

RIVERVIEW OPPORTUNITY IN DOWNTOWN PALATKA



Listing Price: \$697,250



Jena Dennis
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JenaDennis@GERealty.us

GE GREAT EXPECTATIONS REALTY
We can sell Your Home or Business & Everything in it!

Location Overview:

Strategically positioned in Palatka's downtown riverfront and historic district, this commercial property offers prime visibility adjacent to a public parking lot, ideal for various business ventures.

203 Laurel St, Palatka, 32177

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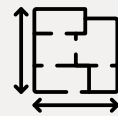
203 Laurel St, Palatka, 32177



ABOUT:

Located in Palatka's riverfront downtown historic district, this versatile 820 sq ft commercial building offers a prime opportunity for office or retail use. Originally built in 1958 and fully renovated in 2001, the property boasts a compact yet efficient layout. It is adjacent to a spacious parking lot, ensuring convenience for clients and customers. Currently home to a hair salon (business not included in the sale), this property is ideal for entrepreneurs looking to establish a presence in a vibrant and picturesque area. This location is also prime for re-development with its highest and best use adding additional levels for vertical views of the river!

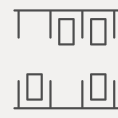
PROPERTY FEATURES:



820 Sq Ft



1 Restroom



Parking Lot



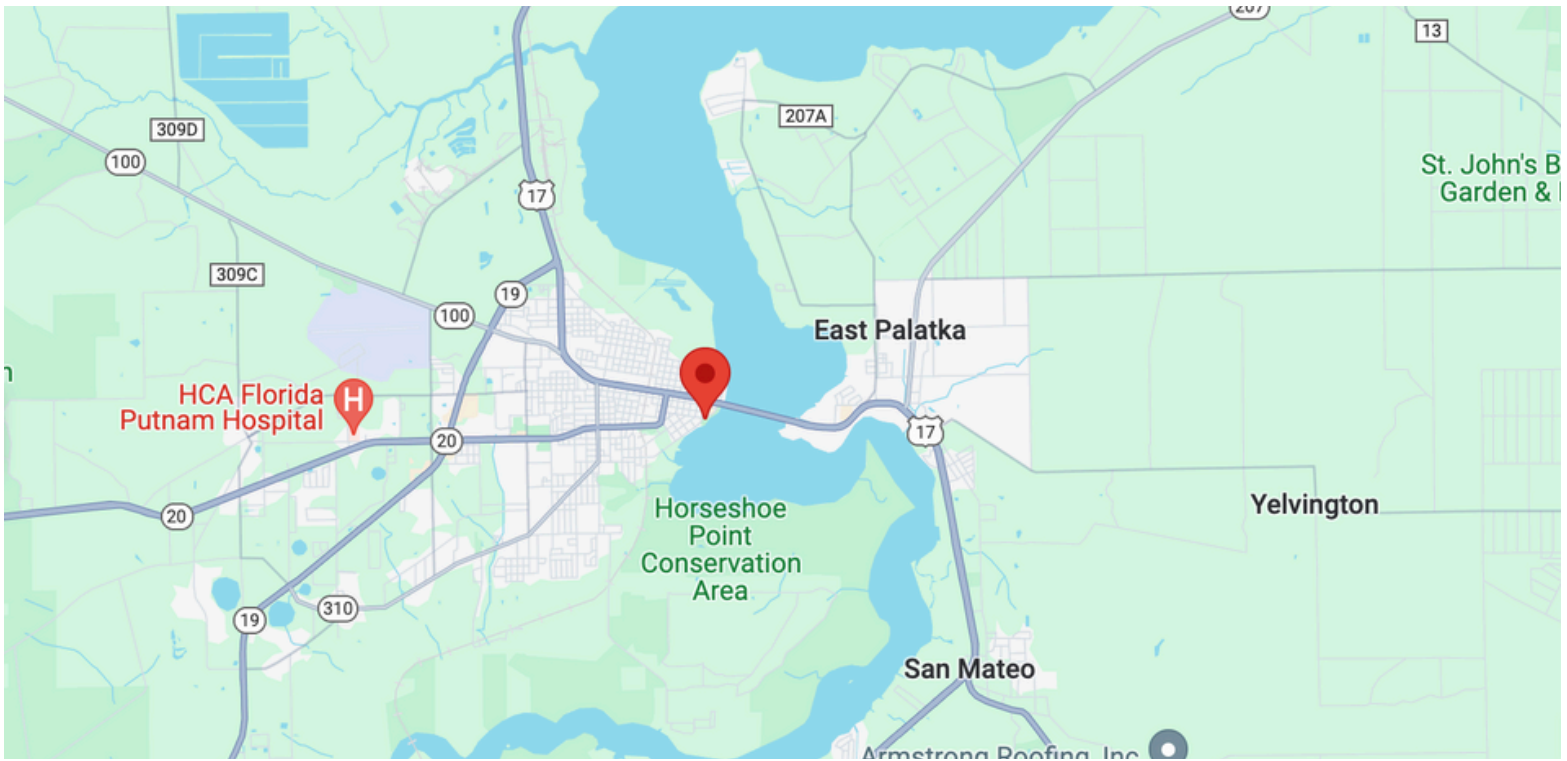
Kitchenette

PARKING

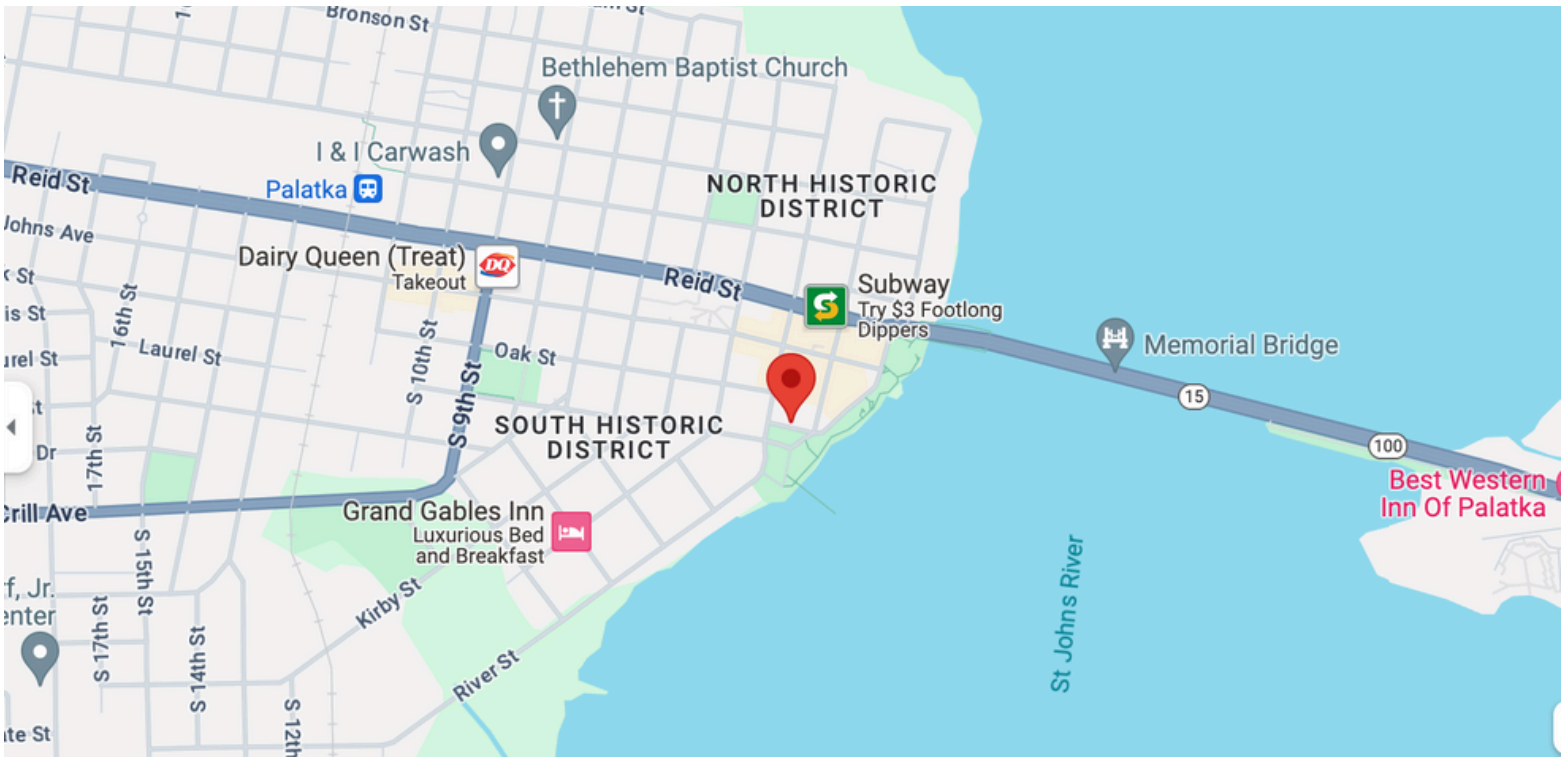
203 Laurel St
Palatka, FL, 32177



The large parking lot adjacent to 203 Laurel Street is a city-owned property. This municipal lot serves the downtown area, providing ample parking for nearby businesses, including the building for sale. This convenient public parking enhances accessibility for potential clients and customers of the commercial space.



MAPS



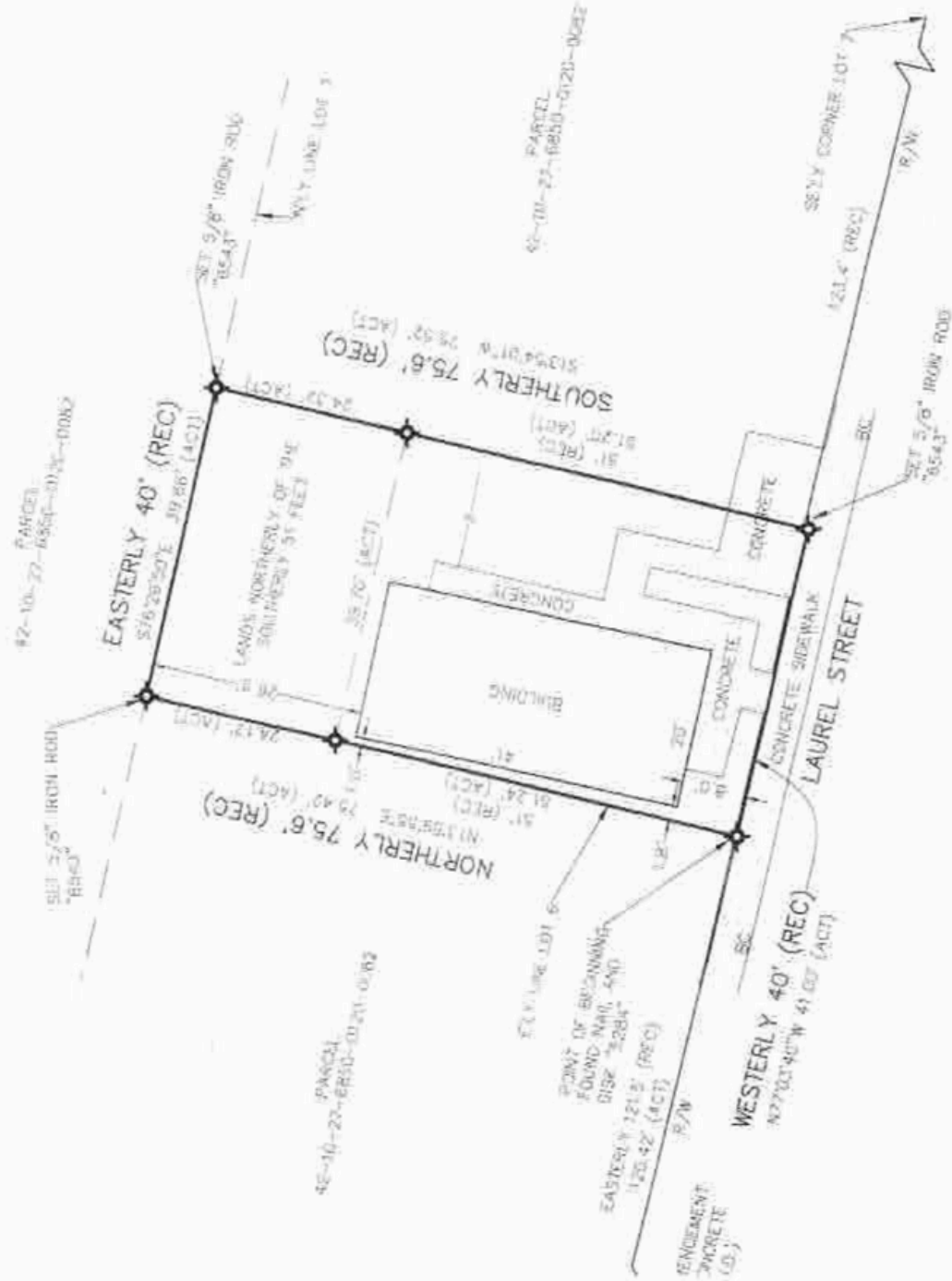
SURVEY

203 Laurel St
Palatka, FL, 32177

CERTIFIED TO:
THOMAS JULIA A

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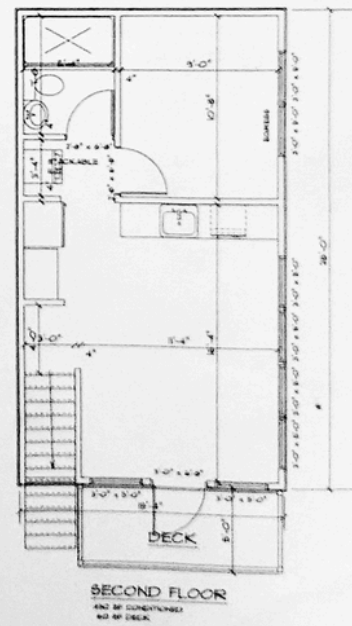
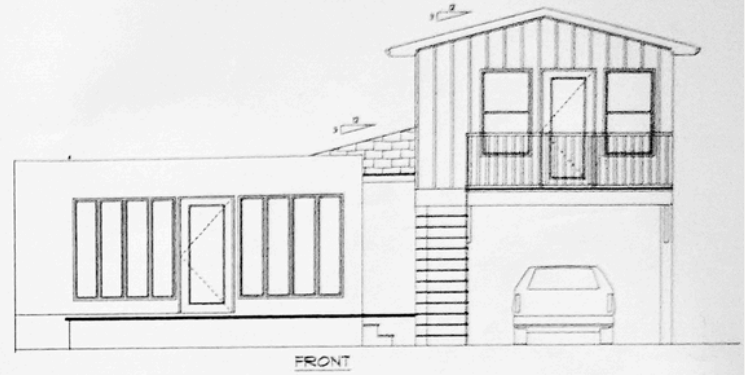
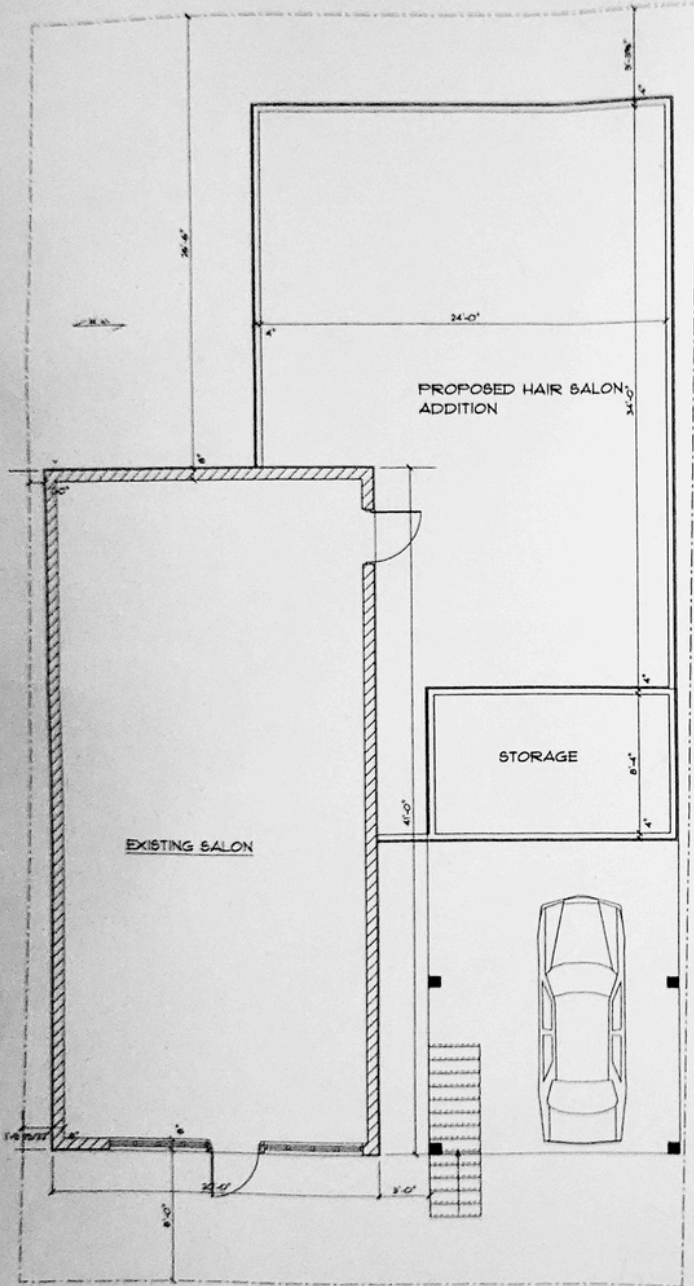
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POTENTIAL DEVELOPMENT

203 Laurel St
Palatka, FL, 32177



ZONING:

Zoned DR - Downtown River Front in the South Historic District (SHD).

City of Palatka, Planning Department, 201 N. 2nd St, Palatka, FL 32177.

Tel: 386-329-0100 <https://palatka-fl.gov/>

Sec. 94-161. DR downtown riverfront district.

(a) Intent and purpose.

The downtown riverfront (DR) district is established for the purpose of providing a pedestrian oriented, retail/entertainment area that has historically been downtown and its waterfront area. The boundaries of this district extend from the St. Johns River west along Reid Street, St. Johns Avenue and Laurel Street to South 4th Street, including portions of its intersecting streets and along the riverfront from Madison Street southward to the end of the city park. Within this area is the retail core, consisting of properties that front on St. Johns Avenue, and the periphery, which is the remainder of the district. It is further intended that this district would become an area of unique character with balanced commercial, residential, and public and other places in which people feel safe and comfortable. It is also intended that this district discourage uses within the retail core that are likely to create friction with pedestrian movement and the primary activities for which the district is intended.

(b) Permitted principal uses, activities, and structures.

Unless otherwise expressed herein, uses not specifically listed as permitted shall be prohibited. Uses referencing the periphery shall only be allowed within that area. Sale, display preparation, and repair incidental to sales and storage shall be conducted on private property only with the exception of items allowed on the sidewalk per section 70-31. Permitted principal uses, activities, and structures in the downtown riverfront district are as follows:

(1) General retail establishments which include:

- a. Antiques and collectibles.
- b. Appliances.
- c. Arcades.
- d. Art.
- e. Arts and crafts.
- f. Auction houses.
- g. Bakeries (retail).
- h. Bait and tackle shops.
- i. Bicycle shops.
- j. Billiard parlors and indoor recreation and amusement facilities.
- k. Books and periodicals.
- l. Cameras (including incidental repair) and photographic supplies.
- m. Candy and confectionary shops.
- n. Convenience stores without gas pumps (periphery).
- o. Delicatessens.
- p. Department and discount stores.
- q. Electronics and appliances (including incidental repairs).

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- r. Farmer's markets, as defined and regulated by section 94-201 of the zoning code.
- s. Flowers and gifts.
- t. Fish and seafood shops (retail).
- u. Furniture stores.
- v. Gifts.
- w. Gourmet shops.
- x. Grocery stores under 30,000 square feet.
- y. Hardware stores.
- z. Health food shops.

- aa. Hobby shops.
- bb. Jewelers (including incidental repair).
- cc. Leather goods and luggage.
- dd. Marine hardware and supplies shops.
- ee. Mobile food vendors and push carts.
- ff. Musical instruments and supplies.
- gg. Office equipment and furniture and supplies.
- hh. Pet stores.

- ii. Pharmaceuticals.
- jj. Plant shops.
- kk. Specialty foods.
- ll. Sporting goods.
- mm. Sundries and notions.
- nn. Wearing apparel.
- oo. Any retail establishment which incorporates any of the above.

(2) General service establishments shall include:

- a. Aquariums.
- b. Barbershops and beauty shops.
- c. Bars, nightclubs, or taverns (See chapter 10).
- d. Coffee shops.
- e. Copy, mailbox, or shipping shops.
- f. Dance studios.
- g. Fitness centers.
- h. Fraternal organizations (periphery).
- i. Health spas.
- j. Interior designer studios.
- k. Job printing.
- l. Martial arts or comparable physical activities studios.
- m. Museums and galleries.
- n. Package liquor stores without drive-through facilities (See chapter 10) (periphery).
- o. Photographic studios.
- p. Restaurants, and restaurants with drive-in facilities (periphery).
- q. Shoe repair shops.
- r. Tailor shops.
- s. Travel agencies.
- t. Trophy and awards sales and assembly.
- u. Upholstery and reupholstery shops.

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(3) Professional establishments shall include all uses below in the periphery and all uses below in the retail core with ten or fewer employees:

- | | |
|--|--|
| a. Architectural and related services. | f. General professional services. |
| b. Attorney offices. | g. Investment offices. |
| c. Business offices. | h. Medical offices. |
| d. Dental offices. | i. Real estate offices and related services. |
| e. Financial offices without drive-through facilities. | j. Surveyors offices. |

- 4) Houses of worship and accessory facilities (periphery).
- (5) Residential uses, subject to development standards of this section.
- (6) Food trucks, meeting supplementary district standards.
- (7) Produce trucks, meeting supplementary district standards.

(c) Permitted accessory uses, activities, and structures.

(1) Permitted accessory uses, activities, and structures which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures are allowed and must be located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership. The operations and/or structures must be consistent with the character of the district. Unless otherwise expressed herein, uses not specifically listed as accessory shall be prohibited. Permitted accessory uses, activities, and structures are as follows:

- (1) Appurtenant structures (i.e., garages, sheds, swimming pools, decks, boat houses) as an accessory to existing residential dwellings periphery.
- (2) Boat repair and sales as an integral part of a marina (periphery).
- (3) Laundry facilities as an integral part of a hotel or marina.
- (4) Outside sale and display of goods at city approved functions and events.
- (5) Warehousing and/or storage completely enclosed within the principal building.
- (6) Meeting space and limited retail sales as an accessory use to hotels.
- (7) Open air dining on public sidewalks provided a minimum horizontal clearance of four feet is maintained.

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(8) Making of goods for sale at retail on the premises, with no odor, fumes, or other emissions detectable to normal senses from off the premises.

(9) Manufacturing, fabrication, and assembly activities associated with the retail sale of arts and crafts, with no odor, fumes, or other emissions detectable to normal senses from off the premises.

(10) Other uses that in the written opinion of the planning director are customarily accessory and clearly incidental and subordinate to permitted or permissible uses, are located on the same premises as the permitted or permissible use or structure, and do not involve operations not in keeping with the character of the district.

(d) Prohibited uses, activities, and structures. In addition to the expressly prohibited uses, activities, and structures listed herein, any uses, activities, or structures not specifically listed shall be prohibited. Prohibited uses, activities, and structures are as follows:

(1) Adult entertainment establishments, uses, and activities (as defined and regulated by chapter 3 of the Municipal Code).

(2) Communication towers.

(3) Drive-through facilities.

(4) Manufacturing, fabrication, and assembly activities, except as a conditional accessory use.

(5) Outside sale, display, rental, or storage of construction equipment, rental trucks and trailers.

(6) Roadside vending.

(7) Rooming and boarding houses.

(8) Warehousing and/or storage, except as an accessory use.

(e) Conditional uses, activities, or structures. Unless otherwise expressed herein, uses not specifically listed as conditional shall be prohibited conditional uses, activities, or structures are as follows:

(1) Car wash facilities (periphery).

(2) Colleges, vocational schools and preschools (periphery).

(3) Community production or movie theaters.

(4) Convention facilities.

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- (5) Dry cleaning and laundry retail service and self-service establishments (periphery).
- (6) Dwelling, one-family or single-family, excluding parcels abutting St. Johns Avenue (periphery).
- (7) Hotels and motels.
- (8) Marinas, with or without fuel dispensing facilities (periphery).
- (9) Multi-level parking facilities, and commercial parking lots (periphery).
- (10) Outdoor recreational activities (i.e., watercraft rentals; rental of bicycles; rental of mopeds or scooters with a motor rated not in excess of two brake horsepower and displacement not to exceed 50 cubic centimeters; trolleys or carriages for hire).
- (11) Outdoor amphitheaters (periphery), and parks. (
- 12) Residential dwellings consisting of three or more units located above the first floor of a commercial use.
- (13) The expansion or reconstruction of any use which existed within the district on the effective date of the establishment of the district which is not otherwise permitted or permissible.
- (f) Conditional accessory uses, activities, or structures. Permitted conditional accessory uses, activities, and structures which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures are allowed and must be located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership. The operations and/or structures must be consistent with the character of the district. Unless otherwise expressed herein, uses not specifically listed as accessory shall be prohibited. Permitted conditional accessory uses, activities, and structures are as follows:
 - (1) Child care facilities.
 - (2) Making of goods for sale at retail on the premises.
 - (3) Manufacturing, fabrication, and assembly activities.
 - (4) Open air dining on public sidewalks provided a minimum horizontal clearance of four feet is maintained.
 - (5) Wall graphics.
- (g) Development standards (see division 3, supplementary district regulations, for additional standards). See also appendix C.

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(1) For commercial uses: a. Maximum density: Not applicable.
b. Minimum lot area: Unrestricted. c. Minimum lot width: 25 feet. d. Minimum lot coverage: Not applicable. e. Maximum building or structure height: 60 feet.

(2) For residential uses: All new (after May 1, 2003) residential uses shall be above the first floor for buildings fronting on St. Johns Avenue as secondary to a permitted use and shall be complete residential dwelling units as defined by the Florida Building Code and shall be regulated as to size by the following:

a. Efficiency/one bedroom: 300 total square feet. b. One bedroom: 500 total square feet c. Two bedroom: 650 total square feet. d. Three bedroom: 800 total square feet. e. Each additional bedroom: add 150 total square feet. f. Maximum building or structure height: 60 feet. g. Maximum density: 20 units per acre, as calculated for entire DB and DR zoning districts. h. Minimum living area for single family dwelling units: 1,200 square feet. i. All construction shall be on continuous perimeter poured concrete footers. All construction also shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.

(h) *Marquees, banners, flags, canopies, and fixed awnings.* All marquees, banners, flags, canopies, and fixed awnings shall have at least eight feet of vertical clearance, between the lowest point or projection and a sidewalk immediately below.

(i) *Off-street parking and loading.* (See also section 94-261 of article V.) Parking requirements are as follows:

(1) Residential: One space per dwelling unit, no additional parking spaces shall be required for three or less residential units located within any single "tax parcel". For purposes of this ordinance, "tax parcel" shall mean all real estate and improvements assessed under one tax parcel number by the Putnam County Property Appraiser and Putnam County Tax Collector.

(2) Properties designated within local historic districts, or designated individually as historic, are exempt from minimum parking requirements.

(3) Credit for one parking space shall be provided for an on-site bicycle rack holding at least three bicycles, up to 15 percent of required minimum parking.

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(j) Permitted signs. (1) Directional signs, ground signs limited to six feet in height, 30 square feet in size, and eight feet in width, and wall signs. (2) One A-frame, sandwich sign, or menu board with the following applicable standards: a. One sign per building front placed on a public sidewalk. b. Uniform size of two feet in width and three feet in height, as measured by any single face. c. Signs to be placed on the sidewalk in such a manner so as to maintain a minimum of 48 inches of clear area on the adjacent sidewalk for pedestrian movement.

d. Signs are to be of rigid, weather resistant material such as wood, metal, or plastic. e. Signs allowed for special events, limited to not more than two signs on each side of the street within one block; with signs allowed one day prior to a weekly event, six days prior to an annual event; and with signs being removed within one day after the event.

(Ord. No. 03-11, § 1, 4-24-2003; Ord. No. 09-01, § 1, 1-8-2009; Ord. No. 09-06, § 1, 2-26-2009; Ord. No. 09-09, § 1, 4-23-2009; Ord. No. 10-31, § 3, 10-28-2010; Ord. No. 11-24, § 2, 8-25-2011; Ord. No. 11-64, § 1, 10-27-2011; Ord. No. 11-65, § 1, 10-27-2011; Ord. No. 12-03, § 2, 1-12-2012; Ord. No. 13-04, § 1, 1-10-2013; Ord. No. 13-16, § 1, 2-28-2013; Ord. No. 13-20, § 1, 3-28-2013; Ord. No. 13-39, § 1, 9-26-2013; Ord. No. 14-09, § 1(Exh. A), 3-27-2014; Ord. No. 15-42, § 1(Exh. A), 11-12-2015; Ord. No. 15-43, § 1(Exh. A), 11-12-2015; Ord. No. 2022-06, § XXII, 8-25-2022)



203 Laurel St, Palatka, 32177



Discover a prime 820 sq ft commercial space at 203 Laurel Street in historic downtown Palatka perfect for office or retail use. With a city-owned parking lot next door, it offers excellent accessibility for your business. 203 Laurel St is ready for your new venture in a vibrant, riverfront location.



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