. Size of the property to be covered by the rezoning: 423.43 4437/- acres
7. Current zoning: AG Future Land Use designation: AG
Proposed Zoning: PUD Current Use: _____
8. Purpose of the Rezoning: Mixed Use Motorsports Complex - See Submittals
9. Attach the following to the application form:
 - Conceptual Plan (if applicable)
 - Agent Designation form (if applicable)
 - Recorded Deed(s)
 - Legal Description(s)
 - Draft PUD Agreement
 - PUD Narrative that contains justification as stated in LDC Overlay Zones and PUD Districts.
 - Site Plan

JUN 03 2025

PUD25-000003

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):

Scott Lagasse

(Sign)

Scott Lagasse

(Print)

JACOB MOSLER

(Sign)

(Print)

904 669-9436

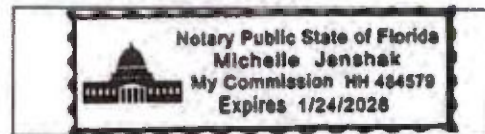
904-400-0792

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 29 day of May 2025 by Scott Lagasse and Jacob Mosler
(Print Name of Person(s) Acknowledging)



Michelle Jenshak
Signature of Notary Public

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ☐ OR Produced Identification Florida D.L. Type of Identification Produced

JUN 03 2025

AGENT DESIGNATION FORM

The applicant(s) does (do) hereby appoint and designate: Douglas Law Firm
as agent in fact for the owner(s) of parcel(s): see attached

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

Print name of property owner(s):

Scott E Lagassee Sr

WA207 LLC

Jacob G Mosler

Mosler Industries LLC

Signature(s) of property owner(s):

Scott E Lagassee Sr

Jacob G Mosler

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization.

this 29 day of May 2025 by Scott E Lagassee Sr and Jacob G Mosler
(Print Name of Person(s) Acknowledging)

Notary Public State of Florida
Michelle Jenshak
My Commission HH 484579
Expires 1/24/2028

Michelle Jenshak
Signature of Notary Public

(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☐ OR Produced Identification Florida D.L. Type of Identification Produced

JUN 03 2025

WA 207 LLC
PUD App

AGENT OATH AND SIGNATURE:

PUD 25-000003

The undersigned Patrick Kennedy, Douglas Law Firm, 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: [Signature]

Address: 117 N 2nd St, Palatka, FL 32177

Telephone Number: 386-244-4910 Fax Number: _____

Email Address: patrick@dhe lawyers.com

STATE OF Florida

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization.
this 18th day of June 2025, by Sara Story

(Print Name of Person(s) Acknowledging)



[Signature]
Signature of Notary Public

(Print, Type, or Stamp Commissioned
Name of Notary Public)

Personally Known ☒ OR Produced Identification _____ Type of Identification Produced _____

DO NOT WRITE BELOW THIS PAGE

-THIS PAGE IS FOR OFFICE USE ONLY -

Pre-application Meeting Verification: Date: 6/3/2025 Time: 4:00 am/pm pm

Staff Signature: [Signature]

Staff Sufficiency Review Comments:

1. Submittals Check List:

<input type="checkbox"/> Application Fee	<input type="checkbox"/> Completed Concept Plan (if applicable)
<input type="checkbox"/> Completed Application form	<input type="checkbox"/> Agent Designation form (if applicable)
<input type="checkbox"/> Recorded Deed	<input type="checkbox"/> Legal Description
<input type="checkbox"/> Parcel Map (full section)	

2. Property is currently/proposed to be serviced by:

central sewer ☐ package treatment plant ☐ septic tank ☐
central water ☐ public supply well ☐ private well ☐

Health Department

Comments: _____

3. Case Number: _____

4. Hearing Dates:

Planning Commission _____

BOCC _____

5. Special Comments:

Reviewed by: _____ Date: _____

-THIS PAGE IS FOR OFFICE USE ONLY -

**Attachment 2 – Supporting Documents
(Including Applicant Development Agreement)**

Prepared by and Return to:

Davis R. Watson III, Esq.
Davis R. Watson III, P.A.
Permenter & Watson, PLLC
2201 S.E. 30th Avenue, Suite 202
Ocala, Florida 34471

Parcel ID Nos.

03-10-26-0000-0130-0000;
04-10-26-0000-0020-0000;
04-10-26-0000-0020-0001;
33-09-26-0000-0010-0000;
33-09-26-5800-0010-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 1st day of December, 2024, by Albert S. Walton, Jr., a married person conveying property which is not his homestead and whose address is 529 Marlin Drive, Punta Gorda, Florida 33950; Ann W. Cordoba, a married person conveying property which is not her homestead and whose address is 638 Starmont Drive, Durham, North Carolina 27705; Mary T. Walton, an unmarried person conveying property which is not her homestead and whose address is 11 Higgins Street, Apartment #3, Arlington, Massachusetts 02476; and Christine W. Pieper, an unmarried person conveying property which is not her homestead and whose address is 226 Fairlane Drive, Athens, Georgia 30607; as **tenants in common** (collectively, "**Grantor**"), to WA207 LLC, a Florida limited liability company ("**Grantee**"), whose address is 3 San Marco Avenue, St. Augustine, Florida 32084. ("**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Putnam County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto, all improvements and structures located thereon, and all fixtures, equipment and machinery used in connection with the operation of such improvements and structures and permanently affixed thereto in such a manner as to constitute real estate under applicable state law, (such improvements, structures and fixtures being purchased and sold "AS IS", "WHERE IS", and "WITH ALL FAULTS").

SUBJECT TO all applicable laws including zoning, building ordinances and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record that lawfully affect the same or any part thereof (but this Deed shall not serve to reimpose same), all encroachments and other matters that may be revealed by a survey or inspection thereof, and the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges for the current year and subsequent years.

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

JUN 03 2025

PUD25-000003

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered in our presence:

Shelly Fileman
Shelly Fileman, Witness
[PRINT NAME OF WITNESS]
Address: 22147 Lockport Ave
Port Charlotte, FL 33952

Albert S. Walton, Jr.
Albert S. Walton, Jr.

Michelle Sutherland
Michelle Sutherland, Witness
[PRINT NAME OF WITNESS]
Address: 4989 Duncan Rd
Punta Gorda FL 33982

STATE OF FL
COUNTY OF Charlotte

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of December, 2024 by Albert S. Walton, Jr., a married person conveying property which is not his homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.

FL DLW435037570280

(SEAL)

Shelly Fileman
NOTARY PUBLIC
Commission Number:
My Commission Expires:



JUN 03 2025

PUD25-000003

(Signature page to Special Warranty Deed)

Signed, sealed and delivered in our presence:

Iva Ann Walker
Iva Ann Walker, Witness

[PRINT NAME OF WITNESS]

Address: 5018 St. Mary's Rd.
Hillsborough, NC 27278

Ann W. Cordoba
Ann W. Cordoba

Ryan Watson
Ryan Watson, Witness

[PRINT NAME OF WITNESS]

Address: 3316 Stonebrook Dr
Durham NC 27705

STATE OF North Carolina
COUNTY OF Durham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of December, 2024 by Ann W. Cordoba, a married person conveying property which is not her homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.

(SEAL)

JORGE LUIS PERLA
NOTARY PUBLIC
WILSON COUNTY, NC
My Commission Expires 5-18-2028

Jorge Luis Perla
NOTARY PUBLIC

Commission Number: 201722900198
My Commission Expires: 05/18/2028

JUN 03 2025

PUD25-000003

(Signature page to Special Warranty Deed)

Signed, sealed and delivered in our presence:

Bhuvaneshwari Sundar Rajan
Bhuvaneshwari Sundar Rajan Witness
[PRINT NAME OF WITNESS]
Address: 655 Mass Ave
Arlington MA 02476

Mary T. Walton
Mary T. Walton

Lu Deng
Lu Deng Witness
[PRINT NAME OF WITNESS]
Address: 655 Mass Ave
Arlington MA 02476

STATE OF MA
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day of December, 2024 by Mary T. Walton, an unmarried person conveying property which is not his homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.



Bhuvaneshwari Sundar Rajan
NOTARY PUBLIC
Commission Number:
My Commission Expires: 05/04/2029

(Signature page to Special Warranty Deed)

Signed, sealed and delivered in our presence:

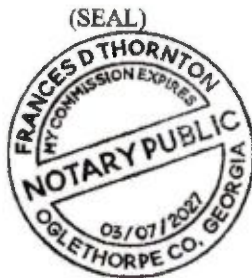
Katherine Heath
Katherine Heath Witness
[PRINT NAME OF WITNESS]
Address: 150 Floyd Dr
Athens GA 30607

Christine W. Pieper
Christine W. Pieper

Frances Diane Thornton
Frances Diane Thornton Witness
[PRINT NAME OF WITNESS]
Address: 150 Floyd Dr
Athens, GA 30607

STATE OF Georgia
COUNTY OF Oglethorpe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of December, 2024 by Christine W. Pieper, an unmarried person conveying property which is not his homestead (PLEASE CHECK ONE OF THE FOLLOWING) ☐ who is/are personally known to me or ☒ who has/have presented driver's license as identification.



Frances Diane Thornton
NOTARY PUBLIC
Commission Number: W-00590631
My Commission Expires: 03/07/2027

JUN 03 2025

PUD25-000003

EXHIBIT "A"

Parcel 1: (Being the lands assessed under Parcel ID: 33-09-26-5800-0010-0000)
A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF SECTION 33 AND RUN THENCE N 0 DEG 17'08"W, ALONG THE WEST LINE OF SECTION 33, A DISTANCE OF 2606.37 FEET TO A CONCRETE MONUMENT, THENCE N 0 DEG 18'42"W, ALONG SAID WEST LINE 895.51 FEET TO AN IRON ROD SET AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE S 61 DEG 44'06"E, ALONG SAID RIGHT-OF-WAY LINE 236.54 FEET TO AN IRON ROD; THENCE N 28 DEG 15'54"E, ALONG SAID RIGHT-OF-WAY LINE 25.18 FEET TO AN IRON ROD; THENCE S 61 DEG 44'06"E, ALONG SAID RIGHT-OF-WAY LINE, 2338.46 FEET TO AN IRON ROD; THENCE S 11 DEG 14'15"E, 1537.74 FEET TO AN IRON ROD; THENCE CONTINUE S 11 DEG 14'15"E 803.29 FEET; THENCE S 89 DEG 40'59"W 59.91 FEET TO A CONCRETE MONUMENT; THENCE S 89 DEG 49'28"W 2658.36 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCK 1, MERWIN PARK, SECTION "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 1 AND RUN THENCE S 61 DEG 44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCK 1, 330.78 FEET TO AN IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE S 61 DEG 44'06"E, ALONG SAID NORTHEASTERLY LINE, 1175.24 FEET TO AN IRON ROD; THENCE S 0 DEG 25'39"E 57.00 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61 DEG 44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 1202.61 FEET TO AN IRON ROD; THENCE N 28 DEG 15'54"E 50.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCKS 47 & 46, MERWIN PARK, SECTION "C" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF BLOCK 1, MERWIN PARK, SECTION "A" AND RUN THENCE S 61 DEG 44'06"E, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1 AND THE PROLONGATION OF SAID LINE THEREOF 1626.74 FEET TO AN IRON ROD SET AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 47, MERWIN PARK, SECTION "C" AND THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE CONTINUE S 61 DEG 44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCKS 47 & 46, 920.63 FEET TO AN IRON ROD; THENCE S 11 DEG 14'15"E 64.81 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61 DEG 44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 943.04 FEET TO AN IRON ROD; THENCE N 0 DEG 18'42"W 48.52 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 118 DEG 34'36", A RADIUS OF 5.00 FEET, A CHORD BEARING OF N 58 DEG 58'36" E AND A CHORD DISTANCE OF 8.60 FEET, THENCE RIGHT, ALONG SAID CURVE A DISTANCE OF 10.35 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section A, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 42:

Lot 4, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0040)
Lot 28, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0280)
Lot 1, Block 3 (as assessed under Parcel I.D. 33-09-26-5800-0030-0010)
Lots 17 and 19, Block 11 (as assessed under Parcel I.D. 33-09-26-5800-0110-0170)
Lots 9 and 10, Block 15 (as assessed under Parcel I.D. 33-09-26-5800-0150-0090)

Exhibit "A"

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section B, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 96:
Lot 4, Block 24 (as assessed under Parcel I.D. 33-09-26-5801-0240-0040)

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section C, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 141:
Lot 5, Block 42 (as assessed under Parcel I.D. 33-09-26-5802-0420-0050)

LESS AND EXCEPT ALL ROAD RIGHT-OF WAYS, PLATTED PARKS, UNNUMBERED AND UNNAMED PARCELS AS SHOWN WITHIN THE PLATTED ROAD RIGHT-OF-WAYS AND LAKES SHOWN ON SAID RECORDED PLATS, ALL AS SHOWN ON THE PLATS OF MERWIN PARK, SECTIONS "A", "B", & "C".

AND

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33 AND RUN N 89 DEG 30'06" W, 455.84 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST; THENCE S 89 DEG 40'59" W 864.44 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK 135, PAGE 562 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA; THENCE CONTINUE S 89 DEG 40'59" W 1278.80 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 89 DEG 40'59" W 59.91 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89 DEG 49'28" W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, A DISTANCE OF 136.60 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF "MERWIN PARK SECTION B", A SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 96 OF SAID PUBLIC RECORDS; THENCE N 2 DEG 54'05" E, ALONG THE EASTERLY LINE OF SAID "MERWIN PARK SECTION B" 789.65 FEET TO AN IRON ROD; THENCE S 11 DEG 14'15" E 803.29 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 2: (Being the lands assessed under Parcel ID: 33-09-26-0000-0010-0000)

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R. 183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE RUN N 1 DEG 16' 57"W 536.13 FEET TO A CONCRETE MONUMENT; THENCE N 68 DEG 23'14" W 782.96 FEET; THENCE N 1 DEG 01'10"E 535.19 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A DELTA ANGLE OF 0 DEG 32'29", A RADIUS OF 11491.38 FEET, A CHORD BEARING OF N 66 DEG 03'13"W AND A CHORD DISTANCE OF 108.58 FEET, THENCE ALONG SAID CURVE AND RIGHT-OF-WAY 108.58 FEET TO AN IRON ROD; THENCE S 1 DEG 01'10" W 1408.51 FEET TO AN IRON ROD; THENCE N 89 DEG 40'59" E 854.70 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 4: (Being the lands assessed under Parcel ID: 03-10-26-0000-0130-0000)

A PARCEL OF LAND SITUATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT SET AT THE WEST END OF CALL (1) OF BOUNDARY LINE AGREEMENT RECORDED IN O.R. 183, PAGE 177 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND RUN THENCE S 13 DEG 46' 24"W, ALONG SAID

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Exhibit "A"

BOUNDARY LINE AGREEMENT, 818.06 FEET; THENCE S 0 DEG 44' 45" E 47.56 FEET TO A CONCRETE MONUMENT; THENCE N 89 DEG 15' 15" E 600.00 FEET TO A CONCRETE MONUMENT; THENCE N 0 DEG 44' 45" W 190.00 FEET TO AN IRON ROD; THENCE N 89 DEG 15' 15" E 150.00 FEET TO AN IRON ROD; THENCE N 0 DEG 44' 45" W 66.00 FEET TO AN IRON ROD; THENCE S 89 DEG 15' 15" W 150.00 FEET TO AN IRON ROD; THENCE N 0 DEG 44' 45" W 380.00 FEET TO A CONCRETE MONUMENT; THENCE N 89 DEG 15' 15" E 150.00 FEET TO AN IRON ROD; THENCE N 0 DEG 44' 45" W 200.97 FEET TO A NAIL AND DISK SET IN ASPHALT PAVEMENT; THENCE S 89 DEG 31' 11" W 544.92 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 5: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0001)

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4 AND RUN THENCE S 0 DEG 13' 16" E, ALONG THE WEST LINE OF SECTION 4, 153.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE S 89 DEG 08' 58" E, 3907.565 FEET TO AN IRON ROD; THENCE N 87 DEG 39' 19" E 536.33 FEET TO AN IRON ROD; THENCE S 71 DEG 03' 05" W 450.06 FEET TO AN IRON ROD; THENCE S 0 DEG 16' 23" E 570.46 FEET TO AN IRON ROD; THENCE S 78 DEG 13' 19" W 982.17 FEET TO AN IRON ROD; THENCE N 89 DEG 51' 19" W 394.66 FEET TO AN IRON ROD; THENCE N 0 DEG 01' 25" E 136.58 FEET TO AN IRON ROD; THENCE S 89 DEG 30' 15" W 665.21 FEET TO AN IRON ROD; THENCE N 0 DEG 08' 51" W 332.06 FEET TO AN IRON ROD; THENCE S 89 DEG 27' 03" W 1996.08 FEET TO A POINT ON THE WEST LINE OF SECTION 4; THENCE N 0 DEG 13' 16" W, ALONG SAID WEST LINE, 507.27 FEET TO THE POINT OF BEGINNING AND TO CLOSE.
LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

Parcel 6: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0000)

A PARCEL OF LAND SITUATED IN SECTIONS 3 & 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R.183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE S 89 DEG 40' 59" W 854.70 FEET TO AN IRON ROD; THENCE S 1 DEG 01' 10" W 31.00 FEET; THENCE N 89 DEG 03' 49" W, 1283.62 FEET; THENCE N 11 DEG 14' 15" W 3.24 FEET; THENCE S 89 DEG 41' 24" W 524.82 FEET; THENCE CONTINUE S 89 DEG 41' 24" W 2667.92 FEET TO THE NORTHWEST CORNER OF SECTION 4; THENCE S 0 DEG 13' 16" E, ALONG THE WEST LINE OF SECTION 4, 1671.03 FEET; THENCE N 84 DEG 28' 37" E, 3846.27 FEET TO AN IRON ROD; THENCE N 87 DEG 39' 10" E, 1531.23 FEET TO AN IRON ROD; THENCE N 1 DEG 29' 11" W, 1219.23 FEET TO AN IRON PIPE; THENCE N 1 DEG 23' 02" W 48.15 FEET TO THE POINT OF BEGINNING AND TO CLOSE.
LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

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Rec: \$44.00 Doc: \$5250.00 (\$750,000.00)

In, Return and Prepared by:

Carol Lagasse

ESTATE TITLE OF ST. AUGUSTINE, INC.

71 CARRERA STREET

ST AUGUSTINE, FL 32084

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

32-09-26-0000-0110-0030, 32-09-26-0000-0110-0000, 32-09-26-0000-0150-0010,
32-09-26-0000-0150-0000, 32-09-26-0000-0210-0000, 32-09-26-0000-0110-0010,
32-09-26-0000-0110-0020, and 32-09-26-0000-0210-0010

File No.: 65082

WARRANTY DEED

This Warranty Deed, Made the 28 day of February, 2025, by THERESA DIANE CHESNEY,
individually and as Successor Trustee of The Shirley J. Motes Revocable Trust Dated December 9,
2020, conveying non homestead property whose post office address is:

1772 Burnt Mt Rd Jasper GA 30143, hereinafter called the "Grantor", to

MOSLER INDUSTRIES, LLC, a Florida Limited Liability Company, whose post office address is:

181 Oneida St St Augustine FL 32084,
hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Ten Dollars and No Cents (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Putnam County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

The property is not the homestead of the Grantor(s) under the laws and constitution of the state of Florida in that neither Grantor(s) or any member of the household of Grantor(s) reside thereon.

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

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Carol A. Lagasse
Witness 1 Signature

THE SHIRLEY J. MOTES REVOCABLE TRUST
DATED DECEMBER 9, 2020

Witness 1 Printed Name and Post Office Address:

Carol A. Lagasse
Sr

Theresa Diane Chesney
Theresa Diane Chesney
Successor Trustee and as to her individual interest

St Augustine, FL 32084

Bita Hewett
Witness 2 Signature

Witness 2 Printed Name and Post Office Address:

Bita Hewett
1925 Park Ave.
Orange Park, FL 32073

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of February, 2025 by The Shirley J. Motes Revocable Trust Dated December 9, 2020. He/She/They is/are ☐ Personally Known OR ☒ Produced drivers license(s) as Identification.

Carol A. Lagasse
Notary Public Signature

(SEAL)

Printed Name:

My Commission Expires: _____

☐ Online Notary (Check Box if acknowledgment done by Online Notarization)



CAROL A. LAGASSE
Notary Public
State of Florida
Comm# HH538205
Expires 7/21/2028

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EXHIBIT "A"
LEGAL DESCRIPTION

Parcel No. 1:
(PID # 32-09-26-0000-0110-0000)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32 and the POINT OF BEGINNING; thence run South 89° 01' 06" West along the South line thereof a distance of 423.31 feet to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 122.63 feet to the point of curve of said Easterly right of way line; thence run Northwesterly with a curve concave Westerly, said curve having a central angle of 22° 17' 58", a radius of 854.03 feet, an arc length of 332.39 feet and a chord bearing and distance of North 11° 34' 15" West 330.29 feet to the Northwesterly right of way line of a 150 foot Seminole Electric Cooperative Inc. easement as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida; thence run North 46° 40' 36" East along said Northwesterly right of way line a distance of 659.79 feet to the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 891.71 feet to the POINT OF BEGINNING.

SUBJECT TO a 150 foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT that part thereof conveyed for right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 2:
(PID # 32-09-26-0000-0110-0010)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4, a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way); thence continue South 89° 01' 06" West along said South line, a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet to the POINT OF BEGINNING; thence continue North 00° 42' 45" West 252.26 feet to an iron rod at the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along the North line thereof a distance of 365.80 feet to an iron rod on the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 284.24 feet; thence run South 89° 06' 08" West 497.60 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 3:
(PID # 32-09-26-0000-0110-0020)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 2606.42 feet to a concrete monument at the

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Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4 a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way) and the POINT OF BEGINNING; thence continue South 89° 01' 06" West along said South line a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet; thence run North 89° 06' 08" East 497.60 feet to the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 629.51 feet to the point of curve; thence run Southerly with a curve concave Westerly, said curve having a central angle of 27° 55' 06", a radius of 788.03 feet, an arc length of 383.98 feet and a chord bearing and distance of South 14° 22' 49" East 380.19 feet to the point of tangency of said Westerly right of way line; thence run South 00° 25' 16" East 123.27 feet to the POINT OF BEGINNING.

SUBJECT TO a 150 foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT therefrom that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 4:
(PID # 32-09-26-0000-0110-0030)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 3498.13 feet to a point on the Northwestern right of way line of a 150-foot Seminole Electric Cooperative, Inc. Easement as described in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida and the POINT OF BEGINNING; thence run South 46° 40' 36" West along said Northwestern right of way line, a distance of 659.79 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run Northwesterly along said Easterly right of way line with a curve concave Westerly, said curve having a central angle of 05° 37' 08", a radius of 854.03 feet, an arc length of 83.75 feet and a chord bearing and distance of North 25° 31' 48" West 83.72 feet to the point of tangency; thence run North 28° 20' 22" West 879.48 feet to an iron rod on the North line of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along said North line, a distance of 300.74 feet to an iron rod on the Southerly right of way line of State Road No. 100; thence run South 62° 02' 34" East along said Southerly right of way line, a distance of 715.60 feet to an iron rod on the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 66.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying in the Georgia Southern and Florida Railroad right of way.

AND FURTHER LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 5:
(PID # 32-09-26-0000-0150-0000)

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 1303.21 feet to the Southeast corner of said NE 1/4 of the SE 1/4 and the POINT OF BEGINNING; thence run South 88° 56' 03" West along the South line thereof a distance of 428.53 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.96 feet; thence run North 88° 58' 34" East a distance of 425.93 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4, a distance of 649.63 feet to the POINT OF BEGINNING.

Parcel No. 6:
(PID # 32-09-26-0000-0150-0010)

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A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 1952.84 feet to the POINT OF BEGINNING; thence run South 88° 58' 34" West a distance of 425.93 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.92 feet to the North line of the NE 1/4 of the SE 1/4 of said Section 32; thence run North 89° 01' 06" East along said North line a distance of 423.31 feet to a concrete monument at the Northeast corner of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4 a distance of 653.58 feet to the POINT OF BEGINNING.

Parcel No. 7:
(PID # 32-09-26-0000-0210-0000)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

BEGIN at a concrete monument at the Southeast corner of said Section 32 and run South 88° 51' 00" West along the South line thereof a distance of 433.75 feet to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.99 feet; thence run North 88° 53' 31" East a distance of 431.14 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along said East line a distance of 649.65 feet to the POINT OF BEGINNING.

Parcel No. 8:
(PID # 32-09-26-0000-0210-0010)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 649.65 feet to the POINT OF BEGINNING; thence run South 88° 53' 31" West a distance of 431.14 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.90 feet to the North line of the SE 1/4 of the SE 1/4 of said Section 32; thence run North 88° 56' 03" East along said North line a distance of 428.53 feet to the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line thereof a distance of 653.56 feet to the POINT OF BEGINNING.

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PUD25-000003

EXHIBIT "A"
309C PUD Agreement
Legal Description

THE FOLLOWING PARCELS UNDER TITLE OF WA207 LLC AS DESCRIBED IN THE PUBLIC RECORD IN AND FOR PUTNAM COUNTY, FLORIDA AT BOOK 1790 PAGE 694:

Parcel 1: (Being the lands assessed under Parcel ID: 33-09-26-5800-0010-0000)

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF SECTION 33 AND RUN THENCE N 0°17'08"W, ALONG THE WEST LINE OF SECTION 33, A DISTANCE OF 2606.37 FEET TO A CONCRETE MONUMENT, THENCE N 0°18'42" W, ALONG SAID WEST LINE 895.51 FEET TO AN IRON ROD SET AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE S 61°44'06"E, ALONG SAID RIGHT-OF-WAY LINE 236.54 FEET TO AN IRON ROD; THENCE N 28°15'54"E, ALONG SAID RIGHT-OF-WAY LINE 25.18 FEET TO AN IRON ROD; THENCE S 61°44'06"E, ALONG SAID RIGHT-OF-WAY LINE, 2338.46 FEET TO AN IRON ROD; THENCE S 11°14'15"E, 1537.74 FEET TO AN IRON ROD; THENCE CONTINUE S 11°14'15"E 803.29 FEET; THENCE S 89°40'59"W 59.91 FEET TO A CONCRETE MONUMENT; THENCE S 89°49'28"W 2658.36 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCK 1, MERWIN PARK, SECTION "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 1 AND RUN THENCE S 61°44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCK 1, 330.78 FEET TO AN IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 61°44'06"E, ALONG SAID NORTHEASTERLY LINE, 1175.24 FEET TO AN IRON ROD; THENCE S 0°25'39"E 57.00 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61°44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 1202.61 FEET TO AN IRON ROD; THENCE N 28°15'54"E 50.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCKS 47 & 46, MERWIN PARK, SECTION "C" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF BLOCK 1, MERWIN PARK, SECTION "A" AND RUN THENCE S 61°44'06"E, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1 AND THE PROLONGATION OF SAID LINE THEREOF 1626.74 FEET TO AN IRON ROD SET AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 47, MERWIN PARK, SECTION "C" AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 61°44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCKS 47 & 46, 920.63 FEET TO AN IRON ROD; THENCE S 11°14'15"E 64.81 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61°44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 943.04 FEET TO AN IRON ROD; THENCE N 0°18'42"W 48.52 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 118°34'36", A RADIUS OF 5.00 FEET, A CHORD BEARING OF N 58°58'36"E AND A CHORD DISTANCE OF 8.60 FEET, THENCE RIGHT ALONG SAID CURVE A DISTANCE OF 10.35 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section A, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 42:

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Lot 4, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0040)
Lot 28, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0280)
Lot 1, Block 3 (as assessed under Parcel I.D. 33-09-26-5800-0030-0010)
Lots 17 and 19, Block 11 (as assessed under Parcel I.D. 33-09-26-5800-0110-0170)
Lots 9 and 10, Block 15 (as assessed under Parcel I.D. 33-09-26-5800-0150-0090)

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section B, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 96: Lot 4, Block 24 (as assessed under Parcel I.D. 33-09-26-5801-0240-0040)

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section C, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 141: Lot 5, Block 42 (as assessed under Parcel I.D. 33-09-26-5802-0420-0050)

LESS AND EXCEPT ALL ROAD RIGHT-OF WAYS, PLATTED PARKS, UNNUMBERED AND UNNAMED PARCELS AS SHOWN WITHIN THE PLATTED ROAD RIGHT-OF-WAYS AND LAKES SHOWN ON SAID RECORDED PLATS, ALL AS SHOWN ON THE PLATS OF MERWIN PARK, SECTIONS "A", "B", & "C".

AND

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33 AND RUN N 89°30'06" W, 455.84 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST; THENCE S 89°40'59" W 864.44 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK 135, PAGE 562 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA; THENCE CONTINUE S 89°40'59" W 1278.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 89°40'59" W 59.91 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°49'28" W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, A DISTANCE OF 136.60 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF "MERWIN PARK SECTION B", A SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 96 OF SAID PUBLIC RECORDS; THENCE N 2°54'05" E, ALONG THE EASTERLY LINE OF SAID "MERWIN PARK SECTION B" 789.65 FEET TO AN IRON ROD; THENCE S 11°14'15" E 803.29 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 2: (Being the lands assessed under Parcel ID: 33-09-26-0000-0010-0000)

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R.183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE RUN N 1°16'57" W 536.13 FEET TO A CONCRETE MONUMENT; THENCE N 68°23'14" W 782.96 FEET; THENCE N 1°01'10" E 535.19 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A DELTA ANGLE OF 0°32'29", A RADIUS OF 11491.38 FEET, A CHORD BEARING OF N 66°03'13" W AND A CHORD DISTANCE OF 108.58 FEET, THENCE ALONG SAID CURVE AND RIGHT-OF-WAY 108.58 FEET TO AN IRON ROD; THENCE S 1°01'10" W 1408.51 FEET TO AN IRON ROD; THENCE N 89°40'59" E 854.70 FEET TO THE

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POINT OF BEGINNING AND TO CLOSE.

Parcel 5: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0001)

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4 AND RUN THENCE S 0°13'16"E, ALONG THE WEST LINE OF SECTION 4, 153.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE S 89°09'58" E, 3907.565 FEET TO AN IRON ROD; THENCE N 87°39'19" E 536.33 FEET TO AN IRON ROD; THENCE S 71°03'05"W 450.06 FEET TO AN IRON ROD; THENCE S 0°16'23"E 570.46 FEET TO AN IRON ROD; THENCE S 78°13'19" W 982.17 FEET TO AN IRON ROD; THENCE N 89°51'19" W 394.66 FEET TO AN IRON ROD; THENCE N 0°01'25"E 136.58 FEET TO AN IRON ROD; THENCE S 89°30'15"W 665.21 FEET TO AN IRON ROD; THENCE N 0°08'51" W 332.06 FEET TO AN IRON ROD; THENCE S 89°27'03" W 1996.08 FEET TO A POINT ON THE WEST LINE OF SECTION 4; THENCE N 0°13'16" W, ALONG SAID WEST LINE, 507.27 FEET TO THE POINT OF BEGINNING AND TO CLOSE. LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

Parcel 6: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0000)

A PARCEL OF LAND SITUATED IN SECTIONS 3 & 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R. 183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE S 89°40'59" W 854.70 FEET TO AN IRON ROD; THENCE S 1°01'10" W 31.00 FEET; THENCE N 89°03'49"W, 1283.62 FEET; THENCE N 11°14'15" W 3.24 FEET; THENCE S 89°41'24" W 524.82 FEET; THENCE CONTINUE S 89°41'24"W 2667.92 FEET TO THE NORTHWEST CORNER OF SECTION 4; THENCE S 0°13'16"E, ALONG THE WEST LINE OF SECTION 4, 1671.03 FEET; THENCE N 84°28'37"E, 3846.27 FEET TO AN IRON ROD; THENCE N 87°39'10"E, 1531.23 FEET TO AN IRON ROD; THENCE N 1°29'11" W, 1219.23 FEET TO AN IRON PIPE; THENCE N 1°23'02"W 48.15 FEET TO THE POINT OF BEGINNING AND TO CLOSE. LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

AND

THE FOLLOWING PARCELS UNDER TITLE OF MOSLER INDUSTRIES LLC AS DESCRIBED IN THE PUBLIC RECORD IN AND FOR PUTNAM COUNTY, FLORIDA AT BOOK 1799 PAGE 1729:

Parcel No. 1:

(PID # 32-09-26-0000-0110-0000)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00°39'00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32 and the POINT OF BEGINNING; thence run South 89°01'06" West along the South line thereof a distance of 423.31 feet

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to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 122.63 feet to the point of curve of said Easterly right of way line; thence run Northwesterly with a curve concave Westerly, said curve having a central angle of 22° 17' 58", a radius of 854.03 feet, an arc length of 332.39 feet and a chord bearing and distance of North 11° 34' 15" West 330.29 feet to the Northwesterly right of way line of a 150 foot Seminole Electric Cooperative Inc. easement as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida; thence run North 46° 40' 36" East along said Northwesterly right of way line a distance of 659.79 feet to the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 891.71 feet to the POINT OF BEGINNING.

SUBJECT TO a 150-foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT that part thereof conveyed for right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 2:

(PID # 32-09-26-0000-0110-0010)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4, a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way); thence continue South 89° 01' 06" West along said South line, a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet to the POINT OF BEGINNING; thence continue North 00° 42' 45" West 252.26 feet to an iron rod at the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along the North line thereof a distance of 365.80 feet to an iron rod on the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 284.24 feet; thence run South 89° 06' 08" West 497.60 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 3:

(PID # 32-09-26-0000-0110-0020)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4 a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way) and the POINT OF

BEGINNING; thence continue South 89° 01' 06" West along said South line a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet; thence run North 89° 06' 08" East 497.60 feet to the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 629.51 feet to the point of curve; thence run Southerly with a curve concave Westerly, said curve having a central angle of 27° 55' 06", a radius of 788.03 feet, an arc length of 383.98 feet and a chord bearing and distance of South 14° 22' 49" East 380.19 feet to the point of tangency of said Westerly right of way line; thence run South 00° 25' 16" East 123.27 feet to the POINT OF BEGINNING.

SUBJECT TO a 150-foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT therefrom that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 4:
(PID # 32-09-26-0000-0110-0030)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 3498.13 feet to a point on the Northwestern right of way line of a 150-foot Seminole Electric Cooperative, Inc. Easement as described in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida and the POINT OF BEGINNING; thence run South 46° 40' 36" West along said Northwestern right of way line, a distance of 659.79 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run Northwesternly along said Easterly right of way line with a curve concave Westerly, said curve having a central angle of 05° 37' 08", a radius of 854.03 feet, an arc length of 83.75 feet and a chord bearing and distance of North 25° 31' 48" West 83.72 feet to the point of tangency; thence run North 28° 20' 22" West 879.48 feet to an iron rod on the North line of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along said North line, a distance of 300.74 feet to an iron rod on the Southerly right of way line of State Road No. 100; thence run South 62° 02' 34" East along said Southerly right of way line, a distance of 715.60 feet to an iron rod on the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 66.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying in the Georgia Southern and Florida Railroad right of way.

AND FURTHER LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 5:
(PID # 32-09-26-0000-0150-0000)

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39'

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00" West along the East line of the SE 1/4 of said Section 32 a distance of 1303.21 feet to the Southeast corner of said NE 1/4 of the SE 1/4 and the POINT OF BEGINNING; thence run South 88° 56' 03" West along the South line thereof a distance of 428.53 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.96 feet; thence run North 88° 58' 34" East a distance of 425.93 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4, a distance of 649.63 feet to the POINT OF BEGINNING.

Parcel No. 6:

(PID # 32-09-26-0000-0150-0010)

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 1952.84 feet to the POINT OF BEGINNING; thence run South 88° 58' 34" West a distance of 425.93 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.92 feet to the North line of the NE 1/4 of the SE 1/4 of said Section 32; thence run North 89° 01' 06" East along said North line a distance of 423.31 feet to a concrete monument at the Northeast corner of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4 a distance of 653.58 feet to the POINT OF BEGINNING.

Parcel No. 7:

(PID # 32-09-26-0000-0210-0000)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

BEGIN at a concrete monument at the Southeast corner of said Section 32 and run South 88° 51' 00" West along the South line thereof a distance of 433.75 feet to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.99 feet; thence run North 88° 53' 31" East a distance of 431.14 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along said East line a distance of 649.65 feet to the POINT OF BEGINNING.

Parcel No. 8:

(PID # 32-09-26-0000-0210-0010)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 649.65 feet to the POINT OF BEGINNING; thence run South 88° 53' 31" West a distance of 431.14 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.90 feet to the North line of the SE 1/4 of the SE 1/4 of said Section 32; thence run North 88° 56' 03" East along said North line a distance of 428.53 feet to the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line thereof a distance of 653.56 feet to the POINT OF BEGINNING.

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**ATTACHMENT 2.1 - Evidentiary Support for PUD -
First Submittal**

DOUGLAS LAW FIRM

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Lisa Miles

MEMORANDUM

To: Putnam County Planning Commission Members

From: Patrick Kennedy

Date: May 30, 2024

RE: Analysis, Justification and Evidentiary Support for the CR309C PUD Rezoning

The Parties: Owners – WA207 LLC and Mosler Industries LLC
Agent – The Douglas Law Firm

The Request: Rezone the Property from its current designation from County AG to PUD to allow for a Motor Sports Complex with a compatible mixture of Commercial, Residential and Light Industrial Uses.

The Property: Parcel Nos.:
32-09-26-0000-0210-0010
32-09-26-0000-0110-0030
32-09-26-0000-0150-0010
33-09-26-5800-0010-0000
04-10-26-0000-0020-0000
33-09-26-0000-0010-0000
32-09-26-0000-0210-0000
32-09-26-0000-0110-0000
32-09-26-0000-0150-0000
04-10-26-0000-0020-0001
32-09-26-0000-0110-0010
32-09-26-0000-0110-0020

Acreage: 443 +/- acres

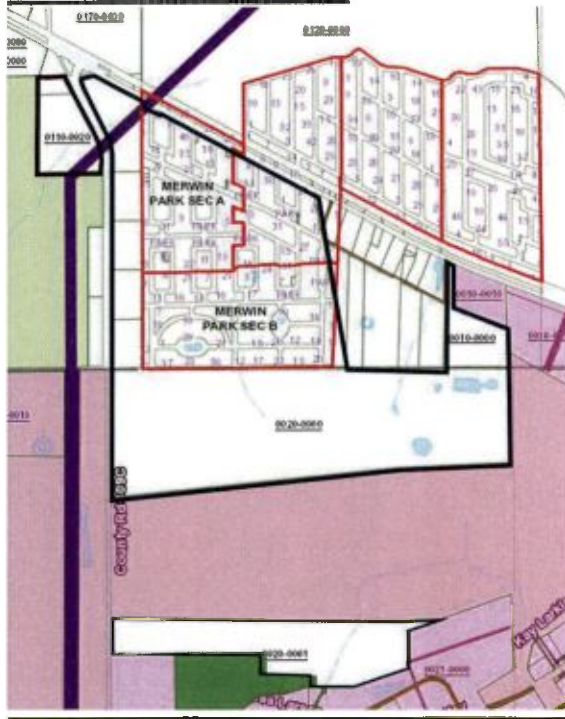
Brief Description of the Property and the Applicant's Goals

The Property is located at the intersection CR309C and SR100 and abuts the Palatka-Kay Larkin Airport. The Applicant, (collectively WA207, LLC and Mosler Industries, LLC) desires to develop this property with a state of the art, mixed use Motor Sports Complex that will include driver training for members (beginners through advanced), professional drivers, as well as law enforcement and other first responders (the "Project"). It is intended to be an exclusive luxury experience with the latest smart technology utilized throughout.

Attachments:

- Appendix with Map Set

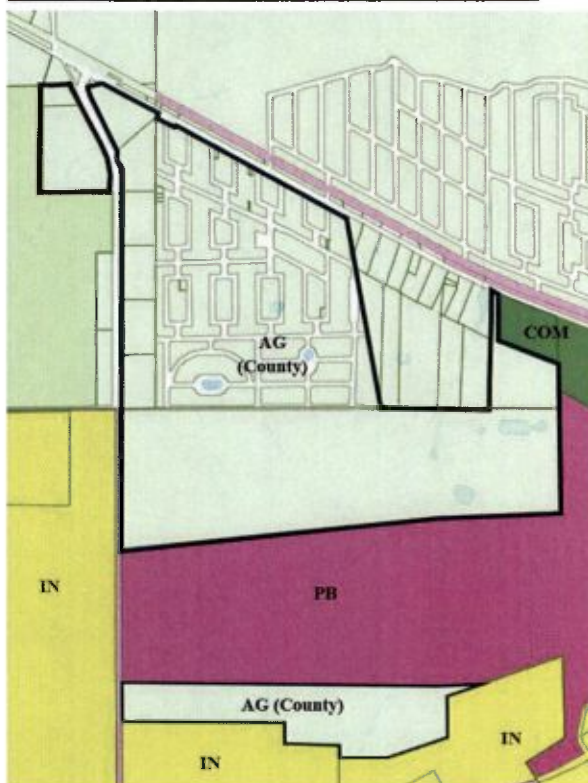
Location and Aerial Map:



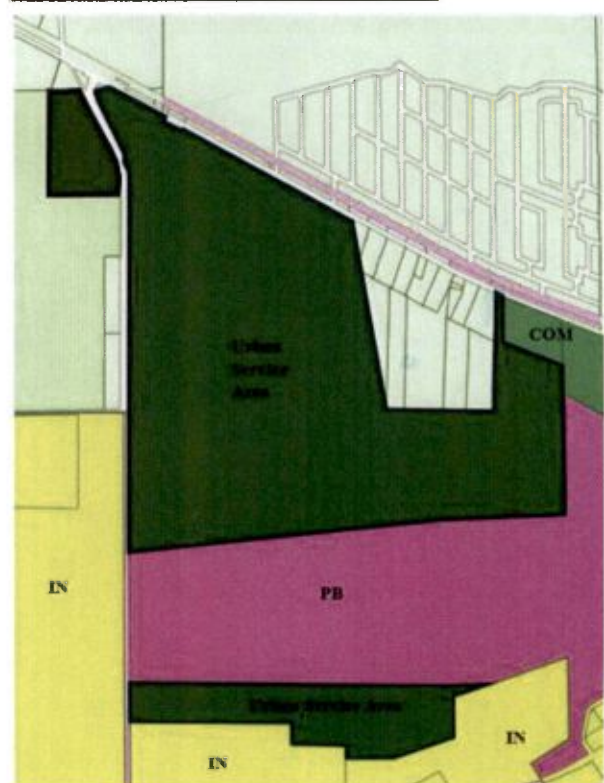
2023 Aerial (County GIS)



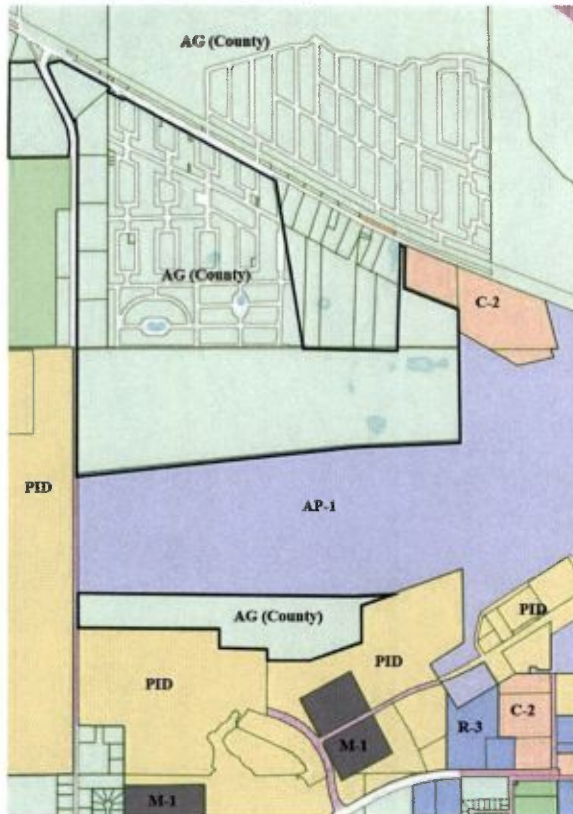
County and City Future Land Use Map:



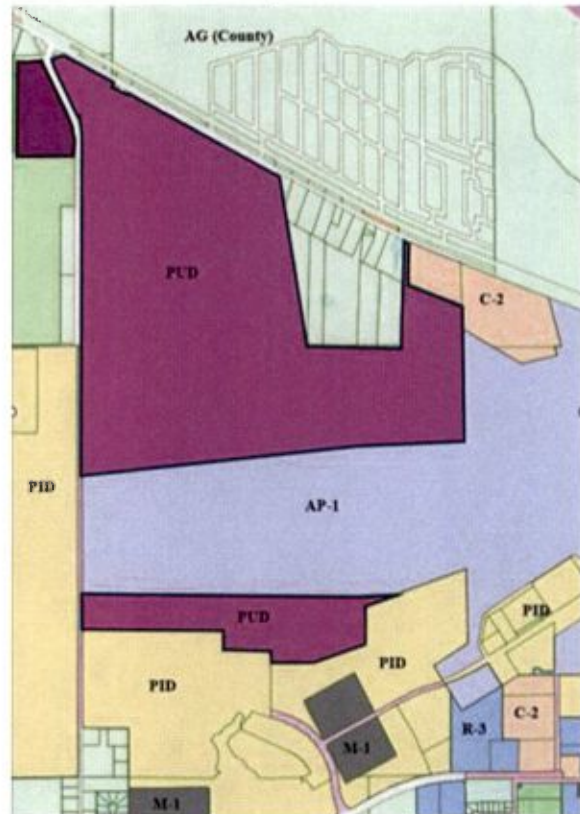
Proposed FLUM: Urban Service



Current Zoning Map:



Proposed Zoning Map:



Brief Statement of Consistency and Compatibility

The description of the Urban Service future land use designation in the Putnam County Comprehensive Plan clearly describes the Property under consideration with this application:

Urban Service Area: *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 15 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways. The types of land uses allowed in this future land use category, and guidelines and standards applicable to them are listed below.*

- a. *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.*

This property sits on the City of Palatka's western boundary abutting the Palatka-Kay Larkin Airport. It is surrounded by industrial zones and industrial park uses to the east, west and south. It has immediate access from CR309C (a major collector roadway) and SR100 (an arterial state highway). It also has access to the City of Palatka's water, sewer and water reuse infrastructure. The Urban Service Area ("Urban Service") designation makes perfect sense for this location.

With the establishment of the Urban Service Area (USA) designation over the roughly 443 acres of land, a mixed-use PUD built around a motor sports themed development adjacent to the airport is consistent with the Comprehensive Plan, compatible with the surrounding land uses, and a natural fit for this area of Putnam County.

Analysis and Support for Approval of the CR309C PUD

I. Uses Proposed Are Consistent with the Comprehensive Plan and Compatible with the Surround Land Uses and Zoning Designations

The Urban Service future land use policies allow for the mix of uses proposed for this Project. Specifically, Policies A.1.9.3.A.1.a-h expressly allow for each of the commercial, industrial, activity-based recreation, and residential uses outlined in the proposed PUD Agreement. When the uses are permitted by the future land use designation, the County must be certain the development of those uses is consistent with the Comprehensive Plan and the land development code (LDC). A consistency analysis boils down to two considerations: compatibility and concurrency. Compatibility focuses on the location and the surrounding land uses. Concurrency focuses on the impacts to the level of service for certain public facilities and services. The memorandum demonstrates that this project will be compatible and will adequately address the concurrency in the relevant facilities. As will also be demonstrated in this memorandum, the only tool suited for a unique development proposal of this scale and complexity that will ensure it moves forward in an efficient manner consistent with the Comprehensive Plan is a PUD zoning.

A. Surrounding Land Uses. This proposed multi-use motorsports complex abuts an existing municipal airport at the western boundary of the City of Palatka and is otherwise surrounded by industrial zoned properties on the east, west and south sides of the Property. To the north of the site is SR100, Georgia Pacific and the St Johns River Water Management District's (SJRWMD) offices. None of these zoning districts and land uses present a compatibility problem for this Project.



The only potential compatibility concern is the enclave of residential uses on the Agriculture (AG) zoned properties abutting the Property at the northeast side. However, the closest residential structure to the motorsports complex elements of the development plan will be approximately 280 feet from the property line. With a seventy-five (75) foot buffer zone, this residential structure will be more than 350 feet from the outside edge of the motorsports complex improvements. In addition, the development plans will be required to include safety and screening improvements along the area bordering this largely undeveloped ag-residential enclave to mitigate the impacts.

B. The Location. The location of this development is expressly consistent with the Comprehensive Plan description for the location of a typical Urban Service Area:

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 15 years. Urban type infrastructure includes central water and sewer systems, storm water management systems, and major paved streets or highways.

Water and wastewater facilities and infrastructure extensions will be required to serve the project. However, for a project of this scale, these utilities are available, with a watermain located on CR309C and wastewater facilities near the County's Francis Ballfields to the south of the Project. Regardless of exact location, the PUD agreement includes a commitment to provide these utilities concurrent with the development. The PUD agreement also includes a commitment to provide permitted stormwater management systems as a prerequisite to moving forward with the development of any elements of the PUD. Finally, as illustrated by the FDOT data included with this memorandum (see Section II, below), the Property location is surrounded by major paved streets and highways, and will be directly accessed from CR309C, a major collector roadway, and SR100, a minor arterial roadway.

With the provision of creative design to provide screening and buffering for the existing agricultural-residential enclave and SJRWMD offices, this Project, as proposed, is compatible with existing and allowed uses for the surrounding properties.

II. Concurrency – The proposed use will meet the County's policies and regulations governing concurrency.

Concurrency is the process to ensure that necessary facilities to support the proposed development are available concurrent with the impacts of the development. The facilities deemed necessary pursuant to the County's Comprehensive Plan include water, wastewater, stormwater, and roads (i.e., traffic). Schools and recreational facilities are also considered necessary facilities, but are not as relevant to the commercial, light industrial and transient residential uses proposed for this Project. Additionally, it is impossible to determine concurrency requirements at the rezoning stage. Nevertheless, the PUD agreement includes specific commitments to address each of these necessary public facilities to support the development.

Water and Wastewater. At present, the City of Palatka has ample water and sewer capacity available. [e.g., per the Palatka WWTP operator, the WWTP permitted capacity is 3.5 MGD and it runs at roughly 48% of its permitted capacity on annual basis; it fluctuates on a daily basis from 30% to 60% depending on the rainfall.] However, the first phase of the Project is not set to commence for five (5) years. The available water and sewer capacity and the commitments to provide the service must be confirmed prior to commencement of Phase 1. The Developer will have to extend the necessary infrastructure improvements to the Project concurrent with the construction of the first phase. (Note: this 5-Year deadline is well within the 15-year window contemplated by the Urban Service Area). The PUD Agreement ensures that the Project will not move forward until the water and wastewater capacity is confirmed and available to serve the uses prior to their commencement.

Stormwater. The proposed use will not negatively impact any stormwater management systems operated or maintained by the County or the City. It will likely result in additional enhancements to the existing facilities in the area. All stormwater will be retained/detained/treated as mandated

by the St Johns River Water Management District. The proximity of this agency's office will likely provide additional assurance that these improvements will happen in accordance with the regulatory requirements.

Schools. Due to the commercial, industrial and transient residential nature of the uses as currently proposed it is expected that the Project will have no impact on school capacity.

Recreation. The commercial nature of this development will have no impact on the level of service of existing recreational facilities. However, this development is recreational in nature and will include many of the recreational facilities contemplated by the Comprehensive Plan.

Traffic. As already noted in the Brief Statement of Consistency, this Project will have direct access to both CR309C and SR 100 – with the motorsports complex element using CR309C for its primary ingress and egress.

Per Policy B.1.1.1 of the Comprehensive Plan, the adopted Level of Service for SR100 is LOS C. As shown in Table 1, below, FDOT allows for up to 17,300 AADTs to maintain an LOS C on a two-lane uninterrupted highway. Thus, the capacity for the segment of SR100 fronting this Property is 17,300 AADTs.

Table 1 - UNINTERRUPTED FLOW HIGHWAYS – TRANSITION AREAS AND NON-URBANIZED AREAS WITH POPULATION OVER 5,000					
Urbanized Areas					
Lanes	Median	B	C	D	E
2	Undivided	11,300	17,300	23,400	31,600
4	Divided	34,600	49,900	63,000	71,000

FDOT 2020 Quality/Level of Service Handbook - Table 1 (January 2020)

The County's 2035 Comprehensive Plan provides the 2019 FDOT traffic counts for the roadway segments in the vicinity of this Project. The AADT for the segment of SR100 fronting this Property in 2019 was 9,300 AADT. The FDOT District 2 website provides 2023 data indicating a current count of 10,500 AADT for this section of SR100. Using the growth rate over this 5-year period between 2019 and 2023, Table 2 below demonstrates there is a significant amount of capacity remaining for this section of SR100.

Table 2 - CURRENT CAPACITY AVAILABLE - SR 100 at CR309C Intersection					
2019 Traffic Counts	2023 Traffic Counts	% Growth (Over 4 Yrs)	Estimated 2025 Traffic Counts *	LOS C Capacity	Available Capacity
9,300	10,500	13%	11,516	17,300	6,144

* Assumes a steady growth rate year over year between 2019 and 2023 to establish a growth rate of 6.24% for this roadway segment for the two years from 2023 to 2025.

The level of service for CR309C and St. Johns Avenue is LOS D, and for SR 20 (a four-lane divided highway) it is LOS C (See Comprehensive Plan Policy B.1.1.1). If you apply the FDOT growth rate for these roadways there is also available capacity in each of the relevant segments. Admittedly, this is a very broad analysis using unadjusted estimates and it presumes a steady growth rate to demonstrate the available LOS. However, this still offers legitimate insights for

general planning purposes regarding the current LOS capacity in SR100 and the other impacted roadways.

Notwithstanding the current LOS capacity for the relevant roadway segments, the traffic conditions will have to be assessed in more detail prior to permitting any improvements that will add traffic volume to these roadways (see Section 4.2 of the proposed PUD Agreement). The Developer is also aware that the County has expressed current concerns regarding the need for safety improvements in the SR100 corridor. These safety concerns are a separate consideration from a capacity analysis, but we expect that these concerns will be vetted with FDOT prior to commencing construction of any LOS impacts in accordance with Policy B.1.1.5 of the Comprehensive Plan.

Soils

The soil types vary over this 443 +/- acre development. The County GIS Soils Map layer is included in the Appendix of this memorandum. A soil survey and elevation survey will be conducted prior to development to determine what soil amendments will be necessary to support the proposed improvements.

Environmentally Sensitive Lands

The Comprehensive Plan defines Environmentally Sensitive Lands as land areas which include wetlands, flood plains, areas of high aquifer recharge and other lands that have been deemed as environmentally sensitive by an appropriate federal or state agency. We are not aware of any federal or state designations for this Property and the site does not demonstrate a significant presence of wetlands, flood hazards, or areas of high aquifer recharge potential. The map set in the Appendix to this memorandum includes the Wetlands, Flood Hazard and Aquifer Recahrge map layers from the County GIS. Where an area of special flood hazard is present, improvements will be designed and permitted in accordance with Section 45-429 of the County's flood plain management regulations. Stormwater infrastructure will be designed and constructed in accordance with St. Johns River Water Management District permitting standard.

III. PUD JUSTIFICATION AND STANDARDS.

Section 45-222 of the LDC outlines the justification and minimum standards for rezoning to a PUD.

A. The Justification for a PUD.

The first part provides that an Applicant for a PUD rezoning must present evidence that the rezoning to PUD is justified by at least one criterion discussed below. While it only requires one of the three justifications, we believe that this proposed Project as presented in the PUD Ordinance and Agreement, and as analyzed in this memorandum, demonstrates that this Project meets all three justifications.

(1) The proposed development is unique. Although it does not fit within an existing zoning district, it is consistent with the County Comprehensive Plan. The land Use designation on the Future Land Use Map of the Comprehensive Plan shall be such that it allows the proposed activity of the PUD prior to any application for rezoning to this designation being accepted.

This Project is a unique proposal that does not fit neatly into one existing zoning district; additionally, each proposed use is consistent with the Comprehensive Plan with the uses allowed within the Urban Service Area future land use designation. While the infrastructure may require expansion and enhancements prior to approving any development permits, roads, water and wastewater infrastructure are available in this area and are of the size and type that contemplates Urban Service Area uses.

(2) The proposed development is of such size, scale, complexity, and/or unique design that it would be inconvenient and inefficient to process such a proposal outside the PUD process.

A 443 +/- acre mixed-use motorsports-oriented development with residential, commercial and light industrial uses – in addition to a track facility – is of such a size, scale and complexity that a PUD is the only efficient and appropriate way to address it.

(3) The nature of the proposed Use at a specific site requires specialized design characteristics to preserve and protect neighborhood character, environmental concerns and other concerns unique to the immediate area, consistent with Comprehensive Plan policies.

The applicant recognizes that there is an enclave of agricultural-residential uses on the northeast side of the Project and the proposed PUD ensures that the unique setbacks, buffering and screening will be in place to preserve the agricultural-residential nature of this enclave.

B. The Standards for a PUD.

If at least one (1) of the justifications analyzed above is present, then Section 45-222 requires that the PUD narrative demonstrates it will meet eight (8) standards, each of which is analyzed below.

(1) The Density and/or intensity, character and type of development proposed in the development plan is consistent with the Comprehensive Plan, Future Land Use Map and the concurrency management system, and the development plan meets one or more of the objectives set forth in Section 45-221(b) above.

The memorandum filed in support of the application, the PUD ordinance and the PUD agreement all demonstrate consistency with the Comprehensive Plan, future land use map and concurrency management system. Sections I and II of this memorandum provide the analysis of these issues, as well as clear commitments to consistency with the Comprehensive Plan, Future Land Use Map and concurrency management system in the proposed PUD Agreement.

Section 45-221(b) of the LDC recognizes that PUD provisions are intended to promote flexibility of design and integration of uses and structures, while at the same time retaining control over the development with the Board of County Commissioners for the benefit of the public health, welfare and safety. It further requires that the PUD be designed to accomplish at least one (1) of eight (8) goals that ensure the PUD achieves the combination of developer flexibility and County control. While this Project has elements that are consistent with each of the eight (8) goals, the most on-point goal expressed in 45-221(b)(8) is the provision of an efficient public process for considering a proposed development that is of such size, scale, and unique design that it would be inconvenient and inefficient to process this proposal outside the PUD process.

(2) The land uses proposed within a PUD are compatible with the terrain and the existing and planned uses of properties surrounding the PUD. An evaluation of the external compatibility of a PUD should be based on the following factors: (1) adjacent existing and proposed uses, (2) design of the development to avoid undue noise, odor, traffic or other nuisances and other nuisances and dangers to abutting property Owners; (3) traffic circulation to ensure the transportation system and streets are of sufficient width and capacity to serve the demands created by the development; and (4) Density and/or intensity including type and size of structures and/or units and Height shall be considered to address compatibility.

As noted in Section I above, the PUD is surrounded on the south, east and west by industrial and airport zoning and associated uses. To the north is a state highway and land owned by Georgia Pacific, as well as the agricultural-residential enclave discussed above and the SJRWMD offices. As stated, extended setbacks, buffering and screening will mitigate the potential impacts to the agricultural-residential enclave and the SJRWMD offices. The PUD agreement and the LDC require that traffic circulation be addressed prior to permitting, and the density and intensity standards for the development be developed in a manner that is consistent with Urban Service Area future land use.

(3) The residential Density of the PUD must comply with the Density limitations for each land Use category.

The density of the residential elements of the PUD has not yet been determined but will not exceed the requirements of the Urban Service Area land use category per Section 2.3.2 of the PUD Agreement. Due to the focus of this PUD being the motorsports complex, the residential development will be initially limited to a transient stay Garageplex concept. In the event that long term residential uses are proposed during a later phase of the project, the density and the LOS impacts that result will be addressed.

(4) Usable Open Spaces, plazas and recreation areas provided within a PUD must be consistent with the policies of the Comprehensive Plan and must be sufficient to provide appropriate recreational opportunities, protect sensitive environmental areas, conserve areas of unique beauty or historical significance, enhance neighborhood design, and encourage compatible and cooperative relationships between adjoining land uses.

This development focuses on recreational opportunities. The initial assessments of the site have demonstrated that there is very little in the way of environmentally sensitive lands, historical assets or neighborhood design to consider. Wetlands appear to be minimal. As discussed above, the PUD proposes elements to maintain a compatible and cooperative relationship with the agricultural-residential enclave area and the St Johns River Water Management District Offices.

(5) The site of the PUD must be suitable for use in the manner proposed without hazards to persons either on or off the site from the likelihood of increased flooding, erosion or other dangers.

As demonstrated by the FEMA DFIRM layer from the County GIS as shown in the Map Set included with the Appendix to this memorandum, the primary development area is almost entirely outside the area of special flood hazard. The western half of the sixty (60)-acre piece south of the airport runway is shown to be within an area of special flood hazard. Where an area

of special flood hazard is present, improvements will be designed and permitted in accordance with Section 45-429 of the County's floodplain management regulations. Additionally, stormwater infrastructure will be designed and constructed in accordance with St. Johns River Water Management District permitting standard.

(6) Every Dwelling Unit or other Use permitted in the PUD shall have access to a public street either directly or by way of a private road, pedestrian way, court or other area which is either dedicated to public use or is a common area guaranteeing access. Permitted uses are not required to front on a dedicated public road, but at a minimum, private roads and other access ways shall be required to be constructed so as to ensure that they are safe and maintainable. To that end, all roads within any PUD, public and/or private, shall be constructed in accordance with Article VII, division 10.A of this Code. Connection to existing or planned adjacent streets is required, where applicable and feasible to minimize adverse traffic impacts.

All uses shall have direct access to either CR309C or SR100 as generally depicted on PUD Agreement Exhibit B. Internal roadways and parking spaces will be paved and designed per the PUD Agreement and the LDC.

(7) Sufficient off-street and on-street parking for bicycles, automobiles and other vehicles must be provided. Parking areas must be constructed in accordance with the standards outlined in [A]rticle VII of this Code, and any deviations must be specifically identified and approved by the County commission to ensure that they are safe and maintainable and that they allow for sufficient privacy for adjoining uses. The design of a PUD should, whenever feasible, incorporate appropriate pedestrian and bicycle access ways to provide for a variety of mobility opportunities. Connection to all sidewalks, greenways, trails, bikeways, and transit stops along the perimeter of the PUD is required. Where existing perimeter sidewalks do not exist, sidewalks shall be provided by the development unless otherwise approved within the PUD ordinance.



Section 5 of the PUD Agreement makes specific reference to compliance with Article VII Division 7 parking and loading standards of the LDC. The high-end commercial recreation theme of this development expressly considers bicyclists and walkers/joggers visiting the facilities and provides for tying into the multiuse Palatka to Hawthorne Trail on CR309C.

(8) Utilities and essential public services, including, but not limited to, sanitary sewer, potable water, fire abatement services or appurtenances, solid waste, and other services must be available and have capacity to serve the development.

The need for capacity in the necessary utilities and essential public services is understood and expressly provided in the PUD. Each meaningful improvement that presents impacts to LOS facilities or fire/emergency services will be subject to a concurrency management and development review as provided under Section 4.2 and Article 5 of the PUD Agreement.

Requested Action:

The Applicant requests the Putnam County Planning Commission approve a motion finding that:

- (1) The Zoning Map amendment to PUD, as proposed by the Applicant, will not adversely affect the orderly development of the zoning district or the adjacent and surrounding properties; and
- (2) The Zoning Map amendment to PUD, as proposed by the Applicant, will not adversely affect the health and safety of the residents in the area or be detrimental to the natural environment; and
- (3) The Zoning Map amendment to PUD, as proposed by the Applicant, is consistent with the Urban Service future land use category and otherwise consistent with the Putnam County Comprehensive Plan; and
- (4) The Planning Commission's formal recommendation to the Putnam County Board of County Commissioners is to adopt the requested amendment to the official Zoning Map for Putnam County, Florida and amend the zoning for the Property to PUD, as proposed by the Applicant.

**ATTACHMENT 2.2 - Initial Development
Agreement**

CR309C PLANNED UNIT DEVELOPMENT AGREEMENT

The Parties to this CR309C Planned Unit Development Agreement (this "Agreement") are Putnam County, Florida, a political subdivision of the State of Florida ("County") and WA207, LLC, a limited liability company authorized to do business in the state of Florida and Mosler Industries, LLC, a limited liability company authorized to do business in the state of Florida (collectively referred to as "Owner" or "Developer"). In consideration of the mutual valuable consideration provided herein, the Parties agree as follows:

ARTICLE 1. GENERAL PROVISIONS

1.1 The Purpose. This Purpose of this PUD Development Agreement sets forth the terms and conditions for a Planned Unit Development approved by the Board of County Commissioners of Putnam County, Florida. The intent is to develop a large-scale mixed-use Auto Enthusiast Community that is consistent with Putnam County's Comprehensive Plan and Land Development Code and will achieve a high quality of design that ensures its compatibility with the surrounding community.

1.2 Effective Date. This Agreement shall be effective as of the date of adoption of the ordinance approving the PUD zoning designation ("Effective Date").

1.3 Project Designation. Developer has designated this Project as the CR309C PUD ("Project" or "CR309C PUD").

1.4 The Property. The Property totals +/- 443 acres of largely undeveloped land, primarily located immediately north of the Palatka Kay Larkin Airport and south of SR100, but includes 60 non-contiguous acres immediately south of the airport runway, and is more particularly described as follows:

Legal Description: See Exhibit A to PUD Ordinance.

Parcel Nos.: 32-09-26-0000-0210-0010 •
32-09-26-0000-0110-0030 •
32-09-26-0000-0150-0010 •
33-09-26-5800-0010-0000 •
04-10-26-0000-0020-0000 •
33-09-26-0000-0010-0000 •
32-09-26-0000-0210-0000 •
32-09-26-0000-0110-0000 •
32-09-26-0000-0150-0000 •
04-10-26-0000-0020-0001 •
32-09-26-0000-0110-0010 •
32-09-26-0000-0110-0020 •

1.5 Title to the Property. Owner warrants that Owner holds sole legal title to the Property and has provided the County with deeds evidencing title to the property.

ARTICLE 2. DEVELOPMENT PLAN

2.1 Governing Rules, Regulations, Laws and Definitions. The Property will be developed as a Planned Unit Development pursuant to this Agreement and the County's Land Development Code (LDC). Development shall be governed by the terms and provisions of this Agreement and the LDC. In the event of a conflict between this Agreement and the LDC or other local ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or relevant County ordinance shall control.

Development of the Project described herein shall also be in accordance with applicable state and federal laws and regulations and nothing herein should be interpreted to waive or preempt such laws or regulations. Any terms used herein, including the list of permitted uses set forth in section 3.3, below are intended to be defined as provided in the LDC except as otherwise defined herein and any Use-Specific Standards set forth in the LDC shall apply unless otherwise stated herein.

2.2 PUD Plan. The Concept Plan attached as Exhibit 1 generally depicts the potential layout of the large-scale mixed-use automotive enthusiast community as further described herein. To the extent that the Concept Plan depicts the site layout (including proposed points of access to the public roadway system and allocation of uses), such depiction is for illustrative purposes only. Final site layout (inclusive of quantity/scale of improvements and public roadway system points of access) may vary from the Concept Plan as depicted to the extent necessary for compliance with the written requirements of this Agreement and the LDC, whichever is relevant. In addition, final site layout may vary from the Concept Plan as depicted at the Developer's discretion, subject to compliance with this Agreement. Concurrency management impacts will be addressed, as needed, prior to the issuance of development permits under this PUD Plan in accordance with the County's land development code requirements.

2.3 Development Dimensional and Intensity Standards.

2.3.1. Development Standards – Motor Sports Complex

- | | |
|---|-------|
| (a) Maximum building height: | 60ft |
| (b) Minimum Setbacks - Buildings: | |
| From internal roadways | 20ft |
| From other buildings | 10ft |
| (c) Minimum Perimeter Setback - Buildings: | |
| From public rights-of-way | 25ft |
| From residentially developed or residentially zoned property (outside of the PUD) | 20ft |
| From all other property lines | 15ft |
| (d) Minimum Perimeter Setbacks – Track: | |
| From public rights-of-way | 50ft |
| From residentially developed or residentially zoned property lines (outside of the PUD) | 75ft |
| From residential structures | 350ft |

(occupied livable structures located outside of the PUD)	
From all other property lines	15ft
(e) Maximum impervious surface area:	85%
(f) Maximum floor area ratio:	1:1

2.3.2. Development Standards – All Other Uses

(a) Maximum building height:	60ft
(b) Minimum Setbacks – Buildings:	
From internal roadways	20ft
From other buildings	10ft
(c) Minimum Perimeter Setback – Buildings:	
From public rights-of-way	25ft
From residentially developed or residentially zoned property lines	20ft
From all other property lines	15ft
(d) Maximum impervious surface area:	
Non-Residential	85%
Residential	50%
(e) Maximum floor area ratio:	
Non-Residential	1:1
Residential	07:1
(f) Maximum Residential Density:	
Current Plan is limited to a caretaker residence and transient residential uses with stays that will not exceed 180 days.	

The County and the Developer understand and agree that this Agreement allows for long term residential options (>6 months) in later phases. Any future proposal for long-term residential shall be reviewed to the concurrency management system in place at the time it is proposed prior to development approval.

2.4 Ownership and Maintenance. The Property is to be developed and maintained under single ownership; except that the Developer, at Developer's option, may establish shared ownership interests in the CR309C PUD through a lawfully established co-op, long-term lease, an undivided interest ownership, condominiumization or subdivision of discrete sections of the CR309C PUD. The Developer shall provide suitable instruments or agreements, acceptable to County, ensuring the long-term maintenance and repair of the common areas and shared facilities (i.e. internal roadways, stormwater management, water and sewer utilities).

2.5 Phasing. The Development Plan described herein is anticipated to be completed in the phases described below, but nothing shall prevent combining the work to complete construction in a lesser number of phases, or complete buildout in a single phase. Build out is anticipated to occur in multiple phases:

- Phase 1 - Construction of road course or track and up to 200 garage facilities, as well as related amenities and infrastructure (i.e. fuel and fluid stations, office and meeting space, equipment storage and restrooms) within five (5) years.

- Phase 2 – All other proposed uses under Section 3.3, as the market dictates, within twenty (20) years.

The order, size and configuration of phases may be modified, but each proposed phase shall be required to install all necessary infrastructure and support facilities, including all necessary easements and dedications, in order to stand alone, with the support of previously built phases. Each phase shall be built so as to be consistent with this Agreement and the applicable LDC provisions. Permits for development of phases or sub-phases shall be submitted for approval through the County's standard site plan reviewing and permitting process. Temporary staging of construction equipment and material, clearing and the excavation and stockpiling of fill material shall be permitted on parcels in undeveloped phases during construction.

2.6 Commencement and Completion Regardless of phasing plan, if the initial construction under Phase 1 does not commence within sixty (60) months of the Effective Date, the CR309C PUD shall expire and become null and void, without prejudice to seek new development or zoning approvals consistent the County's Comprehensive Plan and Land Development Code. For purposes of this PUD, commencement of initial construction means submittal of horizontal construction plans to the County for approval of all or a portion of Phase 1 infrastructure or development. All development activities described here shall be completed no later than twenty (20) years from the Effective Date. These dates may be extended by mutual agreement of the Board of County Commissioners and the Developer after holding a properly noticed public hearing.

2.7 Continuation of Agriculture, Silviculture and Related Activities. It is understood and agreed that Property shall continue agriculture and silviculture activities throughout the Property and shall remain eligible in whole or in part for an Agricultural Classification under section 193.461, Florida Statutes, until such time as the eligible agriculture activity ceases to occur on the Property. Expiration of this PUD under paragraph 2.7 shall not impact or affect the ability to continue any uses consistent with the Agriculture-General Use Category as described in Section 45-57 of the Land Development Code, and outdoor recreation activities commonly allowed in agriculture and conservation areas, including hunt clubs, archery and gun ranges, and primitive camping.

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ARTICLE 3: PROJECT DEVELOPMENT

3.1 Purpose. The purpose of this section is to indicate the permitted uses for the Project.

3.2 Project Development: Generally. The Project is a mixed-use of commercial, recreational, retail, lodging, light industrial and residential uses that are symbiotic with the featured use of the property as a motorsport complex and first responder training facility.

3.3 Uses and Structures Allowed. The following Use Categories and specified uses shall be allowed, and unless otherwise described or defined herein, shall be defined and implemented in accordance with the County Land Development Code:

3.3.1 Principal Uses and Structures.

(a) Motor Sports Complex.

- (1) A Motor Sports Complex is a road racing track or circuit, or a collection of such facilities of various types, and related facilities designed to provide the opportunity for one or more of the following:
 - a. To race for auto clubs, amateur and professional drivers.
 - b. To test land-based motor vehicles.
 - c. To hold driving schools, including training of first responders.
 - d. To compete or participate in road racing, dirt track circuits, competitive and recreational go-kart circuits, monster truck rallies, mud bogging, motor cross or drag racing events.
- (2) "Motor vehicles" as used herein means any form of land-based vehicle, including, but not limited to, automobiles, trucks, four-wheel drive vehicles and motorcycles.
- (3) The uses and structures that may be associated with the Motor Sports Complex use, include but are not limited to:
 - a. A road racing track, course, circuit or strip, with related pit lanes, entry and exit roads.
 - b. Food and beverages establishments, including but not limited to the sale of alcoholic beverages for on or off-premise consumption
 - c. Retail in motor sport related merchandise and equipment.
 - d. Fuel and fluids sales, including pumps to service track users.
 - e. Offices, meeting rooms, vehicle garages, maintenance workshop, equipment and inventory storage and restrooms.
 - f. Garages for short-term, long-term rental, or individual ownership, which may include a residential component referred to herein a "Garageplex".
 - g. Vehicle concourse and displays.
 - h. RV Campground areas for short-term rental.
 - i. Residence for property manager and/or security, maintenance and management staff.

- j. Motor vehicle shows.
- (b) Lodging
- (c) Retail Sales – General
- (d) Retail Sales – Food
- (e) Retail Sales – Beverage, including but not limited to the sale of alcoholic beverages for on or off premise consumption
- (f) Services
- (g) Office
- (h) Educational
- (i) Clubs
- (j) Commercial recreation and entertainment—Outdoor, which shall be interpreted to include all uses where the primary activity is the provision of recreation or entertainment in an outdoor setting, including but not limited to target sports facilities (archery/axe/firearms), watersports complex, golf course, golf driving range, mini-golf, equestrian, outdoor skating/skateboard and related or similar uses consistent with this Use Category as described in the Land Development Code.
- (k) Commercial recreation and entertainment—Indoor, which shall be interpreted to include all uses where the primary activity is the provision of recreation or entertainment in an indoor setting, including but not limited to target sports facilities (archery/axe/firearms), amusement arcades, bowling alleys, live music and related or similar uses consistent with this Use Category as described in the Land Development Code
- (l) Recreation: Activity-based
- (m) Recreation: Resource-based
- (n) Cultural (i.e. museums or galleries)
- (o) Light Industrial, which shall include but not be limited to industrial, light manufacturing, fabricating, processing, warehouse, distribution, packaging or assembly.
- (p) Agriculture – General.
- (q) Residential – Single Family
- (r) Residential – Multi-Family
- (s) “Garageplex” - A “Garageplex” is a unique residential living space with a garage that combines function and style as a hybrid of a garage and an apartment or loft and can be used as a work-living space.
- (t) Airplane Hangers
- (u) Event/Meeting Facilities
- (v) Temporary Outdoor Recreation and Entertainment such as swap meets, outdoor music festivals, and carnivals.

3.3.2. Accessory Uses and Structures are intended only to support or serve the Principal Uses and Structures.

ARTICLE 4: CONSISTENCY WITH COMPREHENSIVE PLAN AND CONCURRENCY

4.1 Consistency. The County has determined that the Property is suitable in size, location, and character for the uses proposed, and that the PUD Plan and uses proposed are consistent with the adopted Putnam County Comprehensive Plan.

4.2 Concurrency. The County is not obligated to grant any development orders or permits for any of the proposed uses described herein unless adequate water, sewer, transportation, stormwater, recreational and solid waste facilities are in place to handle the impacts of the proposed development and maintain the County's adopted LOS standards concurrent with those impacts consistent with the requirements of the adopted Putnam County Comprehensive Plan. Prior to the granting of any development approval, the planning and zoning staff shall conduct the concurrency management review prescribed in Section 45-335 of the Land Development Code (concurrency management review procedures).

ARTICLE 5: SUPPLEMENTAL DEVELOPMENT STANDARDS

5.1 Buffering and Screening. The buffering and screening for this Project shall be developed in accordance with the County's Land Development Code, subject to the following:

5.1.1 All Other Uses. Where Development Area B abuts a public right-of-way, a twenty-five (25)-foot wide natural, undisturbed buffer shall be provided.

Where Development Area B abuts residential uses outside the PUD, a twenty (20)-foot wide buffer consisting of the following shall be provided:

- (a) Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of seventy-five (75) percent; or
- (b) A masonry wall six feet in height, located within the required buffer; architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- (c) A solid wooden fence six feet in height (finished side out); or
- (d) A berm not steeper than two to one (2:1) in combination with (a), (b) or (c) above, to achieve a minimum height of six feet and seventy-five (75) percent opacity at the time of installation; and
- (e) A row of evergreen canopy trees which are not less than eight feet high at the time of planting, a minimum of one and one-half-inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten feet of the property line. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch should cover the balance of the buffer.

5.1.2 Motor Sports Complex. Development Area A shall be subject to the same buffer and screening standards listed under Section 5.1.1. above, except as modified below:

- (a) Where the road racing surface areas, including pit lanes with entry and exit roads, abuts residentially used properties outside of the CR309C PUD, the developer/operator of the facility shall maintain a buffer and screening that makes

use of all three (3) standards outlined in Section 5.1.1(a), (b) and (d) in combination within fifty (50) feet of the property line.

- (b) Where Development Area A abuts a public right-of-way, a fifty (50)-foot wide natural, undisturbed buffer shall be provided. The track area shall not be visible from the public right-of-way.
- (c) The facility areas that abut the airport property shall be bordered with a minimum four-foot-high agricultural fence or a vegetative barrier designed to be at least dense enough to significantly impede access to the property. Existing native vegetation is to be retained and maintained where it does not constitute a danger to track users or interfere with overall use of the property as a motor sports facility.

5.1.3 Preservation of existing native vegetation may be an acceptable substitute for any of the vegetation requirements in these buffer standards.

5.1.4 Where conflicts with overhead or underground utilities exist, two (2) understory trees can be substituted for a canopy tree.

5.2 Water Supply. Developer shall provide an adequate supply of potable water for drinking and domestic purposes to all uses within the Project using a centralized water treatment facility and distribution capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan. Available surface water, shallow water aquifers or wastewater re-use may be used for irrigation or fire suppression. Developer shall meet the federal, state, and local standards and obtain the necessary permits for the construction and operation of water supply facilities. Developer may make use of the City of Palatka municipal water utility and water reuse services if the City's water utility is available and has adequate capacity to meet the volumes and pressures needed to serve the development.

5.3 Sanitary Sewer. A central sanitary sewer system or equivalent accepted by the Florida Department of Environmental Protection (FDEP) capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan shall be used to serve the uses approved herein, and all wastewater shall be discharged into the approved sewer system. The sizing and specific location of the system(s) shall be determined prior to permitting. Developer may make use of the City of Palatka municipal wastewater utility services if the City's wastewater utility is available and has adequate capacity to meet the volumes needed to serve the development.

5.4 Transportation - On-Site, Off-Site Road Improvements and Internal Traffic Circulation. All internal travel ways and driveways shall be paved in accordance with the relevant specifications of the LDC in place at the time of construction, except as modified herein. Two-way streets and driveways shall have a minimum driving surface width of twenty-two (22) feet. All one-way streets and driveways shall have a minimum width of twelve (12) feet unless wider access ways are required by the Putnam County Fire Marshal for fire apparatuses. Design and circulation shall be reviewed by the County Emergency Services Department for compliance with access requirements for emergency vehicles prior to permitting. Notwithstanding any of the standards outlined herein, the access driveway and internal roads shall be designed to meet the requirements of NFPA 1 Chapter 18.

The Putnam County Public Works Department has the discretion to require any off-site road improvements to facilitate proper ingress/egress to and from the site at CR309C, as provided for in the Land Development Code. Access management from SR100 shall be as required by the Florida Department of Transportation ("FDOT").

Internal sidewalks that connect to the multi-use Palatka to Hawthorne Trail on 309C via a pedestrian crosswalk and beacon will be installed at the primary driveway access from CR309C. Adequate roadway widths and design considerations (i.e. bicycle lanes or "sharrows") will be included in the internal roadway design that will tie into the same 309C crossing to the same multi-use Palatka to Hawthorne Trail.

5.5 Off-Street Parking and Loading. All parking for all activities allowed within this PUD will be located within the project boundaries and designed in accordance with the Land Development Code, Article VII, Division 7. Onsite parking areas shall be surfaced with asphalt, concrete pavement, brick, paver block, turf block, or other surface determined by Putnam County Public Works Department to be an acceptable improvement allowing greater permeability. No transit stops within or along the perimeter of the project will be provided by the applicant/developer/operator.

5.6 Stormwater Management. Storm water management systems and appurtenances shall be designed and constructed consistent with Putnam County Comprehensive Plan Policy D.1.7.1 and Article VII, Division 8, LDC. This Project shall require stormwater permit from the St. Johns River Water Management District (SJRWMD) or the Florida Department of Environmental Protection (FDEP), whichever agency assumes jurisdiction over the Project. Any stormwater improvements completed under a permit from the SJRWMD or the FDEP shall be deemed compliant with this Agreement and the County stormwater standards.

5.7 Solid and Liquid Waste. Solid Waste and refuse shall be containerized, and such containers will be enclosed so as not to be readily visible from any public right-of-way and/or from any abutting lands located outside of the Project. Solid Waste enclosures and containers shall be located a minimum of fifty (50) feet from any property lines abutting residential uses or residential zoning. The Motor Sports Complex shall provide solid and liquid waste collection stations that include specialized areas for proper handling and removal of hazardous materials and petroleum-based waste.

5.8 Wetlands. At the time of entering this Agreement, Developer does not anticipate any impacts to wetlands; however, in the event there are isolated wetlands that cannot be fully buffered or must be impacted to meet critical elements of the development, the Developer shall seek permits from the SJRWMD and mitigate as required by SJRWMD. Every effort will be made to maintain a twenty-five (25)-foot vegetative buffer area of native vegetation that complies with Putnam County and SJRWMD requirements.

5.9 Special Flood Hazard. Flood Plain development permits or approvals shall be obtained, where required, for all buildings, structures and facilities constructed or developed wholly or partially in areas of special flood hazard as required the LDC Section 45-429.

5.10 Open Space, plazas and recreation areas. All usable open spaces, plazas and recreation areas shall be developed in a manner consistent with the policies of the Comprehensive Plan, and when provided for, consistency shall be demonstrated in the final design for each phase prior to development permits.

5.11 Fire and Emergency Services. The access driveway and internal circulation on the Property shall be approved by the Emergency Services Department and the County Public Works Department for compliance with access requirements for emergency vehicles. The access driveway and internal roads and fire suppression shall be designed to meet the minimum requirements of NFPA 1 Chapter 18.

5.12 Signs. Any signs on the Property will comply with Article VIII of the LDC. Additional advertising signs shall be permitted inside the motor sports facility boundaries along the track or circuit and may serve a dual purpose as a sound barrier, provided that they are no higher than twelve (12) feet in height and are not visible outside the park.

5.13 Lighting. All lighting shall comply with LDC Article VII, Division 9 lighting standards. Where lighting is mandated by the LDC for safety purposes, the County shall consider a lesser lighting standard designed to reduce the impacts on neighboring residential uses and wildlife, if it can be demonstrated the lighting plan will achieve the desired level of safety intended by the standard. All lighting for security or aesthetics shall be fully cut-off type, not allowing any upward distribution of light.

5.14 Sound Level. Regarding the Motor Sports Complex sound standards, no individual, primarily land operated vehicle will be allowed to operate at a decibel level that exceeds 130 db1 100 ft drive by from the property line.

5.15 Issuance of Building and Construction Permits. It is understood that this Agreement is not a development permit and that all construction necessary for the development of this PUD shall proceed only under applicable development permits, issued by the appropriate Agency with jurisdiction.

5.16 Additional Safety Standards and Conditions for the Motor Sports Complex Use.

5.16.1 The road racing course shall include the provision of grassed run-off areas, concrete barrier walls, sand traps, marshal posts and drainage culverts as required by sanctioning bodies and/or insurance companies.

5.16.2. Fire and emergency services shall be provided for all "race events" as provided for in this section. For purposes of this provision, a "race event" involves more than five vehicles on the road surface simultaneously. A "race event" shall:

- (a) Have in attendance at least one (1) operable fire prevention equipped truck, ambulance and on-site hydraulic extrication device (i.e. "jaws of life") with a trained crew;

- (b) Equip all corner stations along the track with fire extinguishers; and
- (c) Not occur unless there are proper fire and emergency service vehicles on site. If emergency medical service is not on site, all racing events shall cease until it returns to the site.

5.16.3. The Motorsports Complex area will operate from 7 am to 10 pm, with up to eight special events per calendar year that may extend beyond these hours.

5.16.4. Owner/Operator of the Motor Sports shall provide verification of permits from the Florida Department of Environmental Protection and the St. Johns River Water Management District (or letter of no regulatory action required) for the storage, dispensing and handling of water, petroleum products and hazardous materials.

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EXHIBIT "A"
309C PUD Agreement
Legal Description

THE FOLLOWING PARCELS UNDER TITLE OF WA207 LLC AS DESCRIBED IN THE PUBLIC RECORD IN AND FOR PUTNAM COUNTY, FLORIDA AT BOOK 1790 PAGE 694:

Parcel 1: (Being the lands assessed under Parcel ID: 33-09-26-5800-0010-0000)

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF SECTION 33 AND RUN THENCE N 0°17'08"W, ALONG THE WEST LINE OF SECTION 33, A DISTANCE OF 2606.37 FEET TO A CONCRETE MONUMENT, THENCE N 0°18'42" W, ALONG SAID WEST LINE 895.51 FEET TO AN IRON ROD SET AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE S 61°44'06"E, ALONG SAID RIGHT-OF-WAY LINE 236.54 FEET TO AN IRON ROD; THENCE N 28°15'54"E, ALONG SAID RIGHT-OF-WAY LINE 25.18 FEET TO AN IRON ROD; THENCE S 61°44'06"E, ALONG SAID RIGHT-OF-WAY LINE, 2338.46 FEET TO AN IRON ROD; THENCE S 11°14'15"E, 1537.74 FEET TO AN IRON ROD; THENCE CONTINUE S 11°14'15"E 803.29 FEET; THENCE S 89°40'59"W 59.91 FEET TO A CONCRETE MONUMENT; THENCE S 89°49'28"W 2658.36 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCK 1, MERWIN PARK, SECTION "A" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 1 AND RUN THENCE S 61°44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCK 1, 330.78 FEET TO AN IRON ROD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 61°44'06"E, ALONG SAID NORTHEASTERLY LINE, 1175.24 FEET TO AN IRON ROD; THENCE S 0°25'39"E 57.00 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61°44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 1202.61 FEET TO AN IRON ROD; THENCE N 28°15'54"E 50.00 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

AND

THAT PORTION OF BLOCKS 47 & 46, MERWIN PARK, SECTION "C" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF BLOCK 1, MERWIN PARK, SECTION "A" AND RUN THENCE S 61°44'06"E, ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 1 AND THE PROLONGATION OF SAID LINE THEREOF 1626.74 FEET TO AN IRON ROD SET AT THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 47, MERWIN PARK, SECTION "C" AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 61°44'06"E, ALONG THE NORTHEASTERLY LINE OF BLOCKS 47 & 46, 920.63 FEET TO AN IRON ROD; THENCE S 11°14'15"E 64.81 FEET TO AN IRON ROD SET AT THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 100; THENCE N 61°44'06"W, ALONG SAID RIGHT-OF-WAY LINE, 943.04 FEET TO AN IRON ROD; THENCE N 0°18'42"W 48.52 FEET TO AN IRON ROD SET AT THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 118°34'36", A RADIUS OF 5.00 FEET, A CHORD BEARING OF N 58°58'36"E AND A CHORD DISTANCE OF 8.60 FEET, THENCE RIGHT ALONG SAID CURVE A DISTANCE OF 10.35 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section A, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 42:

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Lot 4, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0040)
Lot 28, Block 2 (as assessed under Parcel I.D. 33-09-26-5800-0020-0280)
Lot 1, Block 3 (as assessed under Parcel I.D. 33-09-26-5800-0030-0010)
Lots 17 and 19, Block 11 (as assessed under Parcel I.D. 33-09-26-5800-0110-0170)
Lots 9 and 10, Block 15 (as assessed under Parcel I.D. 33-09-26-5800-0150-0090)

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section B, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 96: Lot 4, Block 24 (as assessed under Parcel I.D. 33-09-26-5801-0240-0040)

LESS AND EXCEPT THE FOLLOWING Lots and Blocks in Merwin Park Section C, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 141: Lot 5, Block 42 (as assessed under Parcel I.D. 33-09-26-5802-0420-0050)

LESS AND EXCEPT ALL ROAD RIGHT-OF WAYS, PLATTED PARKS, UNNUMBERED AND UNNAMED PARCELS AS SHOWN WITHIN THE PLATTED ROAD RIGHT-OF-WAYS AND LAKES SHOWN ON SAID RECORDED PLATS, ALL AS SHOWN ON THE PLATS OF MERWIN PARK, SECTIONS "A", "B", & "C".

AND

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 33 AND RUN N 89°30'06" W, 455.84 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST; THENCE S 89°40'59" W 864.44 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK 135, PAGE 562 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA; THENCE CONTINUE S 89°40'59" W 1278.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S 89°40'59" W 59.91 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°49'28" W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, A DISTANCE OF 136.60 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF "MERWIN PARK SECTION B", A SUBDIVISION RECORDED IN MAP BOOK 3, PAGE 96 OF SAID PUBLIC RECORDS; THENCE N 2°54'05" E, ALONG THE EASTERLY LINE OF SAID "MERWIN PARK SECTION B" 789.65 FEET TO AN IRON ROD; THENCE S 11°14'15" E 803.29 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Parcel 2: (Being the lands assessed under Parcel ID: 33-09-26-0000-0010-0000)

A PARCEL OF LAND SITUATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R.183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE RUN N 1°16'57" W 536.13 FEET TO A CONCRETE MONUMENT; THENCE N 68°23'14" W 782.96 FEET; THENCE N 1°01'10" E 535.19 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTHEAST, HAVING A DELTA ANGLE OF 0°32'29", A RADIUS OF 11491.38 FEET, A CHORD BEARING OF N 66°03'13" W AND A CHORD DISTANCE OF 108.58 FEET, THENCE ALONG SAID CURVE AND RIGHT-OF-WAY 108.58 FEET TO AN IRON ROD; THENCE S 1°01'10" W 1408.51 FEET TO AN IRON ROD; THENCE N 89°40'59" E 854.70 FEET TO THE

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POINT OF BEGINNING AND TO CLOSE.

Parcel 5: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0001)

A PARCEL OF LAND SITUATED IN SECTION 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 4 AND RUN THENCE S 0°13'16"E, ALONG THE WEST LINE OF SECTION 4, 153.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE S 89°09'58" E, 3907.565 FEET TO AN IRON ROD; THENCE N 87°39'19" E 536.33 FEET TO AN IRON ROD; THENCE S 71°03'05"W 450.06 FEET TO AN IRON ROD; THENCE S 0°16'23"E 570.46 FEET TO AN IRON ROD; THENCE S 78°13'19" W 982.17 FEET TO AN IRON ROD; THENCE N 89°51'19" W 394.66 FEET TO AN IRON ROD; THENCE N 0°01'25"E 136.58 FEET TO AN IRON ROD; THENCE S 89°30'15"W 665.21 FEET TO AN IRON ROD; THENCE N 0°08'51" W 332.06 FEET TO AN IRON ROD; THENCE S 89°27'03" W 1996.08 FEET TO A POINT ON THE WEST LINE OF SECTION 4; THENCE N 0°13'16" W, ALONG SAID WEST LINE, 507.27 FEET TO THE POINT OF BEGINNING AND TO CLOSE. LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

Parcel 6: (Being the lands assessed under Parcel ID: 04-10-26-0000-0020-0000)

A PARCEL OF LAND SITUATED IN SECTIONS 3 & 4, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT AN IRON ROD SET 3.74 FEET WESTERLY OF THE NORTHEAST CORNER OF SECTION 4 AND ON THE FENCE LINE DESCRIBED IN O.R. 183, PAGE 178 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA. THENCE S 89°40'59" W 854.70 FEET TO AN IRON ROD; THENCE S 1°01'10" W 31.00 FEET; THENCE N 89°03'49"W, 1283.62 FEET; THENCE N 11°14'15" W 3.24 FEET; THENCE S 89°41'24" W 524.82 FEET; THENCE CONTINUE S 89°41'24"W 2667.92 FEET TO THE NORTHWEST CORNER OF SECTION 4; THENCE S 0°13'16"E, ALONG THE WEST LINE OF SECTION 4, 1671.03 FEET; THENCE N 84°28'37"E, 3846.27 FEET TO AN IRON ROD; THENCE N 87°39'10"E, 1531.23 FEET TO AN IRON ROD; THENCE N 1°29'11" W, 1219.23 FEET TO AN IRON PIPE; THENCE N 1°23'02"W 48.15 FEET TO THE POINT OF BEGINNING AND TO CLOSE. LESS AND EXCEPT THAT PORTION LYING WITHIN THE COUNTY MAINTAINED RIGHT-OF-WAY LINE OF COUNTY ROAD 309-C.

AND

THE FOLLOWING PARCELS UNDER TITLE OF MOSLER INDUSTRIES LLC AS DESCRIBED IN THE PUBLIC RECORD IN AND FOR PUTNAM COUNTY, FLORIDA AT BOOK 1799 PAGE 1729:

Parcel No. 1:

(PID # 32-09-26-0000-0110-0000)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00°39'00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32 and the POINT OF BEGINNING; thence run South 89°01'06" West along the South line thereof a distance of 423.31 feet

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to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 122.63 feet to the point of curve of said Easterly right of way line; thence run Northwesterly with a curve concave Westerly, said curve having a central angle of 22° 17' 58", a radius of 854.03 feet, an arc length of 332.39 feet and a chord bearing and distance of North 11° 34' 15" West 330.29 feet to the Northwesterly right of way line of a 150 foot Seminole Electric Cooperative Inc. easement as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida; thence run North 46° 40' 36" East along said Northwesterly right of way line a distance of 659.79 feet to the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 891.71 feet to the POINT OF BEGINNING.

SUBJECT TO a 150-foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT that part thereof conveyed for right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 2:

(PID # 32-09-26-0000-0110-0010)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4, a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way); thence continue South 89° 01' 06" West along said South line, a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet to the POINT OF BEGINNING; thence continue North 00° 42' 45" West 252.26 feet to an iron rod at the Northwest corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along the North line thereof a distance of 365.80 feet to an iron rod on the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 284.24 feet; thence run South 89° 06' 08" West 497.60 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 3:

(PID # 32-09-26-0000-0110-0020)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 2606.42 feet to a concrete monument at the Southeast corner of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 89° 01' 06" West along the South line of said SE 1/4 of the NE 1/4 a distance of 489.31 feet to an iron rod on the Westerly right of way line of County Road No. 309-C (a 66' right of way) and the POINT OF

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BEGINNING; thence continue South 89° 01' 06" West along said South line a distance of 878.73 feet to an iron rod at the Southwest corner of said SE 1/4 of the NE 1/4; thence run North 00° 42' 45" West along the West line thereof a distance of 1052.95 feet; thence run North 89° 06' 08" East 497.60 feet to the Westerly right of way line of County Road No. 309-C; thence run South 28° 20' 22" East along said Westerly right of way line, a distance of 629.51 feet to the point of curve; thence run Southerly with a curve concave Westerly, said curve having a central angle of 27° 55' 06", a radius of 788.03 feet, an arc length of 383.98 feet and a chord bearing and distance of South 14° 22' 49" East 380.19 feet to the point of tangency of said Westerly right of way line; thence run South 00° 25' 16" East 123.27 feet to the POINT OF BEGINNING.

SUBJECT TO a 150-foot powerline easement to Seminole Electric Cooperative, Inc., as recorded in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida.

LESS AND EXCEPT therefrom that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1411 of the Public Records of Putnam County, Florida.

Parcel No. 4:
(PID # 32-09-26-0000-0110-0030)

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32 a distance of 3498.13 feet to a point on the Northwestern right of way line of a 150-foot Seminole Electric Cooperative, Inc. Easement as described in Official Records Book 403, Page 332 of the Public Records of Putnam County, Florida and the POINT OF BEGINNING; thence run South 46° 40' 36" West along said Northwestern right of way line, a distance of 659.79 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run Northwesternly along said Easterly right of way line with a curve concave Westerly, said curve having a central angle of 05° 37' 08", a radius of 854.03 feet, an arc length of 83.75 feet and a chord bearing and distance of North 25° 31' 48" West 83.72 feet to the point of tangency; thence run North 28° 20' 22" West 879.48 feet to an iron rod on the North line of the SE 1/4 of the NE 1/4 of said Section 32; thence run North 89° 06' 08" East along said North line, a distance of 300.74 feet to an iron rod on the Southerly right of way line of State Road No. 100; thence run South 62° 02' 34" East along said Southerly right of way line, a distance of 715.60 feet to an iron rod on the East line of the SE 1/4 of the NE 1/4 of said Section 32; thence run South 00° 40' 07" East along said East line a distance of 66.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying in the Georgia Southern and Florida Railroad right of way.

AND FURTHER LESS AND EXCEPT that part thereof conveyed for road right of way as described in Official Records Book 884, Page 1409 of the Public Records of Putnam County, Florida.

Parcel No. 5:
(PID # 32-09-26-0000-0150-0000)

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39'

JUN 03 2025

00" West along the East line of the SE 1/4 of said Section 32 a distance of 1303.21 feet to the Southeast corner of said NE 1/4 of the SE 1/4 and the POINT OF BEGINNING; thence run South 88° 56' 03" West along the South line thereof a distance of 428.53 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.96 feet; thence run North 88° 58' 34" East a distance of 425.93 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4, a distance of 649.63 feet to the POINT OF BEGINNING.

Parcel No. 6:

(PID # 32-09-26-0000-0150-0010)

A parcel of land situated in the NE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 1952.84 feet to the POINT OF BEGINNING; thence run South 88° 58' 34" West a distance of 425.93 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.92 feet to the North line of the NE 1/4 of the SE 1/4 of said Section 32; thence run North 89° 01' 06" East along said North line a distance of 423.31 feet to a concrete monument at the Northeast corner of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line of said SE 1/4 a distance of 653.58 feet to the POINT OF BEGINNING.

Parcel No. 7:

(PID # 32-09-26-0000-0210-0000)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

BEGIN at a concrete monument at the Southeast corner of said Section 32 and run South 88° 51' 00" West along the South line thereof a distance of 433.75 feet to an iron rod on the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line, a distance of 649.99 feet; thence run North 88° 53' 31" East a distance of 431.14 feet to the East line of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along said East line a distance of 649.65 feet to the POINT OF BEGINNING.

Parcel No. 8:

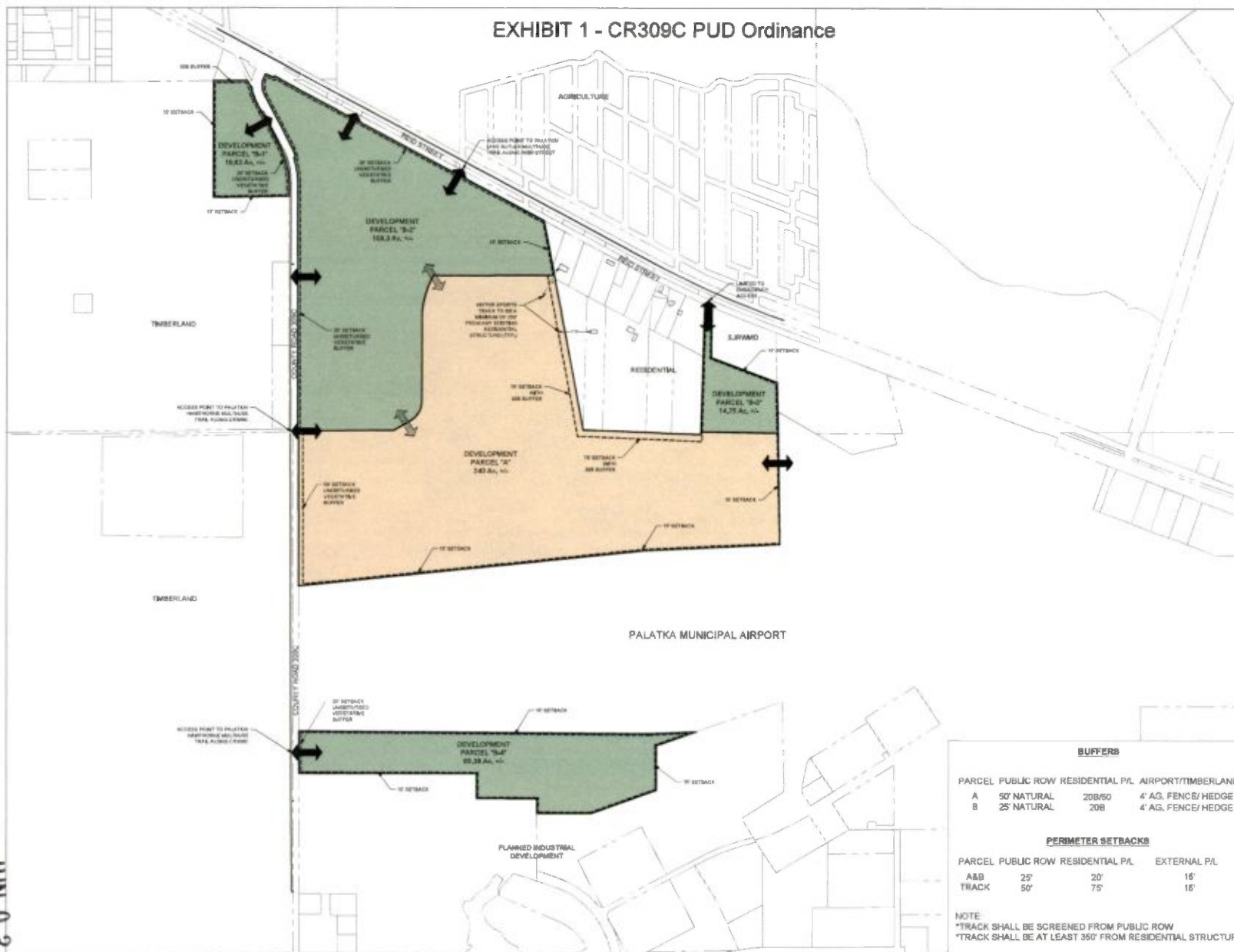
(PID # 32-09-26-0000-0210-0010)

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 32, Township 9 South, Range 26 East, Putnam County, Florida, said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of said Section 32 and run North 00° 39' 00" West along the East line of the SE 1/4 of said Section 32, a distance of 649.65 feet to the POINT OF BEGINNING; thence run South 88° 53' 31" West a distance of 431.14 feet to the Easterly right of way line of County Road No. 309-C (a 66' right of way); thence run North 00° 25' 16" West along said Easterly right of way line a distance of 653.90 feet to the North line of the SE 1/4 of the SE 1/4 of said Section 32; thence run North 88° 56' 03" East along said North line a distance of 428.53 feet to the Northeast corner of the SE 1/4 of the SE 1/4 of said Section 32; thence run South 00° 39' 00" East along the East line thereof a distance of 653.56 feet to the POINT OF BEGINNING.

JUN 03 2025

EXHIBIT 1 - CR309C PUD Ordinance



CR309C PUD CONCEPTUAL SITE PLAN

SITE DATA

ZONING: PUD

FLUM: US

TOTAL SITE AREA: 443.06 AC, +/-

DEVELOPMENT PARCEL "A": 240 AC, +/-

DEVELOPMENT PARCEL "B": 203.06 AC, +/-

PARCEL "B-1": 19.83 AC, +/-

PARCEL "B-2": 106.3 AC, +/-

PARCEL "B-3": 14.75 AC, +/-

PARCEL "B-4": 60.38 AC, +/-

External Vehicular
Access Point (Conceptual)

Internal Vehicular
Access Point (Conceptual)

DEVELOPMENT PARCEL "A"
Motor Sports Complex and Ancillary Uses

DEVELOPMENT PARCEL "B"
Commercial
Activity and Resource Based Recreation
Clubs
Cultural
Agriculture
Service
Lodging
Light Industrial
Residential
(Single/Multi-Family/
Garage/miniatures)
Retail Sales
Commercial Recreation & Entertainment
(Outdoor/indoor)
Office
Educational
Airplane Hangars
Event/Meeting Facilities
Temporary Outdoor
Recreation & Entertainment



Scale: 1" = 500'

PREPARED BY

Matthews

DCCM

May 2025

BUFFERS

PARCEL	PUBLIC ROW	RESIDENTIAL P/L	AIRPORT/TIMBERLAND
A	50' NATURAL	20B/50	4' AG. FENCE/ HEDGE
B	25' NATURAL	20B	4' AG. FENCE/ HEDGE

PERIMETER SETBACKS

PARCEL	PUBLIC ROW	RESIDENTIAL P/L	EXTERNAL P/L
A&B	25'	20'	16'
TRACK	50'	75'	16'

NOTE:
*TRACK SHALL BE SCREENED FROM PUBLIC ROW
*TRACK SHALL BE AT LEAST 350' FROM RESIDENTIAL STRUCTURE

PUD25-000003

JUN 03 2025

ATTACHMENT 2.3 - DRC COMMENTS

**PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES**

2509 Crill Avenue Suite 300
Palatka, FL 32177
Fax: 386-329-1213
Email: pzb@putnam-fl.gov
Website: <https://main.putnam-fl.com>



Planning: 386-329-0491
Zoning: 386-329-0316
Building: 386-329-0307
Code Enforcement: 386-329-0317

Development Review Committee

July 7, 2025

TYPE OF PROJECT REVIEW: Major

DRC #: PUD25-000003

PROJECT: Motorsport Complex

CONTACT PERSON: Patrick Kennedy, Agent

386-244-4910

patrick@dhclawyers.com

PROPERTY OWNER: WA207 LLC

PARCEL IDs: See application

DEVELOPMENT TYPE: Multiuse motorsport complex, see application for details

STREET ADDRESS (911): Unassigned, properties located on the southeast corner at the intersection of County Road 309C and State Road 100

The following comments are a compilation of reviews by the various departments or agencies as members of the Development Review Committee. Your questions regarding these comments should be directed to the specific department or agency at the number shown.

Planning.....

(386) 329-0491

Mikal Graves, Planner I

The following comments must be addressed before submission for Final Development Order:

1. This review is being conducted in accordance with LDC Section 45-223(a)(2) whereby the Development Review Committee is required to review applications for Planned Unit Development (PUD) and the conceptual plan of the associated PUD. Pursuant to LDC Section 45-888, the Director of Planning and Development Services may call meetings or may refer matters to the individual committee members for review and comment as the director deems appropriate. Since entitlements are not certain, as the BOCC must first adopt a large-scale Future Land Use Map amendment and the proposed PUD, it was determined that the latter review would take place following the preliminary review requirements prescribed in LDC Section 45-993.
2. All information provided to the applicant herein shall be subject to approval of CPA25-000003 and PUD25-000003 by the Putnam County Board of County Commissioners. The preliminary site plan approval does not grant the applicant development and/or permit rights, and only a Final Development Order obtained after a Final Site Plan Review shall grant the applicant such rights.

3. LDC Sec. 45-1001: If map amendment applications are approved, the applicant will need to submit an application for Final Development Plan approval to the Development Review Committee. Submittal requirements are contained within the aforementioned section.
4. LDC Sec. 45-1002: The proposed PUD Development Agreement and preliminary site plan indicate phased development. Submittal of the Final Development Plans will need to depict such phased development. Submittal requirements of a Final Development Plan for a phased/Master Plan are contained within the aforementioned section.
5. LDC Sec. 45-193: The proposed motorsports complex will need to be approved via Planned Unit Development [LDC Sec. 45-193(c)]. The Development Agreement for the PUD will need to demonstrate compliance with this Code section unless waivers from certain design requirements are justified and approved by the BOCC. Such waivers shall be detailed in the PUD Development Agreement [LDC Sec. 45-221(c)].
6. Article IV – Overlay Zones and Planned Unit Development Districts, Division 3 – Airport Overlay Regulations: Since the proposed development is in the immediate vicinity of the Kay Larkin, Palatka Municipal Airport, the proposed development will need to adhere to those supplemental standards codified in the Putnam County Land Development Code.

City of Palatka	(386) 329-0100	<i>Lorenzo Aghemo, Planning Director</i>
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- In order to receive water and sewer from the city, the property must first be annexed into the city.

Public Works.....	(386) 329-0346	<i>Doneda Cole, Engineering Department</i>
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A review of the submitted documents resulted in the following comments:

Site Plan (Exhibit I) : Will need to provide general layout of items described in PUD Agreement

- All accesses to SR 100 to be coordinated with FDOT- Putnam County would request a copy for records
- The existing rails to trails (Palatka to Hawthorne Trail) has no direct access from SR 100 without crossing the road and across private property. The closest public access is at Springside Shortcut Rd approx. 500' west of the intersection of CR 309C and SR 100 (on the north side of SR 100)- Crossing SR 100 is a concern for safely navigating the traffic which is currently posted at 60 mph.
 - The access for CR 309C-posted at 35 mph –is across the road with public access on County property at the intersection of SR100 **or** where the trail crosses CR 309C to access the public park (this location is posted 35 mph)
 - page 9 of 11 in the PUD agreement lists access to Trail from CR 309C – “*at primary driveway access*”... need to identify where this is, potentially this would be a mid-block crossing to access- not the most ideal situation. Please identify intention of the actual location. NOTE: Currently the CR 309C existing trail dead ends into Putnam County Property on the south side of SR 100 and does not cross State Road 100 to connect to the Palatka to Hawthorne trail.

PUD Agreement:

- 2.2 – *Concept Plan Exhibit I*- does not show locations of potential use and activities associated with the list shown in 3.3.1
- 2.3 Maximum building height listed as 60' with perimeter setback not listed for airport activity. Verify with Airport Authority for fly zone requirements. (reference LDC Division 3 Airport Overlay Regulations-specifically Section 45-242(b)(1)-see figure 4.1 Appendix IV)
 - Section 45-243 for Runway protection zones
 - Lighting obstructions (from proposed track?)
- 2.3.2 (f) maximum residential density- define transient residential uses? Will there be sold “lots” for private development? (see 2.4 language)
 - Mentions residential options in later phases. Will the PUD agreement need to be re-written/amended for this option?
- 2.4 *The Developer shall provide suitable instruments or agreements, acceptable to County, ensuring the long-term maintenance and repair of the common areas and shared facilities (i.e. internal roadways, storm water management, water and sewer utilities).* – Will the developer provide a HOA?
- 2.5 Phasing- does not specifically list accessibility to County or State road system and interior roadway to serve “related amenities” (infrastructure examples did not clarify and 5.4 Transportation nor 5.5 Off Street Parking, neither of which, specifies development within either phase)
 - The examples of office, meeting space would require parking and access
 - Phase 1-Recommend to see layout of the 200 garage facilities – would these “garage facilities” include the temporary “transient residential” spaces?
- 3.2 –
 - how will the first responder training facility fit into a motorsport complex as described in 2.2 –

- 3.3.1 (a) (1) (c) to hold driving schools including training of first responders (would this be for “on track situations”?)
- 3.3.1 (a) (1)- considering the vast listings of activities and how they will be placed on properties-including:
 - (c) To hold driving schools including training of first responders.....
 - (d)dirt track, go-kart, monster truck rallies, mud bogging, motor cross or drag racing events.....
 - (f) Garageplex
 - (h) RV Campground areas
 - (i) Airplane Hangers

The above list will have potential impact to roads during operational hours even if limited to “event scheduling” (NOTE: 5.16.3 lists (8) special events that will extend beyond hours of operation 7am- 10pm- nowhere does it limit nor specify maximum number of events per year). The goal would be to provide adequate access without “stacking” on County or State roads.
All fuel area to be regulated by FDEP –provide documentation for County records.

Motorsport Complex

July 15, 2025

Any and all buildings shall comply with the Florida Fire Prevention Code and all reference codes stated therein. Prior to any construction civil drawings showing all water lines and fire protection lines shall be submitted for review and approval. All fire hydrants shall be installed and working prior to combustible construction or material on site.

NFPA 610 is a reference fire code for all motorsport complexes and usually followed by all race tracks and complexes.

Clu Wright
Deputy Chief / Fire Marshal
(386)937-0066



CLAY ELECTRIC COOPERATIVE, INC.

July 8, 2025

Parcel# 33-09-26-0000-0010-0000

Property Owner: WA207LLC

PUTNAM COUNTY DRC COMMENTS – Motorsport Complex (PUD25-000003)

Clay Electric Cooperative, Inc., has existing facilities on the South side of SR 100 and West side of CR 309C to serve. Please contact our Palatka District Office for application for service, disconnecting of existing service if relevant or relocation of existing electric. Please present any civil plans with the application for service. Clay Electric will require an easement for new electrical service to the proposed project. No tall growing (at maturity not to exceed 10 feet) or deep-rooted trees allowed in easement area. If underground facilities are desired, a blanket easement is acceptable, or the property owner will be asked to provide a sketch and legal description of the easement area to show specific location.

Please contact Josh Sevearance, the Palatka Engineering Supervisor at 386-312-4010 concerning requirements for electric service. All required easements shall be agreed upon and shown on final submittal.

Submitted by,

Tonya E. Lewis
Real Property Agent Trainee
Clay Electric Cooperative, Inc.
P.O. Box 308
Keystone Heights, FL 32656-0308
tonyalewis@clayelectric.com
352-473-8000 ext. 8487

MotorsportComplex(PUD25-000003).tl

PUTNAM COUNTY
PLANNING & DEVELOPMENT SERVICES

P. O. Box 1486
Palatka, FL 32178-1486
Email: pzb@putnam-fl.com
Fax: 386-329-1213



Planning: 386-329-0491
Zoning: 386-329-0316
Building: 386-329-0307
Code Enforcement: 386-329-0317
In FL Toll Free: 1-800-432-0364

July 7, 2025

Patrick Kennedy – via electronic correspondence
117 N 2nd St
Palatka, FL 32177

RE: PUD25-000003 – Preliminary Site Plan review for proposed Motorsport Complex PUD

Dear Mr. Kennedy,

The Development Review Committee has completed review of the preliminary development plans associated with the proposed Motorsport Complex PUD in accordance with Section 45-223(a)(2) of the Putnam County Land Development Code. In accordance with Land Development Code (LDC) Sections 45-993, the preliminary development order is hereby granted with the condition that the comments issued by the Development Review Committee are addressed when the Final Development Plan is submitted after adoption of the supporting Ordinance by the Board of County Commissioners. The approved preliminary development plans are held in the records of the Planning and Development Services Department, and a copy of these plans bearing the stamp of approval may be obtained from our office for your records, at your request.

Staff will schedule public hearings for the following boards and following dates:
Planning Commission: August 13, 2025
Board of County Commissioners (State transmittal): September 23, 2025
Board of County Commissioners (Adoption): TBD

If the BOCC adopts an ordinance approving the PUD, the next required step is to submit final site development plans as stipulated by LDC Section 45-994. Specific submittal requirements for the final site development plans are described in LDC Sections 45-1001; and 45-1002 for a phased development. Review of the Final Development Plans will be based upon the legislation in the Land Development Code, proposed PUD ordinance and development agreement, and relevant legislation within Putnam County Comprehensive Plan. Please note that in accordance with LDC Section 45-994 (a), the final site development plans are required to conform to the submittal and procedural requirements of the Development Review Committee.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Zachary Baker".

Zachary Baker
Senior Divisional Planning Manager

cc: Bryan Helms, Executive Director of Development Services
Mikal Graves, Planner I
Kristen Price, Development Review Clerk
Representatives of the DRC

**ATTACHMENT 2.4 - Revised
Development Agreement**

CR309C PLANNED UNIT DEVELOPMENT AGREEMENT

The Parties to this CR309C Planned Unit Development Agreement (this “Agreement”) are Putnam County, Florida, a political subdivision of the State of Florida ("County") and WA207, LLC, a limited liability company authorized to do business in the state of Florida and Mosler Industries, LLC, a limited liability company authorized to do business in the state of Florida (collectively referred to as “Owner” or “Developer”). In consideration of the mutual valuable consideration provided herein, the Parties agree as follows:

ARTICLE 1. GENERAL PROVISIONS

1.1 The Purpose. This Purpose of this PUD Development Agreement sets forth the terms and conditions for a Planned Unit Development approved by the Board of County Commissioners of Putnam County, Florida. The intent is to develop a large-scale mixed-use Auto Enthusiast Community that is consistent with Putnam County’s Comprehensive Plan and Land Development Code and will achieve a high quality of design that ensures its compatibility with the surrounding community.

1.2 Effective Date. This Agreement shall be effective as of the date of adoption of the ordinance approving the PUD zoning designation (“Effective Date”).

1.3 Project Designation. Developer has designated this Project as the CR309C PUD (“Project” or “CR309C PUD”).

1.4 The Property. The Property totals +/- 443 acres of largely undeveloped land, primarily located immediately north of the Palatka Kay Larkin Airport and south of SR100, but includes 60 non-contiguous acres immediately south of the airport runway, and is more particularly described as follows:

Legal Description: See Exhibit A to PUD Ordinance.

Parcel Nos.: 32-09-26-0000-0210-0010
32-09-26-0000-0110-0030
32-09-26-0000-0150-0010
33-09-26-5800-0010-0000
04-10-26-0000-0020-0000
33-09-26-0000-0010-0000
32-09-26-0000-0210-0000
32-09-26-0000-0110-0000
32-09-26-0000-0150-0000
04-10-26-0000-0020-0001
32-09-26-0000-0110-0010
32-09-26-0000-0110-0020

1.5 Title to the Property. Owner warrants that Owner holds sole legal title to the Property and has provided the County with deeds evidencing title to the property.

ARTICLE 2. DEVELOPMENT PLAN

2.1 Governing Rules, Regulations, Laws and Definitions. The Property will be developed as a Planned Unit Development pursuant to this Agreement and the County's Land Development Code (LDC). Development shall be governed by the terms and provisions of this Agreement and the LDC. In the event of a conflict between this Agreement and the LDC or other local ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or relevant County ordinance shall control.

Development of the Project described herein shall also be in accordance with applicable state and federal laws and regulations and nothing herein should be interpreted to waive or preempt such laws or regulations. Any terms used herein, including the list of permitted uses set forth in section 3.3, below are intended to be defined as provided in the LDC except as otherwise defined herein and any Use-Specific Standards set forth in the LDC shall apply unless otherwise stated herein.

2.2 PUD Plan. The Concept Plan attached as Exhibit 1 generally depicts the potential layout of the large-scale mixed-use automotive enthusiast community as further described herein. The primary uses planned for Development Parcel A as shown on the attached Concept Plan are the Motorsports Complex uses in section 3.3.1(a), but may include related compatible residential, commercial, recreational, lodging, light industrial, and airport related uses described in section 3.3.1(b) - (v) (with Agriculture-Related uses continuing pursuant to section 2.7). Development Parcel B-1 through B-4 will be developed with a mix of residential, service, commercial, recreational, lodging, and light industrial uses as defined in sections 3.3.1(b) - (v) (with Agriculture-Related uses continuing pursuant to section 2.7).

To the extent that the Concept Plan and the PUD Plan described above depicts the site layout (including proposed points of access to the public roadway system and allocation of uses), such depiction is for illustrative purposes only. Final site layout (inclusive of quantity/scale of improvements and public roadway system points of access) may vary from the Concept Plan as depicted to the extent necessary for compliance with the written requirements of this Agreement and the LDC, whichever is relevant. In addition, final site layout may vary from the Concept Plan as depicted at the Developer's discretion, subject to compliance with this Agreement. Concurrency management impacts shall be addressed, as required, prior to the issuance of development permits under this PUD Plan in accordance with the County's land development code requirements.

2.3 Development Dimensional and Intensity Standards.

2.3.1. Development Standards – Motor Sports Complex

- | | |
|--|------|
| (a) Maximum building height: | 60ft |
| (b) Minimum Setbacks - Buildings: | |
| From internal roadways | 20ft |
| From other buildings | 10ft |
| (c) Minimum Perimeter Setback - Buildings: | |

From public rights-of-way	25ft
From residentially developed or residentially zoned property (outside of the PUD)	20ft
From all other property lines	15ft
(d) Minimum Perimeter Setbacks – Track Surface:	
From public rights-of-way	50ft
From residentially developed or residentially zoned property lines abutting the PUD*	150ft
From residential structures* (occupied livable structures located outside of the PUD)	350ft
From all other property lines	15ft
(e) Maximum impervious surface area:	80%
(f) Maximum floor area ratio:	0.85:1
*Subject to meeting the enhanced buffers and sound standards established in section 5.1.1.	

2.3.2. Development Standards – All Other Uses

(a) Maximum building height:	60ft
(b) Minimum Setbacks – Buildings:	
From internal roadways	20ft
From other buildings	10ft
(c) Minimum Perimeter Setback – Buildings:	
From public rights-of-way	25ft
From residentially developed or residentially zoned property lines	20ft
From all other property lines	15ft
(d) Maximum impervious surface area:	
Non-Residential	80%
Residential	70%
(e) Maximum floor area ratio:	
Non-Residential	0.85:1
Residential	0.5:1
(f) Maximum Residential Density*:	≤12 du/ac
*Maximum combined residential density (single-family and multi-family); does not include transient lodging.	

2.4 Ownership and Maintenance. The Property is to be developed and maintained under single ownership; except that the Developer, at Developer's option, may establish shared ownership interests in the CR309C PUD through a lawfully established co-op, long-term lease, an undivided interest ownership, condominiumization or subdivision of discrete sections of the CR309C PUD. The Developer shall provide suitable instruments or agreements acceptable to County, ensuring the long-term maintenance and repair of the common areas and shared facilities (i.e. internal roadways, stormwater management, water and sewer utilities). Consistent with the PUD requirements outlined in section 45-223 of the LDC, where this PUD involves one or more

subdivision plats, final development plans must follow the general requirements for subdivision approval provided in Article XII of the LDC.

2.5 Phasing. The Development Plan described herein is anticipated to be completed in the phases described below, but nothing shall prevent combining the work to complete construction in a lesser number of phases, or complete buildout in a single phase. Build out is anticipated to occur in multiple phases:

- Phase 1 - Construction of road course or track and up to 200 garage facilities, as well as related amenities and infrastructure in Development Parcel A (i.e. fuel and fluid stations, office and meeting space, equipment storage and restrooms) within five (5) years.
- Phase 2 – Development of all other proposed uses under Section 3.3, as the market dictates, within twenty (20) years in Parcels B-1 through B-4, and A.

The order, size and configuration of phases may be modified, but each proposed phase shall be required to install all necessary infrastructure and support facilities, including all necessary easements and dedications, in order to stand alone, with the support of previously built phases. Each phase shall be built so as to be consistent with this Agreement and the applicable LDC provisions. Permits for development of phases or sub-phases shall be submitted for approval through the County's standard site plan reviewing and permitting process. Temporary staging of construction equipment and material, clearing and the excavation and stockpiling of fill material shall be permitted on parcels in undeveloped phases during construction.

2.6 Commencement and Completion Regardless of phasing plan, if the initial construction under Phase 1 does not commence within sixty (60) months of the Effective Date, the CR309C PUD shall expire and become null and void, without prejudice to seek new development or zoning approvals consistent the County's Comprehensive Plan and Land Development Code. For purposes of this PUD, commencement of initial construction means submittal of horizontal construction plans to the County for approval of all or a portion of Phase 1 infrastructure or development. All development activities described here shall be completed no later than twenty (20) years from the Effective Date. These dates may be extended by mutual agreement of the Board of County Commissioners and the Developer after holding a properly noticed public hearing.

2.7 Continuation of Agriculture, Silviculture and Related Activities. It is understood and agreed that Property shall continue agriculture and silviculture activities throughout the Property and shall remain eligible in whole or in part for an Agricultural Classification under section 193.461, Florida Statutes, until such time as the eligible agriculture activity ceases to occur on the Property. Expiration of this PUD under paragraph 2.7 shall not impact or affect the ability to continue any uses consistent with the Agriculture-General Use Category as described in Section 45-57 of the Land Development Code, and outdoor recreation activities commonly allowed in agriculture and conservation areas, including hunt clubs, archery and gun ranges, and primitive camping.

ARTICLE 3: PROJECT DEVELOPMENT

3.1 Purpose. The purpose of this section is to define the permitted uses for the Project.

3.2 Project Development: Generally. The Project is a mixed-use of commercial, recreational, retail, lodging, light industrial and residential uses that are symbiotic with the featured use of the property as a motorsport complex and first responder training facility.

3.3 Uses and Structures Allowed. The following Use Categories and specified uses shall be allowed, and unless otherwise described or defined herein, shall be defined and implemented in accordance with the County Land Development Code:

3.3.1 Principal Uses and Structures.

(a) Motor Sports Complex.

- (1) A Motor Sports Complex is a road racing track or circuit, or a collection of such facilities of various types, and related facilities designed to provide the opportunity for one or more of the following:
 - a. To race for auto clubs, amateur and professional drivers.
 - b. To test land-based motor vehicles.
 - c. To hold driving schools, including driver training of first responders.
 - d. To compete or participate in road racing, dirt track circuits, competitive and recreational go-kart circuits, monster truck rallies, mud bogging, motor cross or drag racing events.
- (2) "Motor vehicles" as used herein means any form of land-based vehicle, including, but not limited to, automobiles, trucks, four-wheel drive vehicles and motorcycles.
- (3) The uses and structures that may be associated with the Motor Sports Complex use, include but are not limited to:
 - a. A road racing track, course, circuit or strip, with related pit lanes, entry and exit roads.
 - b. Food and beverages establishments, including but not limited to the sale of alcoholic beverages for on or off-premise consumption
 - c. Retail in motor sport related merchandise and equipment.
 - d. Fuel and fluids sales, including pumps to service track users.
 - e. Offices, meeting rooms, vehicle garages, maintenance workshop, equipment and inventory storage and restrooms.
 - f. Garages for short-term, long-term rental, or individual ownership, which may include a residential component referred to herein a "Garageplex".
 - g. Vehicle concourse and displays.
 - h. RV Campground areas for short-term rental (subject to the maximum density up to 12 units per acre and the minimum site dimensions outlined in the LDC)

- i. Residence for property manager and/or security, maintenance and management staff.
 - j. Motor vehicle shows.
- (b) Lodging
- (c) Retail Sales – General
- (d) Retail Sales – Food
- (e) Retail Sales – Beverage, including but not limited to the sale of alcoholic beverages for on or off premise consumption
- (f) Services
- (g) Office
- (h) Educational (driver training, industrial arts and related education; does not include primary and secondary schooling)
- (i) Clubs
- (j) Commercial recreation and entertainment—Outdoor, which shall be interpreted to include all uses where the primary activity is the provision of recreation or entertainment in an outdoor setting, including but not limited to target sports facilities (archery/axe/firearms), watersports complex, go-karts, golf course, golf driving range, mini-golf, equestrian, outdoor skating/skateboard, and related or similar uses consistent with this Use Category as described in the Land Development Code.
- (k) Commercial recreation and entertainment—Indoor, which shall be interpreted to include all uses where the primary activity is the provision of recreation or entertainment in an indoor setting, including but not limited to target sports facilities (archery/axe/firearms), amusement arcades, bowling alleys, live music and related or similar uses consistent with this Use Category as described in the Land Development Code
- (l) Recreation: Activity-based
- (m) Recreation: Resource-based
- (n) Cultural (i.e. museums or galleries)
- (o) Light Industrial, which shall include but not be limited to industrial, light manufacturing, fabricating, processing, warehouse, distribution, packaging or assembly.
- (p) Agriculture – General.
- (q) Residential – Single Family
- (r) Residential – Multi-Family
- (s) “Garageplex” - A “Garageplex” is a unique residential living space with a garage that combines function and style as a hybrid of a garage and an apartment or loft and can be used as a work-living space.
- (t) Airplane Hangers
- (u) Event/Meeting Facilities
- (v) Temporary Outdoor Recreation and Entertainment such as swap meets, outdoor music festivals, and carnivals.

3.3.2. Accessory Uses and Structures are intended only to support or serve the Principal Uses and Structures.

ARTICLE 4: CONSISTENCY WITH COMPREHENSIVE PLAN AND CONCURRENCY

4.1 Consistency. The County has determined that the Property is suitable in size, location, and character for the uses proposed, and that the PUD Plan and uses proposed are consistent with the adopted Putnam County Comprehensive Plan.

4.2 Concurrency. The County is not obligated to grant any development orders or permits for any of the proposed uses described herein unless adequate water, sewer, transportation, stormwater, recreational and solid waste facilities are in place to handle the impacts of the proposed development and maintain the County's adopted LOS standards concurrent with those impacts consistent with the requirements of the adopted Putnam County Comprehensive Plan. Prior to the granting of any development approval, the planning and zoning staff shall conduct the concurrency management review prescribed in Section 45-335 of the Land Development Code (concurrency management review procedures).

ARTICLE 5: SUPPLEMENTAL DEVELOPMENT STANDARDS

5.1 Buffering and Screening. The buffering and screening for this Project shall be developed in accordance with the County's Land Development Code, subject to the following:

5.1.1 All Other Uses. Where Development Parcel B abuts a public right-of-way, a twenty-five (25)-foot wide natural, undisturbed buffer shall be provided.

Where Development Parcel B abuts residential uses outside the PUD, a twenty (20)-foot wide buffer consisting of the following shall be provided:

- (a) Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of seventy-five (75) percent; or
- (b) A masonry wall six feet in height, located within the required buffer; architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- (c) A solid wooden fence six feet in height (finished side out); or
- (d) A berm not steeper than two to one (2:1) in combination with (a), (b) or (c) above, to achieve a minimum height of six feet and seventy-five (75) percent opacity at the time of installation; and
- (e) A row of evergreen canopy trees which are not less than eight feet high at the time of planting, a minimum of one and one-half-inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten feet of the property line. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch should cover the balance of the buffer.

5.1.2 Motor Sports Complex. In addition to any landscaping screening or buffering standards that may be required by Article VII of the Land Development Code, Development Parcel A shall be subject to the same buffer and screening standards listed under Section 5.1.1. above, except as modified below:

- (a) Where the road racing surface areas, including pit lanes with entry and exit roads, abuts residentially used properties outside of the CR309C PUD, the

developer/operator of the facility shall maintain a buffer and screening that makes use of all three (3) standards outlined in Section 5.1.1(a), (b) or (d) in combination within fifty (50) feet of the property line to ensure sound levels required under section 5.14 are met.

- (b) Where Development Parcel A abuts a public right-of-way, a fifty (50)-foot wide natural, undisturbed buffer shall be provided. The track area shall not be visible from the public right-of-way.
- (c) The facility areas that abut the airport property and timberland properties shall be bordered with a minimum four-foot-high agricultural fence or a vegetative barrier designed to be at least dense enough to significantly impede access to the property. Existing native vegetation is to be retained and maintained where it does not constitute a danger to track users or interfere with overall use of the property as a motor sports facility.

5.1.3 Preservation of existing native vegetation may be an acceptable substitute for any of the vegetation requirements in these buffer standards.

5.1.4 Where conflicts with overhead or underground utilities exist, two (2) understory trees can be substituted for a canopy tree.

5.2 Water Supply. Developer shall provide an adequate supply of potable water for drinking and domestic purposes to all uses within the Project using a centralized water treatment facility and distribution capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan. Available surface water, shallow water aquifers or wastewater re-use may be used for irrigation or fire suppression. Developer shall meet the federal, state, and local standards and obtain the necessary permits for the construction and operation of water supply facilities. Developer may make use of the City of Palatka municipal water utility and water reuse services if the City's water utility is available and has adequate capacity to meet the volumes and pressures needed to serve the development.

5.3 Sanitary Sewer. A central sanitary sewer system or equivalent accepted by the Florida Department of Environmental Protection (FDEP) capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan shall be used to serve the uses approved herein, and all wastewater shall be discharged into the approved sewer system. The sizing and specific location of the system(s) shall be determined prior to permitting. Developer may make use of the City of Palatka municipal wastewater utility services if the City's wastewater utility is available and has adequate capacity to meet the volumes needed to serve the development.

5.4 Transportation - On-Site, Off-Site Road Improvements and Internal Traffic Circulation. All internal travel ways and driveways shall be paved in accordance with the relevant specifications of the LDC in place at the time of construction, except as modified herein. Two-way streets and driveways shall have a minimum driving surface width of twenty-two (22) feet. All one-way streets and driveways shall have a minimum width of twelve (12) feet unless wider access ways are required by the Putnam County Fire Marshal for fire apparatuses. Design and circulation shall be reviewed by the County Emergency Services Department for compliance with

access requirements for emergency vehicles prior to permitting. Notwithstanding any of the standards outlined herein, the access driveway and internal roads shall be designed to meet the requirements of NFPA 1 Chapter 18.

The Putnam County Public Works Department has the discretion to require any off-site road improvements to facilitate proper ingress/egress to and from the site at CR309C, as provided for in the Land Development Code. Access management from SR100 shall be as required by the Florida Department of Transportation (“FDOT”). Developer shall provide Putnam County Public Works with copies of any FDOT permits issued for access to SR100.

Internal sidewalks that connect to the multi-use Palatka to Hawthorne Trail on 309C via a pedestrian crosswalk and beacon will be installed at the primary driveway access from CR309C. Adequate roadway widths and design considerations (i.e. bicycle lanes or “sharrows”) will be included in the internal roadway design that will tie into the same 309C crossing to the same multi-use Palatka to Hawthorne Trail.

A traffic study shall be completed prior to the development of Phase I and Phase II, including any partial developments thereof, and the impacts will be addressed in accordance with the County’s concurrency management program. This will include a more comprehensive breakdown of the phases to ensure the traffic study addresses those traffic increases from the proposed use and the most impactful elements will be used to complete the study.

5.5 Off-Street Parking and Loading. All parking for all activities allowed within this PUD will be located within the project boundaries and designed in accordance with the Land Development Code, Article VII, Division 7. Onsite parking areas shall be surfaced with asphalt, concrete pavement, brick, paver block, turf block, or other surface determined by Putnam County Public Works Department to be an acceptable improvement allowing greater permeability. No transit stops within or along the perimeter of the project will be provided by the applicant/developer/operator.

5.6 Stormwater Management. Storm water management systems and appurtenances shall be designed and constructed consistent with Putnam County Comprehensive Plan Policy D.1.7.1 and Article VII, Division 8, LDC. This Project shall require stormwater permit from the St. Johns River Water Management District (SJRWMD) or the Florida Department of Environmental Protection (FDEP), whichever agency assumes jurisdiction over the Project. Any stormwater improvements completed under a permit from the SJRWMD or the FDEP shall be deemed compliant with this Agreement and the County stormwater standards.

5.7 Solid and Liquid Waste. Solid Waste and refuse shall be containerized, and such containers will be enclosed so as not to be readily visible from any public right-of-way and/or from any abutting lands located outside of the Project. Solid Waste enclosures and containers shall be located a minimum of fifty (50) feet from any property lines abutting residential uses or residential zoning. The Motor Sports Complex shall provide solid and liquid waste collection stations that include specialized areas for proper handling and removal of hazardous materials and petroleum-based waste.

5.8 Wetlands. At the time of entering this Agreement, Developer does not anticipate any impacts to wetlands; however, in the event there are isolated wetlands that cannot be fully buffered or must be impacted to meet critical elements of the development, the Developer shall seek permits from the SJRWMD and mitigate as required by SJRWMD. Every effort will be made to maintain a twenty-five (25)-foot vegetative buffer area of native vegetation that complies with Putnam County and SJRWMD requirements.

5.9 Special Flood Hazard. Flood Plain development permits or approvals shall be obtained, where required, for all buildings, structures and facilities constructed or developed wholly or partially in areas of special flood hazard as required the LDC Section 45-429.

5.10 Open Space, plazas and recreation areas. All usable open spaces, plazas and recreation areas shall be developed in a manner consistent with the policies of the Comprehensive Plan, and when provided for, consistency shall be demonstrated in the final design for each phase prior to development permits.

5.11 Fire and Emergency Services. The access driveway and internal circulation on the Property shall be approved by the Emergency Services Department and the County Public Works Department for compliance with access requirements for emergency vehicles. The access driveway and internal roads and fire suppression shall be designed to meet the minimum requirements of NFPA 1 Chapter 18.

5.12 Signs. Any signs on the Property will comply with Article VIII of the LDC. Additional advertising signs shall be permitted inside the motor sports facility boundaries along the track or circuit and may serve a dual purpose as a sound barrier, provided that they are no higher than twelve (12) feet in height and are not visible outside the park.

5.13 Lighting. All lighting shall comply with LDC Article VII, Division 9 lighting standards. Where lighting is mandated by the LDC for safety purposes, the County shall consider a lesser lighting standard designed to reduce the impacts on neighboring residential uses and wildlife, if it can be demonstrated the lighting plan will achieve the desired level of safety intended by the standard. All lighting for security or aesthetics shall be fully cut-off type, not allowing any upward distribution of light.

5.14 Sound Level. Regarding the Motor Sports Complex sound standards, no individual, primarily land operated vehicle will be allowed to operate at a decibel level that exceeds 125 dBA at the property line. Buffering and screening shall, at a minimum, follow the requirements of section 5.1.2 of this Agreement.

5.15 Issuance of Building and Construction Permits. It is understood that this Agreement is not a development permit and that all construction necessary for the development of this PUD shall proceed only under applicable development permits, issued by the appropriate Agency with jurisdiction.

5.16 Additional Safety Standards and Conditions for the Motor Sports Complex Use.

5.16.1 The road racing course shall include the provision of grassed run-off areas, concrete barrier walls, sand traps, marshal posts and drainage culverts as required by sanctioning bodies and/or insurance companies.

5.16.2. Fire and emergency services shall be provided for all “race events” as provided for in this section. For purposes of this provision, a “race event” involves more than five vehicles on the road surface simultaneously. A “race event” shall:

- (a) Have in attendance at least one (1) operable fire prevention equipped truck, ambulance and on-site hydraulic extrication device (i.e. “jaws of life”) with a trained crew;
- (b) Equip all corner stations along the track with fire extinguishers; and
- (c) Not occur unless there are proper fire and emergency service vehicles on site. If emergency medical service is not on site, all racing events shall cease until it returns to the site.

5.16.3. The track operations within the Motorsports Complex area will operate from 7 am to 10 pm, with up to a maximum of eight special track events per calendar year that may extend beyond these hours.

5.16.4. Use of alcohol on the track facility by drivers and any supporting crew before or during their driving activities is expressly prohibited. On-site consumption at the Motorsports Complex on Development Parcel A shall be limited to areas clearly separated for the track facilities.

5.16.5. Owner/Operator of the Motor Sports shall provide verification of permits from the Florida Department of Environmental Protection and the St. Johns River Water Management District (or letter of no regulatory action required) for the storage, dispensing and handling of water, petroleum products and hazardous materials.

5.17 Airport Overlay Considerations.

5.17.1. The PUD boundaries lie entirely within the Airport Height Notification Zone and each phase of vertical construction requires a prior written determination from the Federal Aviation Administration (FAA) that the proposed development does not exceed the FAA’s regulatory obstruction standards, and FAA findings will preempt the height limits allowed under section 2.3.

5.17.2. Any uses that have the potential to create smoke or projections that are 60ft in height or higher shall require notice to the Palatka Airport Manager.

5.17.2. There shall be no residential nor any primary or secondary education facilities developed within the Residential and Education Restriction Zone boundaries (See attached Exhibit 1).

ARTICLE 6: WAIVERS

6.1 Purpose. The purpose of this section is to describe the requested waivers from LDC development standards with the Motorsports Complex.

6.1.1 LDC Section 45-193(c)(1) stipulates that the road racing track must be setback at least 500 feet from the nearest property line of any property on which there is a residential use or structure. The PUD proposes a 150-foot setback from the track surface to residentially zoned or residential use property lines, and a 350-foot setback from residential structures in conjunction with enhanced buffering/screening as detailed in section 5.1 of this PUD Development Agreement.

6.1.2 LDC Section 45-193(c)(7) stipulates that no individual, primarily, land operated vehicle may exceed 115 decibels at a 50-foot drive by. The PUD proposes a decibel limitation of 125 dBA at the property line in conjunction with enhanced buffering/screening as detailed in section 5.1 of this PUD Development Agreement.

CR309C PUD
CONCEPTUAL SITE PLAN

SITE DATA

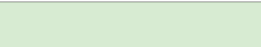
ZONING: PUD
FLUM: URBAN RESERVE

TOTAL SITE AREA: 443.06 AC. +/-

DEVELOPMENT PARCEL "A": 240 AC. +/-



DEVELOPMENT PARCEL "B": 203.06 AC. +/-



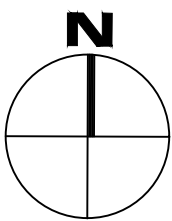
PARCEL "B-1": 19.63 AC. +/-
PARCEL "B-2": 108.3 AC. +/-
PARCEL "B-3": 14.75 AC. +/-
PARCEL "B-4": 60.38 AC. +/-

External Vehicular
Access Point (Conceptual)

Internal Vehicular
Access Point (Conceptual)

DEVELOPMENT PARCEL "A"
Motor Sports Complex and Ancillary Uses

DEVELOPMENT PARCEL "B"
Commercial
Activity and Resource Based Recreation
Clubs
Cultural
Agriculture
Service
Lodging
Light Industrial
Residential
(Single/Multi-Family/
Garageominiums)
Retail Sales
Commercial Recreation & Entertainment
(Outdoor/Indoor)
Office
Educational
Airplane Hangars
Event/Meeting Facilities
Temporary Outdoor
Recreation & Entertainment



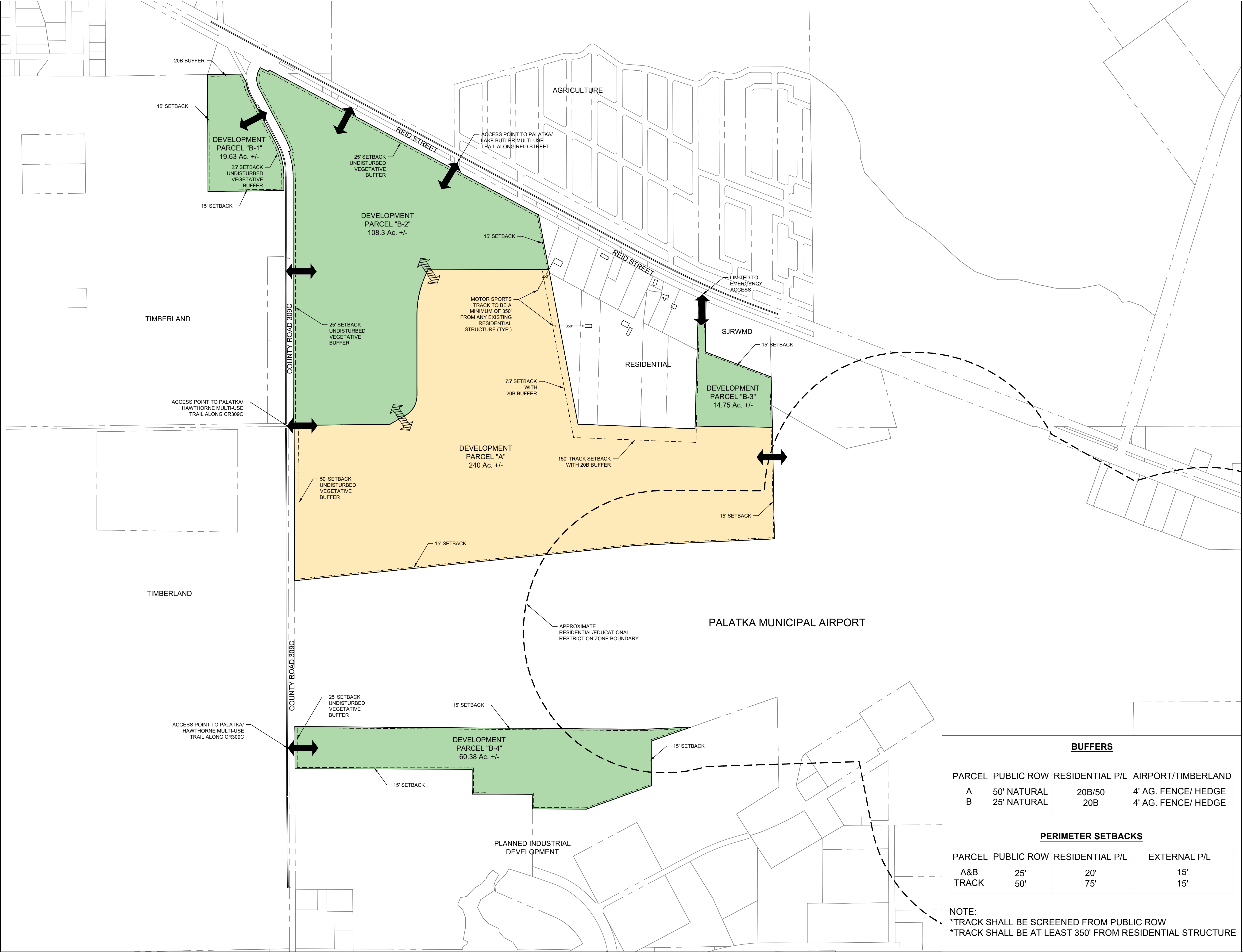
Scale: 1" = 500'

PREPARED BY

Matthews

DCCM

July 2025



BUFFERS			
PARCEL	PUBLIC ROW	RESIDENTIAL P/L	AIRPORT/TIMBERLAND
A	50' NATURAL	20B/50	4' AG. FENCE/ HEDGE
B	25' NATURAL	20B	4' AG. FENCE/ HEDGE

PERIMETER SETBACKS			
PARCEL	PUBLIC ROW	RESIDENTIAL P/L	EXTERNAL P/L
A&B	25'	20'	15'
TRACK	50'	75'	15'

NOTE:
*TRACK SHALL BE SCREENED FROM PUBLIC ROW
*TRACK SHALL BE AT LEAST 350' FROM RESIDENTIAL STRUCTURE

**ATTACHMENT 2.5 - Staff
Suggested Development
Agreement**

CR309C PLANNED UNIT DEVELOPMENT AGREEMENT

The Parties to this CR309C Planned Unit Development Agreement (this “Agreement”) are Putnam County, Florida, a political subdivision of the State of Florida ("County") and WA207, LLC, a limited liability company authorized to do business in the state of Florida and Mosler Industries, LLC, a limited liability company authorized to do business in the state of Florida (collectively referred to as “Owner” or “Developer”). In consideration of the mutual valuable consideration provided herein, the Parties agree as follows:

ARTICLE 1. GENERAL PROVISIONS

1.1 The Purpose. This Purpose of this PUD Development Agreement sets forth the terms and conditions for a Planned Unit Development approved by the Board of County Commissioners of Putnam County, Florida. The intent is to develop a large-scale mixed-use Auto Enthusiast Community that is consistent with Putnam County’s Comprehensive Plan and Land Development Code and will achieve a high quality of design that ensures its compatibility with the surrounding community.

1.2 Effective Date. This Agreement shall be effective as of the date of adoption of the ordinance approving the PUD zoning designation (“Effective Date”).

1.3 Project Designation. Developer has designated this Project as the CR309C PUD (“Project” or “CR309C PUD”).

1.4 The Property. The Property totals +/- 443 acres of largely undeveloped land, primarily located immediately north of the Palatka Kay Larkin Airport and south of SR100, but includes 60 non-contiguous acres immediately south of the airport runway, and is more particularly described as follows:

Legal Description: See Exhibit A to PUD Ordinance.

Parcel Nos.: 32-09-26-0000-0210-0010
32-09-26-0000-0110-0030
32-09-26-0000-0150-0010
33-09-26-5800-0010-0000
04-10-26-0000-0020-0000
33-09-26-0000-0010-0000
32-09-26-0000-0210-0000
32-09-26-0000-0110-0000
32-09-26-0000-0150-0000
04-10-26-0000-0020-0001
32-09-26-0000-0110-0010
32-09-26-0000-0110-0020

1.5 Title to the Property. Owner warrants that Owner holds sole legal title to the Property and has provided the County with deeds evidencing title to the property.

ARTICLE 2. DEVELOPMENT PLAN

2.1 Governing Rules, Regulations, Laws and Definitions. The Property will be developed as a Planned Unit Development pursuant to this Agreement, the County's Comprehensive Plan (Comp Plan) and the County's Land Development Code (LDC). Development shall be governed by the terms and provisions of this Agreement, the Comp Plan and the LDC. In the event of a conflict between this Agreement, the Comp Plan, and the LDC or other local ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the Comp Plan, LDC or relevant County ordinance shall control.

Development of the Project described herein shall also be in accordance with applicable state and federal laws and regulations and nothing herein should be interpreted to waive or preempt such laws or regulations. Any terms used herein, including the list of permitted uses set forth in section 3.3, below are intended to be defined as provided in the LDC except as otherwise defined herein and any Use-Specific Standards set forth in the LDC shall apply unless otherwise stated herein.

2.2 PUD Plan. The Concept Plan attached as Exhibit 1 generally depicts the potential layout of the large-scale mixed-use automotive enthusiast community as further described herein. The primary uses planned for Development Parcel A as shown on the attached Concept Plan are the Motorsports Complex uses in section 3.3.1(a), but may include related compatible residential, commercial, recreational, lodging, light industrial, and airport related uses described in section 3.3.1(b) - (v) (with Agriculture-Related uses continuing pursuant to section 2.7). Development Parcel B-1 through B-4 will be developed with a mix of residential, service, commercial, recreational, lodging, and light industrial uses as defined in sections 3.3.1(b) - (v) (with Agriculture-Related uses continuing pursuant to section 2.7).

To the extent that the Concept Plan and the PUD Plan described above depicts the site layout (including proposed points of access to the public roadway system and allocation of uses), such depiction is for illustrative purposes only. Final site layout (inclusive of quantity/scale of improvements and public roadway system points of access) may vary from the Concept Plan as depicted to the extent necessary for compliance with the written requirements of this Agreement, the Comp Plan and the LDC, whichever is relevant. In addition, final site layout may vary from the Concept Plan as depicted at the Developer's discretion, subject to compliance with this Agreement. Concurrency management impacts shall be addressed, as required, prior to the issuance of development permits under this PUD Plan in accordance with the County's land development code requirements.

2.3 Development Dimensional and Intensity Standards.

2.3.1. Development Standards – Motor Sports Complex

- | | |
|-----------------------------------|------|
| (a) Maximum building height: | 60ft |
| (b) Minimum Setbacks - Buildings: | |
| From internal roadways | 20ft |

- | | |
|---|---------------------|
| From other buildings | 10ft |
| (c) Minimum Perimeter Setback - Buildings: | |
| From public rights-of-way | 25ft |
| From residentially developed or residentially zoned property (outside of the PUD) | 20ft |
| From all other property lines | 15ft |
| (d) Minimum Perimeter Setbacks – Track Surface: | |
| From public rights-of-way | 100 50ft |
| From residentially developed or residentially zoned property lines abutting the PUD* | 12 50ft |
| From residential structures* (occupied livable -habitable structures located outside of the PUD) | 350ft |
| From all other property lines | 15 50ft |
| (e) Maximum impervious surface area: | 80% |
| (f) Maximum floor area ratio: | 0.85:1 |
- *Subject to meeting the enhanced buffers and sound standards established in section 5.1.1.

2.3.2. Development Standards – Light Industrial Uses

- | | |
|--|----------|
| (a) Maximum gross area: | 66 acres |
| (b) Maximum building height: | 60ft |
| (c) Minimum Setbacks – Buildings: | |
| From internal roadways | 20ft |
| From other buildings | 10ft |
| (d) Minimum Perimeter Setback – Buildings: | |
| From public rights-of-way | 40ft |
| From residentially developed or residentially zoned property lines | 20ft |
| From all other property lines | 15ft |
| (e) Maximum impervious surface area: | 80% |
| (f) Maximum floor area ratio: | 0.85:1 |

2.3.23. Development Standards – All Other Uses

- | | |
|--|------|
| (a) Maximum building height: | 60ft |
| (b) Minimum Setbacks – Buildings: | |
| From internal roadways | 20ft |
| From other buildings | 10ft |
| (c) Minimum Perimeter Setback – Buildings: | |
| From public rights-of-way | 25ft |
| From residentially developed or residentially zoned property lines | 20ft |
| From all other property lines | 15ft |
| (d) Maximum impervious surface area: | |
| Non-Residential | 80% |
| Residential | 70% |
| (e) Maximum floor area ratio: | |

Non-Residential	0.85:1
Residential	0.5:1
(f) Maximum Residential Density*:	≤12 du/ac
*Maximum combined residential density (single-family and multi-family); does not include transient lodging.	

2.4 Ownership and Maintenance. The Property is to be developed and maintained under single ownership; except that the Developer, at Developer's option, may establish shared ownership interests in the CR309C PUD through a lawfully established co-op, long-term lease, an undivided interest ownership, condominiumization or subdivision of discrete sections of the CR309C PUD. The Developer shall provide suitable instruments or agreements acceptable to County, ensuring the long-term maintenance and repair of the common areas and shared facilities (i.e. internal roadways, stormwater management, water and sewer utilities). Consistent with the PUD requirements outlined in section 45-223 of the LDC, where this PUD involves one or more subdivision plats, final development plans must follow the general requirements for subdivision approval provided in Article XII of the LDC.

2.5 Phasing. The Development Plan described herein is anticipated to be completed in the phases described below, but nothing shall prevent combining the work to complete construction in a lesser number of phases, or complete buildout in a single phase. Build out is anticipated to occur in multiple phases:

- Phase 1 - Construction of road course or track and up to 200 garage facilities, as well as related amenities and infrastructure in Development Parcel A (i.e. fuel and fluid stations, office and meeting space, equipment storage and restrooms) within five (5) years.
- Phase 2 – Development of all other proposed uses under Section 3.3, as the market dictates, within twenty (20) years in Parcels B-1 through B-4, and A.

The order, size and configuration of phases may be modified, but each proposed phase shall be required to install all necessary infrastructure and support facilities, including all necessary easements and dedications, in order to stand alone, with the support of previously built phases. Each phase shall be built so as to be consistent with this Agreement, the Comp Plan and the applicable LDC provisions. Permits for development of phases or sub-phases shall be submitted for approval through the County's standard site plan reviewing and permitting process. Temporary staging of construction equipment and material, clearing and the excavation and stockpiling of fill material shall be permitted on parcels in undeveloped phases during construction.

2.6 Commencement and Completion Regardless of phasing plan, if the initial construction under Phase 1 does not commence within sixty (60) months of the Effective Date, the CR309C PUD shall expire and become null and void, without prejudice to seek new development or zoning approvals consistent with the County's Comprehensive Plan and Land Development Code. For purposes of this PUD, commencement of initial construction means submittal of horizontal construction plans to the County for approval of all or a portion of Phase 1 infrastructure or development. All development activities described here shall be completed no later than twenty

(20) years from the Effective Date. These dates may be extended by mutual agreement of the Board of County Commissioners and the Developer after holding a properly noticed public hearing.

2.7 Continuation of Agriculture, Silviculture and Related Activities. It is understood and agreed that Property shall continue agriculture and silviculture activities throughout the Property and shall remain eligible in whole or in part for an Agricultural Classification under section 193.461, Florida Statutes, until such time as the eligible agriculture activity ceases to occur on the Property. Expiration of this PUD under paragraph 2.7 shall not impact or affect the ability to continue any uses consistent with the Agriculture-General Use Category as described in Section 45-57 of the Land Development Code, and outdoor recreation activities commonly allowed in agriculture and conservation areas, including hunt clubs, archery and gun ranges, and primitive camping.

ARTICLE 3: PROJECT DEVELOPMENT

3.1 Purpose. The purpose of this section is to define the permitted uses for the Project.

3.2 Project Development: Generally. The Project is a mixed-use of commercial, recreational, retail, lodging, light industrial and residential uses that are symbiotic with the featured use of the property as a motorsport complex and first responder training facility.

3.3 Uses and Structures Allowed. The following Use Categories and specified uses shall be allowed, and unless otherwise described or defined herein, shall be defined and implemented in accordance with the County Land Development Code:

3.3.1 Principal Uses and Structures.

(a) Motor Sports Complex.

- (1) A Motor Sports Complex is a road racing track or circuit, or a collection of such facilities of various types, and related facilities designed to provide the opportunity for one or more of the following:
 - a. To race for auto clubs, amateur and professional drivers.
 - b. To test land-based motor vehicles.
 - c. To hold driving schools, including driver training of first responders.
 - d. To compete or participate in road racing, dirt track circuits, competitive and recreational go-kart circuits, monster truck rallies, mud bogging, motor cross or drag racing events.
- (2) "Motor vehicles" as used herein means any form of land-based vehicle, including, but not limited to, automobiles, trucks, four-wheel drive vehicles and motorcycles.
- (3) The uses and structures that may be associated with the Motor Sports Complex use, include but are not limited to:

- a. A road racing track, course, circuit or strip, with related pit lanes, entry and exit roads. Permanent spectator seating shall not exceed 4,000 seats.
 - b. Food and beverages establishments, including but not limited to the sale of alcoholic beverages for on or off-premise consumption
 - c. Retail in motor sport related merchandise and equipment.
 - d. Fuel and fluids sales, including pumps to service track users, except for those areas designated a Special Flood Hazard Area on FEMA maps.
 - e. Offices, meeting rooms, vehicle garages, maintenance workshop, equipment and inventory storage and restrooms.
 - f. Garages for short-term, long-term rental, or individual ownership, which may include a residential component referred to herein a “Garageplex”. A “Garageplex” is a unique residential living space with a garage that combines function and style as a hybrid of a garage and an apartment or loft and can be used as a work-living space.
 - g. Vehicle concourse and displays.
 - h. RV Campground areas for short-term rental (subject to the maximum density up to 12 units per acre and the minimum site dimensions outlined in the LDC)
 - i. Residence for property manager and/or security, maintenance and management staff.
 - j. Motor vehicle shows.
- (b) Lodging
 - (c) Retail Sales – General
 - (d) Retail Sales – Food
 - (e) Retail Sales – Beverage, including but not limited to the sale of alcoholic beverages for on or off premise consumption
 - (f) Services
 - (g) Office
 - (h) Educational (driver training, industrial arts and related education; does not include primary and secondary schooling)
 - (i) Clubs
 - (j) Commercial recreation and entertainment—Outdoor, which shall be interpreted to include all uses where the primary activity is the provision of recreation or entertainment in an outdoor setting, including but not limited to target sports facilities (archery/axe/firearms), watersports complex, go-karts, golf course, golf driving range, mini-golf, equestrian, outdoor skating/skateboard, and related or similar uses consistent with this Use Category as described in the Land Development Code.
 - (k) Commercial recreation and entertainment—Indoor, which shall be interpreted to include all uses where the primary activity is the provision of recreation or entertainment in an indoor setting, including but not limited to target sports facilities (archery/axe/firearms), amusement arcades, bowling alleys, live music and related or similar uses consistent with this Use Category as described in the Land Development Code
 - (l) Recreation: Activity-based
 - (m) Recreation: Resource-based

- (n) Cultural (i.e. museums or galleries)
- (o) Light Industrial, which shall include but not be limited to industrial, light manufacturing, fabricating, processing, warehouse, distribution, packaging or assembly, except for those areas designated a Special Flood Hazard Area on FEMA maps.
- (p) Agriculture – General.
- (q) Residential – Single Family
- (r) Residential – Multi-Family
- (s) “Garageplex” ~~—A “Garageplex” is a unique residential living space with a garage that combines function and style as a hybrid of a garage and an apartment or loft and can be used as a work living space.~~
- (t) Airplane Hangers
- (u) Event/Meeting Facilities
- (v) Temporary Outdoor Recreation and Entertainment such as swap meets, outdoor music festivals, and carnivals.

3.3.2. Accessory Uses and Structures are intended only to support or serve the Principal Uses and Structures.

ARTICLE 4: CONSISTENCY WITH COMPREHENSIVE PLAN AND CONCURRENCY

4.1 Consistency. The County has determined that the Property is suitable in size, location, and character for the uses proposed, and that the PUD Plan and uses proposed are consistent with the adopted Putnam County Comprehensive Plan.

4.2 Concurrency. The County is not obligated to grant any development orders or permits for any of the proposed uses described herein unless adequate water, sewer, transportation, stormwater, recreational and solid waste facilities are in place to handle the impacts of the proposed development and maintain the County’s adopted LOS standards concurrent with those impacts consistent with the requirements of the adopted Putnam County Comprehensive Plan. Prior to the granting of any development approval, the planning and zoning staff shall conduct the concurrency management review prescribed in Section 45-335 of the Land Development Code (concurrency management review procedures).

ARTICLE 5: SUPPLEMENTAL DEVELOPMENT STANDARDS

5.1 Buffering and Screening. The buffering and screening for this Project shall be developed in accordance with the County’s Land Development Code, subject to the following:

5.1.1 All Other Uses. Where Development Parcel B abuts a public right-of-way, a twenty-five (25)-foot wide natural, undisturbed buffer shall be provided.

Where Development Parcel B abuts residential uses outside the PUD, a twenty (20)-foot wide buffer consisting of the following shall be provided:

- (a) Evergreen plants, at the time of planting, shall be six feet in height and provide an overall screening opacity of seventy-five (75) percent; or
- (b) A masonry wall six feet in height, located within the required buffer; architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- (c) A solid wooden fence six feet in height (finished side out); or
- (d) A berm not steeper than two to one (2:1) in combination with (a), (b) or (c) above, to achieve a minimum height of six feet and seventy-five (75) percent opacity at the time of installation; and
- (e) A row of evergreen canopy trees which are not less than eight feet high at the time of planting, a minimum of one and one-half-inch caliper, and are spaced not more than twenty (20) feet apart. The trees are to be planted within ten feet of the property line. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch should cover the balance of the buffer.

5.1.2 Motor Sports Complex. In addition to any landscaping screening or buffering standards that may be required by Article VII of the Land Development Code, Development Parcel A shall be subject to the same buffer and screening standards listed under Section 5.1.1. above, except as modified below:

- (a) Where the road racing surface areas, including pit lanes with entry and exit roads, abuts residentially used properties outside of the CR309C PUD, the developer/operator of the facility shall maintain a buffer and screening that makes use of all three (3) standards outlined in Section 5.1.1(a), (b) or (d) in combination within fifty (50) feet of the property line to ensure sound levels required under section 5.14 are met.
- (b) Where Development Parcel A abuts a public right-of-way, a fifty (50)-foot wide natural, undisturbed buffer shall be provided. The track area shall not be visible from the public right-of-way.
- (c) The facility areas that abut the airport property and timberland properties shall be bordered with a minimum four-foot-high agricultural fence or a vegetative barrier designed to be at least dense enough to significantly impede access to the property. Existing native vegetation is to be retained and maintained where it does not constitute a danger to track users or interfere with overall use of the property as a motor sports facility.

5.1.3 Preservation of existing native vegetation may be an acceptable substitute for any of the vegetation requirements in these buffer standards. A tree survey may be required by the planning and zoning department to ensure the applicable buffer standards are met by existing vegetation.

5.1.4 Where conflicts with overhead or underground utilities exist, two (2) understory trees can be substituted for a canopy tree.

5.1.5 When possible, all landscaped areas shall be irrigated with reuse/reclaimed water if the infrastructure is available from the local utility provider. As an alternative, the developer may

supplement landscaping with xeriscaping – plant species which rely on low to moderate water levels.

5.2 Water Supply. Developer shall provide an adequate supply of potable water for drinking and domestic purposes to all uses within the Project using a centralized water treatment facility and distribution capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan; Industrial uses shall connect to an existing municipal water supply. Available surface water, shallow water aquifers or wastewater re-use may be used for irrigation or fire suppression. Developer shall meet the federal, state, and local standards and obtain the necessary permits for the construction and operation of water supply facilities. Developer may make use of the City of Palatka municipal water utility and water reuse services if the City's water utility is available and has adequate capacity to meet the volumes and pressures needed to serve the development.

5.3 Sanitary Sewer. A central sanitary sewer system or equivalent accepted by the Florida Department of Environmental Protection (FDEP) capable of meeting the demands of the Project consistent with the requirements of the adopted Putnam County Comprehensive Plan shall be used to serve the uses approved herein, and all wastewater shall be discharged into the approved sewer system. Industrial uses shall connect to an existing municipal sewer system. The sizing and specific location of the system(s) shall be determined prior to permitting. Developer may make use of the City of Palatka municipal wastewater utility services if the City's wastewater utility is available and has adequate capacity to meet the volumes needed to serve the development.

5.4 Transportation - On-Site, Off-Site Road Improvements and Internal Traffic Circulation. All internal travel ways and driveways shall be paved in accordance with the relevant specifications of the LDC in place at the time of construction, except as modified herein. Two-way streets and driveways shall have a minimum driving surface width of twenty-two (22) feet. All one-way streets and driveways shall have a minimum width of twelve (12) feet unless wider access ways are required by the Putnam County Fire Marshal for fire apparatuses. Design and circulation shall be reviewed by the County Emergency Services Department for compliance with access requirements for emergency vehicles prior to permitting. Notwithstanding any of the standards outlined herein, the access driveway and internal roads shall be designed to meet the requirements of NFPA 1 Chapter 18.

The Putnam County Public Works Department has the discretion to require any off-site road improvements to facilitate proper ingress/egress to and from the site at CR309C, as provided for in the Comprehensive Plan and Land Development Code. Access management from SR100 shall be as required by the Florida Department of Transportation ("FDOT"). Developer shall provide Putnam County Public Works with copies of any FDOT permits issued for access to SR100.

Internal sidewalks that connect to the multi-use Palatka to Hawthorne Trail on 309C via a pedestrian crosswalk and beacon will be installed at the primary driveway access from CR309C. Adequate roadway widths and design considerations (i.e. bicycle lanes or "sharrows") will be included in the internal roadway design that will tie into the same 309C crossing to the same multi-use Palatka to Hawthorne Trail.

A traffic study shall be completed prior to the development of Phase I and Phase II, including any partial developments thereof, and the impacts will be addressed in accordance with the County's concurrency management program. This will include a more comprehensive breakdown of the phases to ensure the traffic study addresses those traffic increases from the proposed use and the most impactful elements will be used to complete the study.

5.5 Off-Street Parking and Loading. All parking for all activities allowed within this PUD will be located within the project boundaries and designed in accordance with the Land Development Code, Article VII, Division 7. Onsite parking areas shall be surfaced with asphalt, concrete pavement, brick, paver block, turf block, or other surface determined by Putnam County Public Works Department to be an acceptable improvement allowing greater permeability. No transit stops within or along the perimeter of the project will be provided by the applicant/developer/operator.

5.6 Stormwater Management. Storm water management systems and appurtenances shall be designed and constructed consistent with applicable policies of the Putnam County Comprehensive Plan, including Policy D.1.7.1., and Article VII, Division 8, LDC. This Project shall require stormwater permit from the St. Johns River Water Management District (SJRWMD) or the Florida Department of Environmental Protection (FDEP), whichever agency assumes jurisdiction over the Project. Any stormwater improvements completed under a permit from the SJRWMD or the FDEP shall be deemed compliant with this Agreement and the County stormwater standards.

5.7 Solid and Liquid Waste. Solid Waste and refuse shall be containerized, and such containers will be enclosed so as not to be readily visible from any public right-of-way and/or from any abutting lands located outside of the Project. Solid Waste enclosures and containers shall be located a minimum of fifty (50) feet from any property lines abutting residential uses or residential zoning. The Motor Sports Complex shall provide solid and liquid waste collection stations that include specialized areas for proper handling and removal of hazardous materials and petroleum-based waste. Solid and liquid waste collection systems shall not be placed within 50-feet of a jurisdictional wetland or within 50-feet of a FEMA Special Flood Hazard Area.

5.8 Wetlands. At the time of entering this Agreement, Developer does not anticipate any impacts to wetlands; however, in the event there are isolated wetlands that cannot be fully buffered or must be impacted to meet critical elements of the development, the Developer shall seek permits from the SJRWMD and mitigate as required by SJRWMD. Every effort will be made to maintain a twenty-five (25)-foot vegetative buffer area of native vegetation that complies with Putnam County and SJRWMD requirements.

5.9 Special Flood Hazard. Flood Plain development permits or approvals shall be obtained, where required, for all buildings, structures and facilities constructed or developed wholly or partially in areas of special flood hazard as required the by applicable policies of the Comp Plan and Article VI, Division 5, LDC-Section 45-429.

5.10 Open Space, plazas and recreation areas. All usable open spaces, plazas and recreation areas shall be developed in a manner consistent with the policies of the Comprehensive Plan, and

when provided for, consistency shall be demonstrated in the final design for each phase prior to development permits.

5.11 Fire and Emergency Services. The access driveway and internal circulation on the Property shall be approved by the Emergency Services Department and the County Public Works Department for compliance with access requirements for emergency vehicles. The access driveway and internal roads and fire suppression shall be designed to meet the minimum requirements of NFPA 1 Chapter 18.

5.12 Signs. Any signs on the Property will comply with Article VIII of the LDC. Additional advertising signs shall be permitted inside the motor sports facility boundaries along the track or circuit and may serve a dual purpose as a sound barrier, provided that they are no higher than twelve (12) feet in height and are not visible outside the park.

5.13 Lighting. All lighting shall comply with LDC Article VII, Division 9 lighting standards. Where lighting is mandated by the LDC for safety purposes, the County shall consider a lesser lighting standard designed to reduce the impacts on neighboring residential uses and wildlife, if it can be demonstrated the lighting plan will achieve the desired level of safety intended by the standard. All lighting for security or aesthetics shall be fully cut-off type, not allowing any upward distribution of light.

5.14 Sound Level. Regarding the Motor Sports Complex sound standards, no individual, primarily land operated vehicle will be allowed to operate at a decibel level that exceeds 125 dBA at within 100 feet of a property line comprising a residential use and within 50 feet of all other the property lines. Buffering and screening shall, at a minimum, follow the requirements of section 5.1.2 of this Agreement.

5.15 Issuance of Building and Construction Permits. It is understood that this Agreement is not a development permit and that all construction necessary for the development of this PUD shall proceed only under applicable development permits, issued by the appropriate Agency with jurisdiction.

5.16 Additional Safety Standards and Conditions for the Motor Sports Complex Use.

5.16.1 The road racing course shall include the provision of grassed run-off areas, concrete barrier walls, sand traps, marshal posts and drainage culverts as required by sanctioning bodies and/or insurance companies.

5.16.2. Fire and emergency services shall be provided for all “race events” as provided for in this section. For purposes of this provision, a “race event” involves more than five vehicles on the road surface simultaneously. A “race event” shall:

- (a) Have in attendance at least one (1) operable fire prevention equipped truck, ambulance and on-site hydraulic extrication device (i.e. “jaws of life”) with a trained crew;
- (b) Equip all corner stations along the track with fire extinguishers; and
- (c) Not occur unless there are proper fire and emergency service vehicles on site. If emergency medical service is not on site, all racing events shall cease until it returns to the site.

5.16.3. The track operations within the Motorsports Complex area will operate from 7 am to 10 pm, with up to a maximum of eight special track events per calendar year that may extend beyond these hours.

5.16.4. Use of alcohol on the track facility by drivers and any supporting crew before or during their driving activities is expressly prohibited. On-site consumption at the Motorsports Complex on Development Parcel A shall be limited to areas clearly separated for the track facilities.

5.16.5. Owner/Operator of the Motor Sports shall provide verification of permits from the Florida Department of Environmental Protection and the St. Johns River Water Management District (or letter of no regulatory action required) for the storage, dispensing and handling of water, petroleum products and hazardous materials.

5.17 Airport Overlay Considerations.

5.17.1. The PUD boundaries lie entirely within the Airport Height Notification Zone and each phase of vertical construction requires a prior written determination from the Federal Aviation Administration (FAA) that the proposed development does not exceed the FAA’s regulatory obstruction standards, and FAA findings will preempt the height limits allowed under section 2.3.

5.17.2. Any uses that have the potential to create smoke or projections that are 60ft in height or higher shall require notice to the Palatka Airport Manager.

5.17.2. There shall be no residential nor any primary or secondary education facilities developed within the Residential and Education Restriction Zone boundaries (See attached Exhibit 1).

ARTICLE 6: WAIVERS

6.1 Purpose. The purpose of this section is to describe the requested waivers from LDC development standards with the Motorsports Complex.

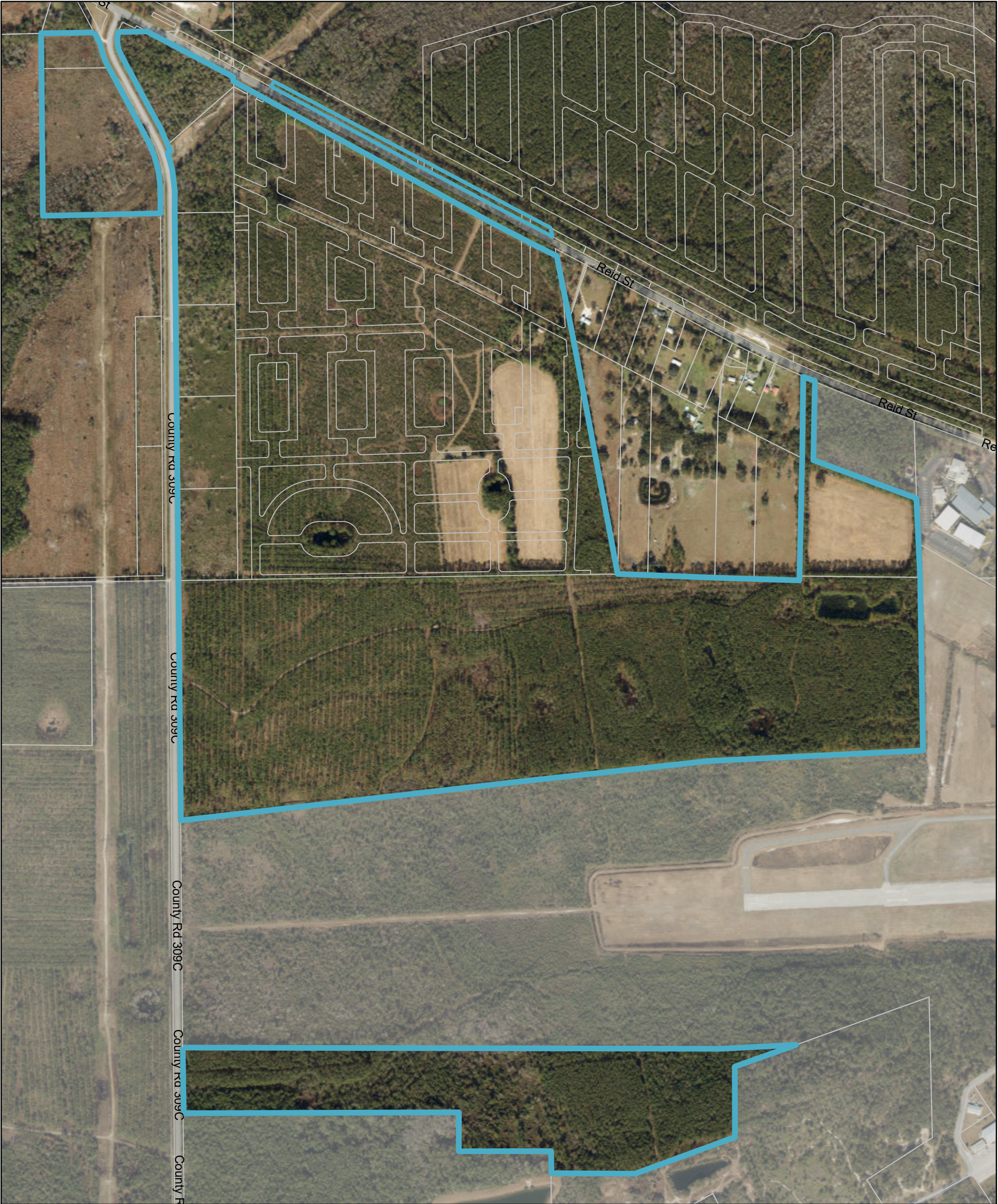
6.1.1 LDC Section 45-193(c)(1) stipulates that the road racing track must be setback at least 500 feet from the nearest property line of any property on which there is a residential use or

structure. The PUD proposes a ~~125~~50-foot setback from the track surface to residentially zoned or residential use property lines, and a 350-foot setback from residential structures in conjunction with enhanced buffering/screening as detailed in section 5.1 of this PUD Development Agreement.





6.1.2 LDC Section 45-193(c)(7) stipulates that no individual, primarily, land operated vehicle may exceed 115 decibels at a 50-foot drive by. The PUD proposes a decibel limitation of 125 dBA at within 100 feet of a property line comprising a residential use and within 50 feet of all other the property lines in conjunction with enhanced buffering/screening as detailed in section 5.1 of this PUD Development Agreement.

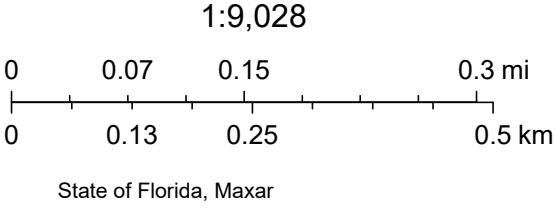
Attachment 3 – Maps
(Aerial, FEMA Flood Zone, Future Land Use, Wetlands, Zoning)

Aerial

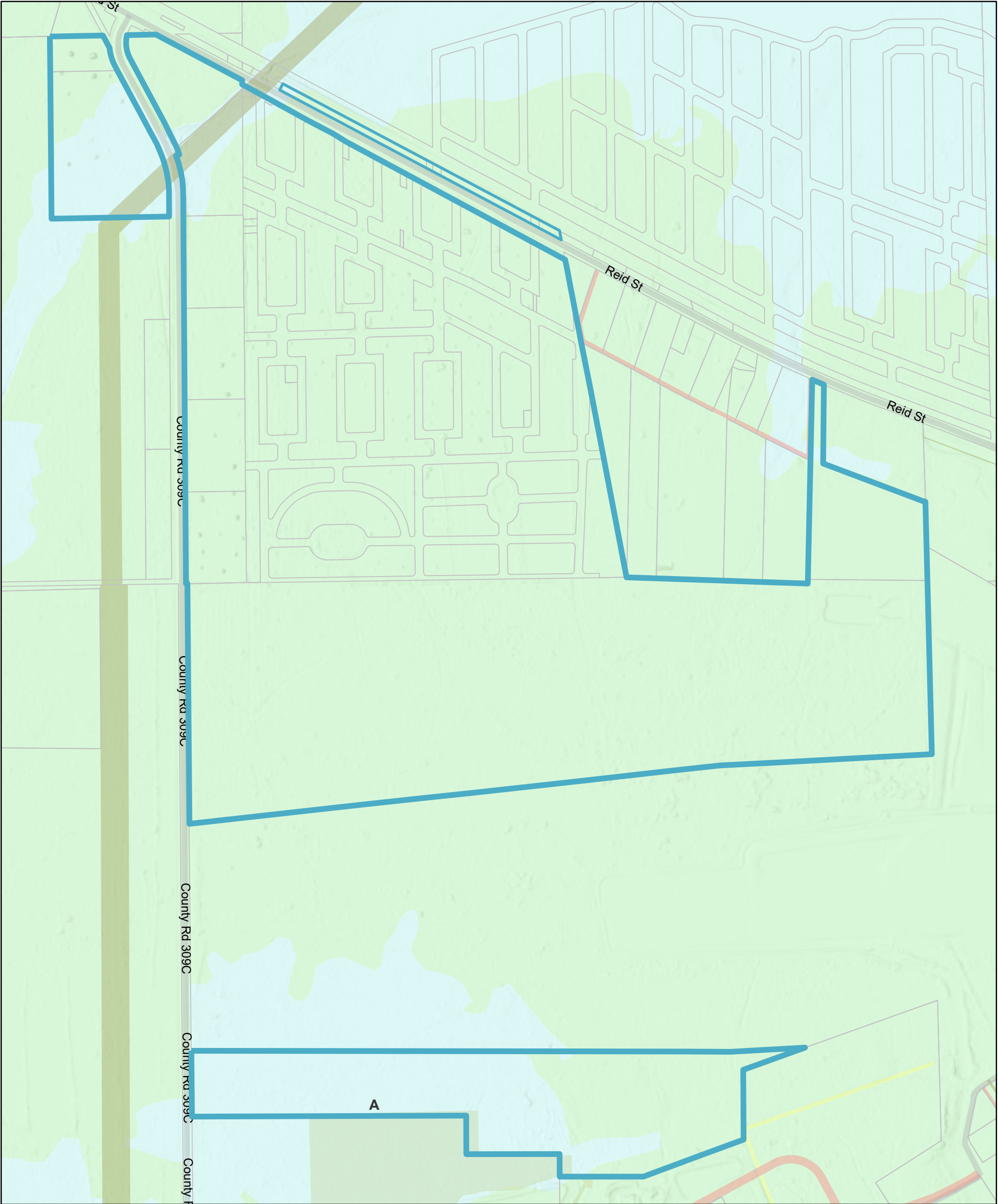


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




-  Parcels
-  Streets (for County Imagery)
-  Municipal Boundaries
-  Putnam County Boundary

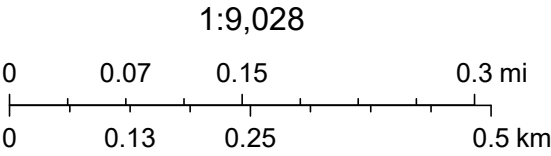


FEMA Flood Zone



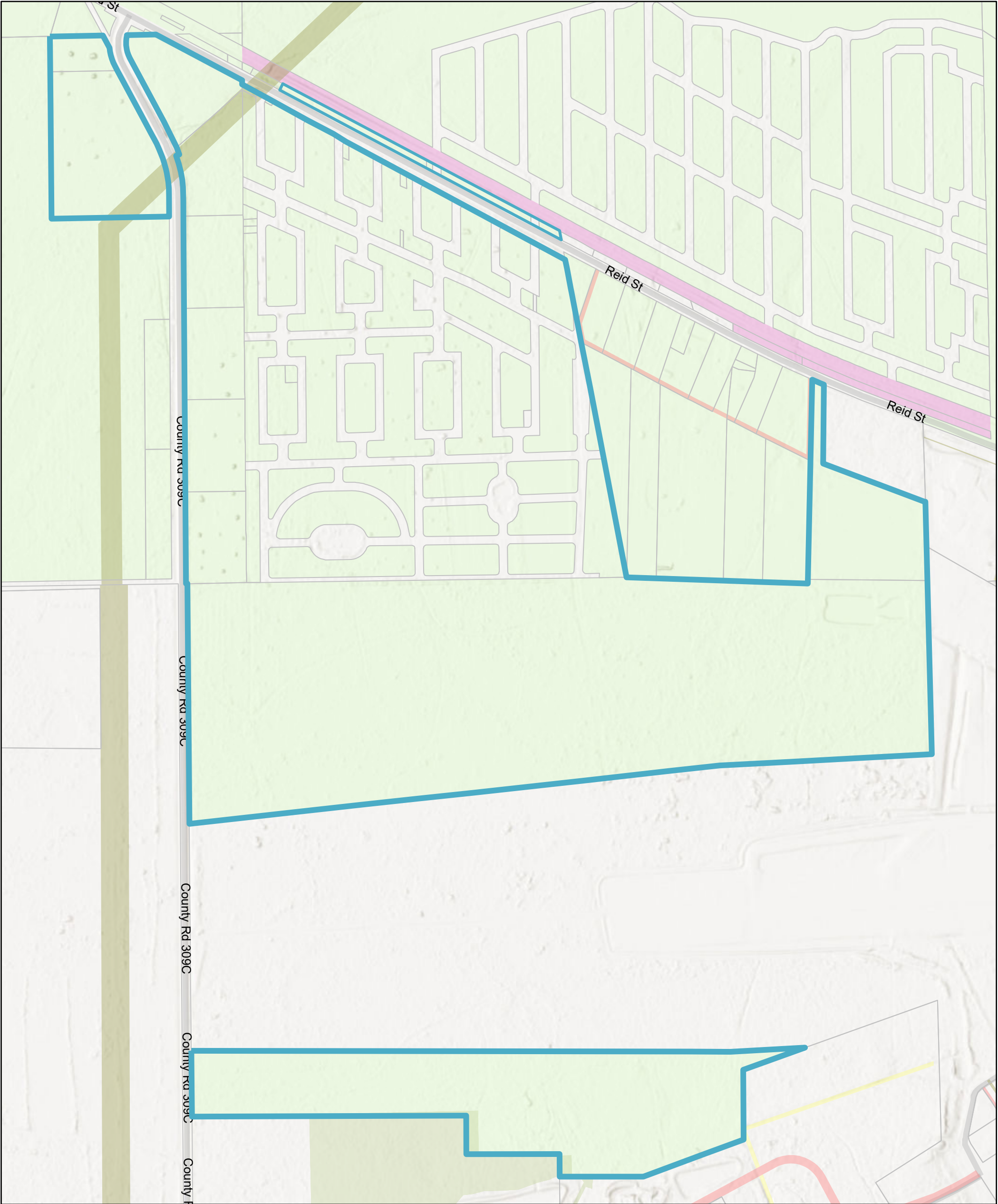
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|  | Parcels |  | Utility |
| Easements | |  | Streets (for County Imagery) |
|  | Conservation |  | Community Boundary |
|  | Drainage | FEMA Flood Zones | |
|  | Easement |  | A |
|  | Ingress/Egress |  | X |













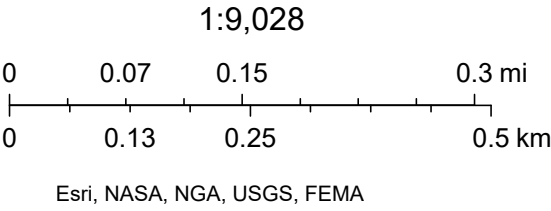
Esri, NASA, NGA, USGS, FEMA

Future Land Use

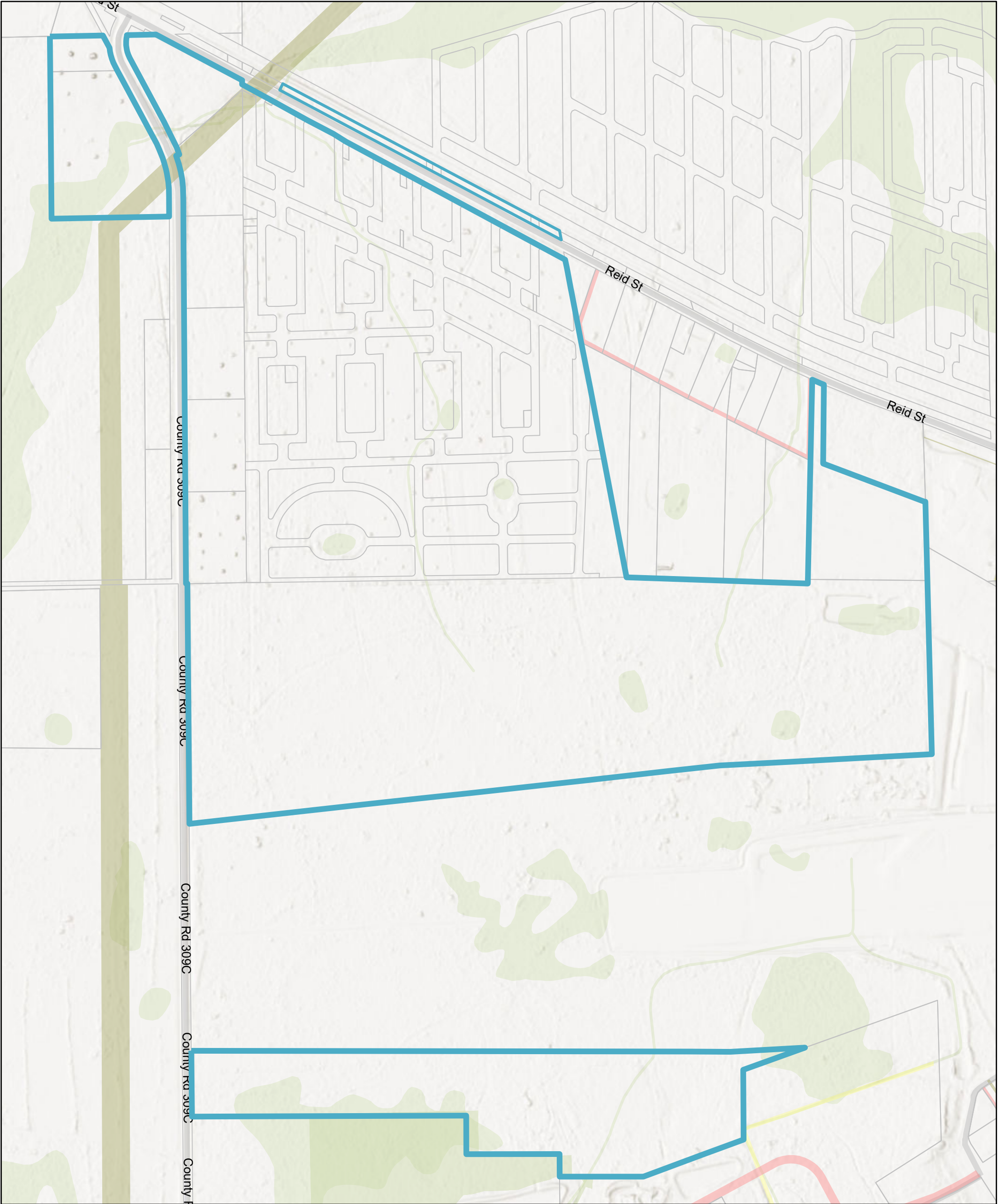


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|  | Parcels |  | Utility |
| Easements | |  | Streets (for County Imagery) |
|  | Conservation |  | Community Boundary |
|  | Drainage | County Future Land Use | |
|  | Easement |  | A |
|  | Ingress/Egress |  | IN |

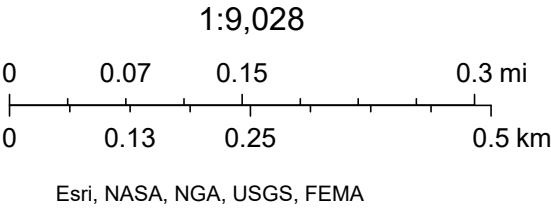


Wetlands

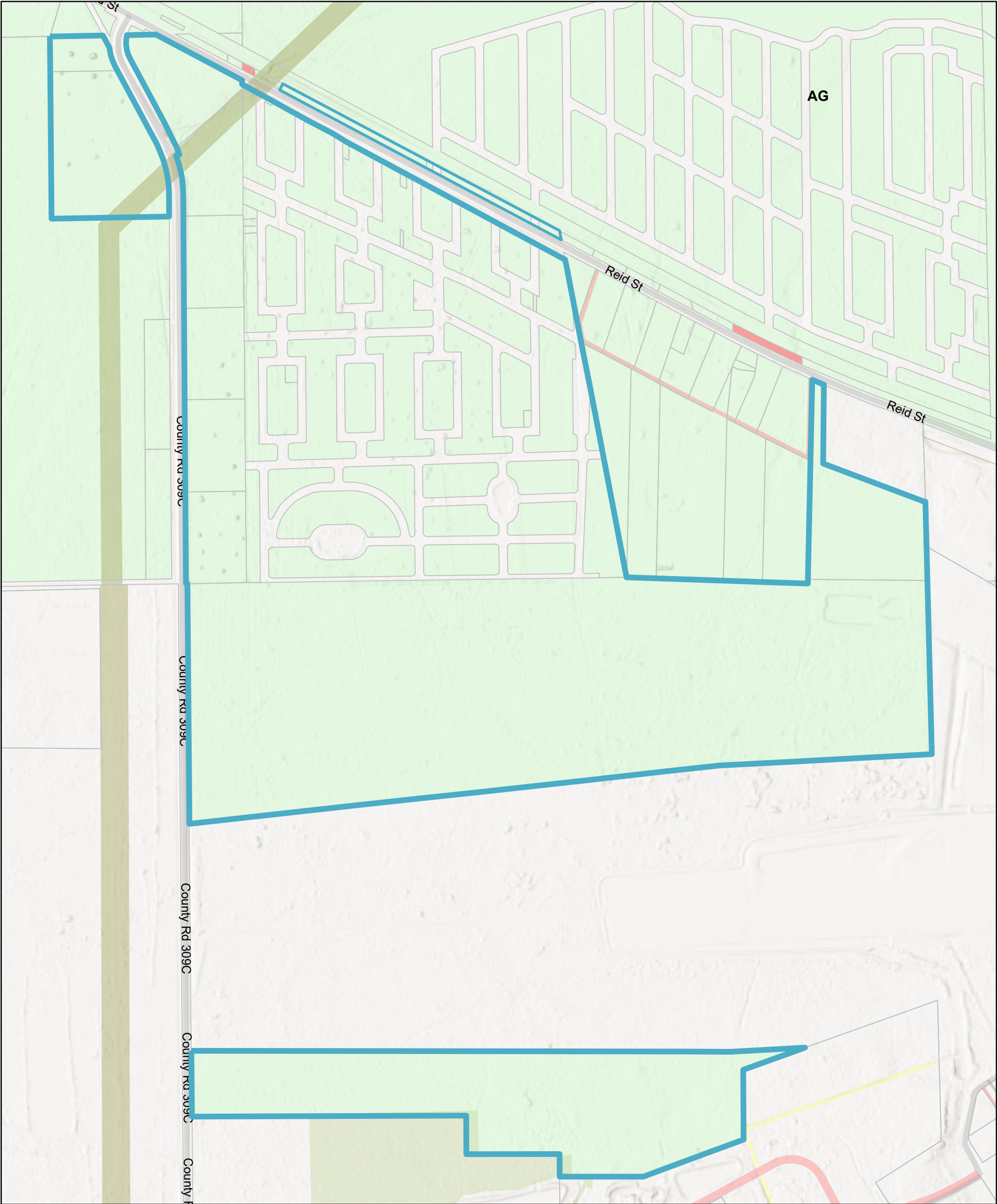


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









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|  | Parcels |  | Ingress/Egress |
|  | Easements |  | Utility |
|  | Conservation |  | Streets (for County Imagery) |
|  | Drainage |  | Community Boundary |
|  | Easement |  | NWI Wetlands |

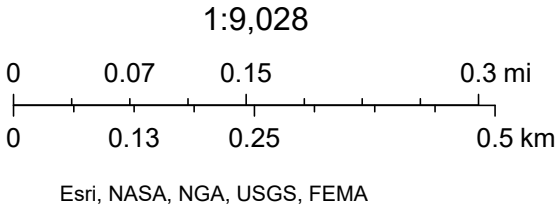


Zoning

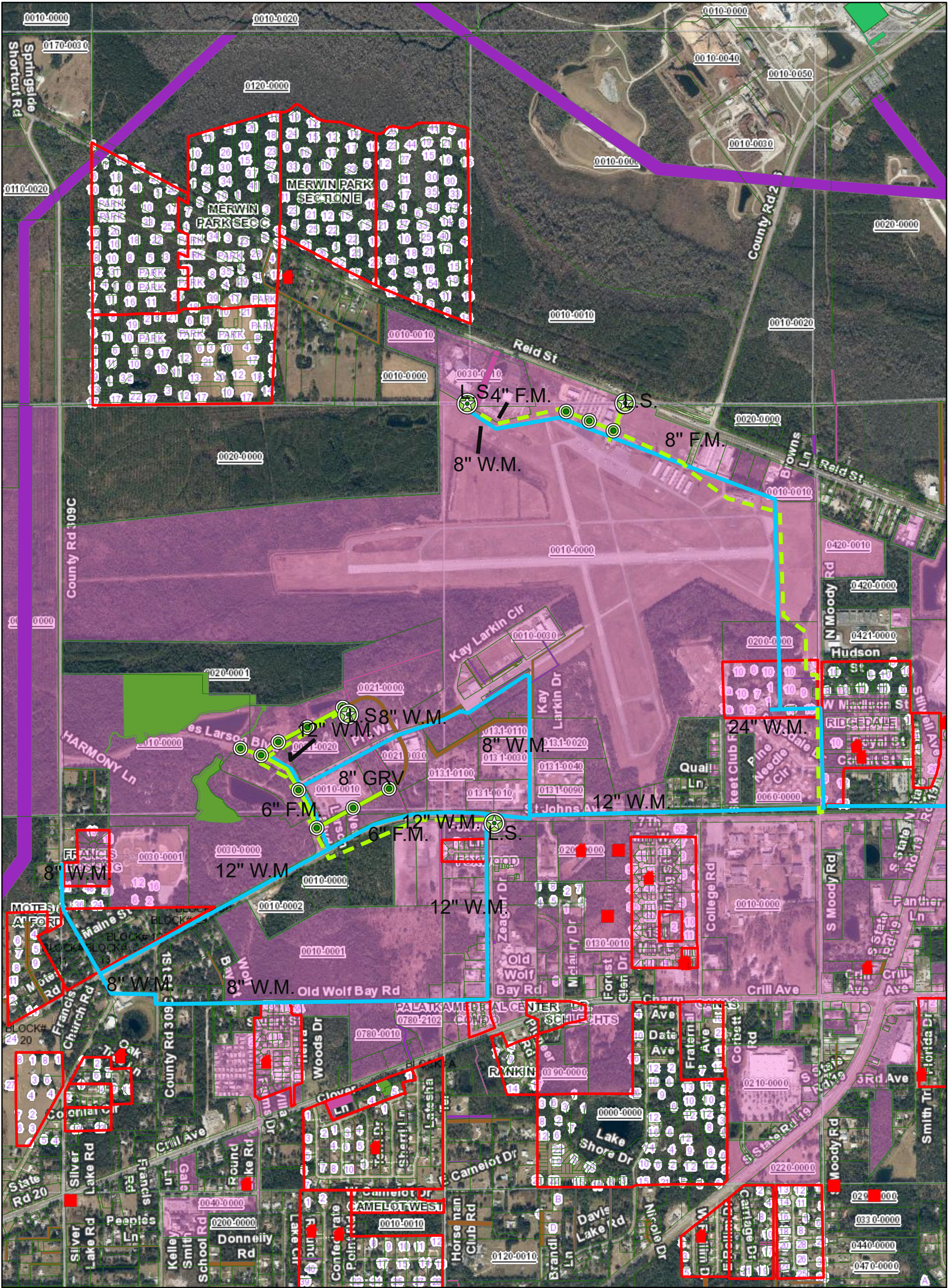


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|  | Parcels |  | Utility |
|  | Easements |  | Streets (for County Imagery) |
|  | Conservation |  | Community Boundary |
|  | Drainage |  | County Zoning |
|  | Easement |  | AG |
|  | Ingress/Egress |  | C-2 |



309C & S.R. 100 W&S



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Road Centerlines

Parcel Lines

Subdivisions

Lots

Blocks

Parcels

Community Names

PLSS Townships

PLSS Sections

Cama Sales - 2025 Sales

Improved

Vacant

Subdivisions

Dimensions

Parcels

Lots

Blocks

Easements

Conservation

Drainage

Easement

Ingress/Egress

MultiUse

Unknown

Utility

Municipalities

City of Palatka

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PC GIS

Putnam County, FL

MINUTES

**MINUTES OF THE
PUTNAM COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 9, 2025
PUTNAM COUNTY, FLORIDA**

The Putnam County Planning Commission (PCPC) met in session on Wednesday, July 9, 2025, at 4:00 p.m. in the Board of Commissioners Conference Room, 2509 Crill Avenue, Suite 200, Palatka, Florida.

PLANNING COMMISSION MEMBERS PRESENT:

Susan Roberts, Chair; Justin Morris, Co-chair; Matt Williams, Stanley Hodge, Kris Hancock, and Jason Sheffield.

PUTNAM COUNTY PLANNING STAFF PRESENT:

Zachary Baker, Senior Divisional Planning Manager; Mikal Graves, Planner I; Ethan Thompson, Planner; Kristen Price, Staff Assistant.

BOARD ATTORNEY: Mike Perry

DEPUTY CLERK: Ashley Cusack, Deputy Clerk to the Board

CALL TO ORDER:

Susan Roberts called the meeting to order at 4:00 p.m.

GUIDELINES:

Ms. Roberts read the guidelines for the meeting.

EX-PARTE COMMUNICATION:

There were no disclosures for ex parte communication or conflict of interest from the members.

CASES:

CASE NUMBER: LDC25-000003

APPLICANT: Putnam County Planning Division

REQUEST: County initiated test amendment; intent to revise Article IV, Division 2 and Article XI, Division 2 of the Putnam County Land Development Code.

Zachary Baker, Senior Divisional Planning Manager, Planning and Development, presented the proposed text amendment. Mr. Baker advised the Commission that the proposed amendment is to Articles IV and XI. The purpose of this text amendment is to provide consistency between Planning practices and the legislation of the Putnam County Land Development Code for processing new Planned Unit Development applications. He noted the text amendment will provide staff with the continued ability

to administer and enforce the Land Development Code. Due to a text amendment change, this will require two public hearings before the Board of County Commissioners. The first hearing is scheduled for July 22 2025, at which time the Board will determine the date of the second hearing.

Kris Hancock commented on the proposed change, expressing concern and stating his intent to vote against it.

Mr. Baker provided analysis of the proposed text amendments and the articles in which they are located.

RECOMMENDATION:

Staff recommends approval of the proposed text amendments to the Land Development Code as the request is consistent with the intent of the Putnam County Comprehensive Plan and the Goals, Objectives, and Policies therein.

QUESTIONS:

Kris Hancock spoke on his position to the proposed text amendments as well as his vote.

Jason Sheffield stated his agreement with Mr. Hancock and the current structure in place is the best structure.

A lengthy discussion ensued on the interpretation of the committee's rules concerning its authority to make any decisions for the requested PUD.

Several committee members expressed their concerns for the amendment request being heard.

PUBLIC PARTICIPATION:

Michael Woodward addressed the Planning Commission on the PUD process and questioned the rationale behind removing a mandatory requirement from the Land Development Code, noting that it is beneficial mandate. Mr Woodward also questioned the absence of the Development Review Committee's review to the PUD process, stating that having the review helps ensure the design standards are being met.

MOTION:

Kris Hancock makes a motion to deny the amendment LDC25-0000003 as it is not consistent with the goals, objectives of policies of the Putnam County Comprehensive Plan. Matt Williams seconded, and the motion carried.

Mike Perry, Board Attorney, stated that current code does not represent the most efficient method for ensuring all requirements are met. He also stated the process an applicant follows through the Development Review Committee is intended to help the citizens understand how to achieve compliance.

Roll call vote to Deny.

Chair Vote unanimous.

CASE NUMBER: CPA25-000004

APPLICANT: Retha Adams

LOCATION: 205 N. Highway 17, Palatka, FL, 32177

PARCEL ID#: Parcel ID: 01-10-26-0250-0260-0120, respectively.

REQUEST: Requesting a Small Scale Future Land Use Map Amendment from Commercial (CR), to Urban Service (US) on four parcels totaling 0.22 +/- acres to allow for the re-development of a single family residence.

Zachary Baker, Senior Divisional Planning Manager, Planning and Development, presented the staff report. Mr. Baker provided a brief background stating the subject site is zoned Commercial, Retail (C-2). The applicant is requesting a Zoning Map amendment to achieve consistency with current use at 205 N. Highway 17; and to allow for the re-development of the deteriorated single-family residence. Records indicate the current property is developed single family however now dilapidated home, damaged from hurricane Ian. According to the NWI Wetlands Layer and the FEMA Flood Zone Layer on the GIS Reference Map the parcel does not appear to contain jurisdictional wetlands and is located within FEMA Flood Zone X. FEMA Flood Zone X is not a special hazard flood zone

Mr. Baker displayed the maps depicting the aerial view, zoning, and land use.

Mr. Baker reviewed the process after approval stating the applicant will then need to obtain approval for Rezone to redevelop the residential use of this property.

RECOMMENDATION:

Staff recommends approval of the request to amend the Zoning Map from Commercial (CR) to Urban Service (US). Staff finds that the proposed rezoning is consistent with the goals, objectives of policies of the adopted Comprehensive Plan, and is Compatible with map designations and existing development in the area.

QUESTIONS:

Susan Roberts asked Mr. Baker to explain to the Committee what Rebuild Florida is.

Kris Hancock questioned if any development is to the north of the area, and then stated his concern for future buffers.

Further discussion on commercial developments and buffers were discussed.

Matt Williams questioned what in our code precludes the opportunity to rebuild or replace.

Zachary Baker responded, stating this is currently a nonconforming use and a non-conforming structure.

Further discussion on comprehensive planning and predicated zoning took place.

Kris Hancock advised to caution the board as changing one zoning area will be subject to changing future.

Mr. Baker explained the buffering requirements and reviewed the permit history for the property.

APPLICANT PRESENTATION:

Benjamin Segovia, spoke on the land use commercial zoning set back requirements, however the measurements they would have a larger setback.

PUBLIC PARTICIPATION:

Public hearing was opened at 5:04 P.M, Gary McGriff spoke on behalf of Ms. Adams, stating she has resided in that home since he was a little boy. Mr. McGriff stated somewhere along the line, the land use was changed without her knowledge, but she has resided there since 1957 and believes the property should be residential.

Public hearing was closed at 5:07 P.M.

Susan Roberts followed up with a discussion on Zoning and Rezoning map amendments in the County.

MOTION:

Justin Morris moved to recommend to the Board of County Commissioners to approve amendment CPA25-000004 as it is consistent with the goals, objectives of policies of the Putnam County Comprehensive Plan. Kris Hancock seconded.

Chair Vote unanimous.

CASE NUMBER: REZ25-000008

APPLICANT: Retha Adams.

LOCATION: 205 N. Highway 17, Palatka FL, 32177

PARCEL ID#: Parcel ID: 01-10-26-0250-0260-0120

REQUEST: Requesting a Zoning Map Amendment for .22 (+/-) acres from Commercial, retail (C-2) to Residential-2 (R-2) to rebuild a deteriorated single family home on the property.

QUESTIONS:

There were no further questions regarding the application for rezoning.

MOTION:

Justin Morris moved to recommend to the Board of County Commissioners to approve REZ25-000008 as it is consistent with the goals, objectives of policies of the Putnam County Comprehensive Plan and Land Development Code. Jason Sheffield seconded.

Chair Vote unanimous.

OLD BUSINESS:

Zachary Baker stated there is no old business to review at this time.

NEW BUSINESS:

Zachary Baker wanted to mention, on June 10, 2025 Board of County Commissioners unanimously approved the adoption of impact fees. There is a 90-day waiting period prior to implementation. Staff is currently working on updates to the permitting portal to allow for the calculation and application of these fees.

A lengthy discussion ensued regarding the impact fees; including several raised concerns and clarification on the point in the process at which the fees will be collected.

Susan Roberts spoke on recommendations that came from this planning commission during a Board of County Commissioners meeting. She then spoke on participating in a joint workshop with the Board of County Commissioners, to address code amendment as to recreational vehicles in Putnam County.

APPROVAL OF MINUTES JUNE 11, 2025 –

Jason Sheffield moved to approve the amended minutes. Matt Williams seconded, and the motion carried unanimously.

ADJOURN: The meeting adjourned at 5:33 P.M.

Susan Roberts, Chair Planning Commission

ATTEST: