

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO,MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
PLANNING BOARD MEETING
February 3, 2026 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. Appeal Procedures & ExParte Communication
Any person wishing to appeal any decision made by the Planning Board with respect to any matter considered at such meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105

2. APPROVAL OF MINUTES

- a. Approve January 6, 2026 Minutes.

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. **PB Case 25-29 Request for Conditional Use**
Adress: 229 St. Johns Ave.
Owner: Beck/Sloan Properties
- b. **PB Case 25-30 Request for Conditional Use**
Adress: 225 St. Johns Ave.
Owner: Beck/Sloan Properties

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

NOTICE: Persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerk's Office at 329-0100 at least 24 hours in advance to request accommodations.

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO,MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



**PLANNING BOARD
MINUTES
CITY OF PALATKA
January 6, 2026**

1. CALL TO ORDER

The Planning Board meeting was called to order on January 6, 2026, at 4:00 PM

a. Invocation

The invocation was delivered by Chair Killebrew.

b. Pledge of Allegiance

The Pledge of Allegiance was led by Barnes.

c. Roll Call

Present:

Edie Wilson

Chase Barnes

Earl Wallace

Andrew Burnett

Ed Killebrew

Tom Dolan

Absent:

George DeLoach

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Allegra Kitchens, Former Commissioner; Jason Wesley Alan Davis Jr. on behalf of property owner Mr. Miguel Dejuk; Sarah Maxfield, Vice President of Economic Development for the Putnam County Chamber of Commerce.

d. Appeal Procedures & ExParte Communication

Chairman Killebrew read the appeal procedures into the record. Time was allotted for ex-parte disclosures.

2. APPROVAL OF MINUTES

a. Approve the December 2, 2025, Minutes.

Motion to approve December 2, 2025, Planning Board meeting minutes by Mr. Burnette, seconded by Mr. Dolan. The motion passed unanimously.

3. PUBLIC COMMENTS

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

None were heard.

4. REGULAR BUSINESS

- a. **Case PB 24-11 Request to Annex, Amend Future Land Use Map and Rezone Parcel Nos.:01-10-26-0250-0200-0000 & 01-10-26-0250-0220-0050**
Address: 500 Browning Av. & 201 North Hwy 17 Palatka, FL 32177
Applicants: Perry D. Lewis

Mr. Aghemo, Planning Director, advised the Board of a change to the agenda. Mr. Aghemo asked for Item 4C. PB Case 25-29 and Item 4D. PB 25-30 to be continued to February's Planning Board meeting.

Ms. Renee' Brown Planner 1 Staff presented a request for annexation, a Future Land Use Map amendment, and rezoning for two parcels located at 500 Browning Avenue and 201 North Highway 17 (Parcel Nos. 01-10-26-0250-0200-000 and 01-10-26-0250-0220-0050), consisting of approximately 4.16 acres, to annex the properties into the City of Palatka for the purpose of connecting to municipal utilities. The request included amending the Future Land Use Map from Putnam County Commercial (CR) and Urban Service (US) to City of Palatka Commercial (COM) and rezoning the properties from Putnam County Commercial Retail (C-2) and Residential Mixed (R-2) to City of Palatka Intensive Commercial (C-2). During board discussion, Mr. Perry Lewis provided clarification regarding the intended use of the property. Mr. Lewis confirmed the proposal was for RV parking, not storage, describing an RV park with amenities such as a pool and short-term stays.

Mr. Barnes was concerned whether this would affect staff recommendations for the request to Annex.

Mr. Aghemo noted this clarification does not alter the recommendation, as the annexation and land use actions were not dependent on specific development details at this stage.

Mr. Wallace inquired about site density, and the applicant stated the project remained conceptual, estimating approximately 10 slabs per acre and roughly 40 RV sites, subject to final engineering related to stormwater and access. It was further confirmed that the site is located behind the Family Dollar and across the railroad from the Old Orange property.

Time was allotted for public comment. None were heard

Motion to Annex by Mr. Barnes. Second, by Mr. Wallace. The motion passed unanimously.
Motion to Amend the FLUM by Mr. Barnes. seconded by Mr. Burnette. The motion passed unanimously.

Motion to Rezone by Mr. Barnes. Seconded by Burnette. The motion passed unanimously.

b. **Case PB 25-32 Request to Annex, Amend Future Land Use Map and Rezone Parcel No.: 01-10-26-8650-0060-0100**

Address: 3129 Reid Street, approx. 0.69-Acres

Applicants: Miguel & Dayna Dejuk

Ms. Renee' Brown, Planner I, presented a request for annexation, a Future Land Use Map amendment, and rezoning of the property located at 3129 Reid Street (Parcel No. 01-10-26-8650-0060-0100), consisting of approximately 0.69 acres. The request included annexation of the subject parcel into the City of Palatka to allow connection to municipal water service, an amendment to the Future Land Use Map from Putnam County Commercial (CR) to City of Palatka Commercial (COM), and a rezoning from Putnam County Commercial Neighborhood (C-1) to City of Palatka Intensive Commercial (C-2).

Chair Killebrew opened the floor for discussion with the applicant, at which time Ms. Wilson had questions regarding the nature of the proposed use of the property.

Mr. Jason Wesley Alan Davis Jr. spoke on behalf of property owner Mr. Miguel Dejuk and confirmed he would be a business partner with the property owner. Mr. Davis Jr. explained that the property would be used for a used vehicle dealership. Mr. Davis Jr. stated that the initial step was to secure water service, after which an office would be constructed and the dealership would primarily sell used pickup trucks, including consignment sales.

This use is consistent with the requested Future Land Use Map designation and rezoning. The floor was opened for public comment. None were heard.

Motion to Annex by Barnes. Second, by Burnett. The Motion Passed unanimously.

Motion to Amend FLUM by Barnes. Second, by Burnett. Motion Passed unanimously.

Motion to Rezone by Barnes. Second, by Burnett. The motion Passed unanimously.

c. **Case PB 25-33 – Amend Future Land Use Map and Rezone a 5.68 acres parcel**

Address: 0 PRC Way

Parcel: 03-10-26-0000-0010-0060

Applicant: Beck/Sloan Properties Inc.

Mr. Lorenzo Aghemo, Planning Director, presented a request for a Future Land Use Map amendment and rezoning for the property located at 0 PRC Way (Parcel No. 03-10-26-0000-0010-0060), consisting of approximately 5.68 acres, along with a staff-initiated amendment to correct inconsistencies between the existing zoning and land use designations. Mr. Aghemo explained that the property was originally designated Public Buildings and Grounds (PBG) with an industrial zoning district in 2008, but subsequent amendments in 2011 resulted in a mismatch between the Future Land Use and zoning. The proposed amendment would change the Future Land Use designation from Public Buildings and Grounds (PBG) to Industrial (IN) and rezone the property from Airport (AP-1) to Light Industrial (M-1).

Mr. Aghemo noted that the intent of the request was to allow development of an industrial manufacturing facility, consistent of a pipe manufacturing operation.

The Floor was opened for public comment

Sarah Maxfield, Vice President of Economic Development for the Putnam County Chamber of

Commerce spoke in support of this project and added that this manufacturing facility will create 80 new jobs, and will create some significant tax advantages for the county and the City of Palatka.

Ms. Allegra Kitchens spoke in support of the project, stating that it is the type of development needed to generate additional employment opportunities in Putnam County.

Mr. Barnes consulted with Ms. West to ensure that his participation and vote would not constitute a conflict of interest due to his role as a member of the Putnam County Chamber of Commerce Board. Ms. West advised that no conflict existed.

Motion to Amend FLUM by Barnes. Second, by Burnett. Motion Passed unanimously.

Motion to Rezone by Barnes. Second, by Burnett. The motion Passed unanimously.

5. STAFF COMMENTS

Ms. West discussed potential amendments to reduce the size of the Planning Board to improve quorum reliability. Board members provided general feedback.

No formal action was taken.

6. BOARD MEMBER COMMENTS

7. ADJOURN

Motion to Adjourn by Barnes. Seconded by Burnette.

Meeting Adjourned at 4:35 PM

Staff Report

Meeting date: Feb 3, 2026,



Case#: PB 25-29

Address: 229 St. Johns Ave.

Parcel ID: 42-10-27-6850-0120-0010

Applicant: Beck/Sloan Properties, Inc.

A. Application Summary

I. General

Project Name: 229 St. Johns Avenue.

Request: Conditional Use

Parcel#: 42-10-27-6850-0120-0010

Acres: 0.10 acres

Location: 229 St. Johns St., on the south side of St. Johns and S. 3rd

Project Manager: Planning Staff

Owner: Beck/Sloan Properties, Inc.

Agent: Jim Troiano

II. Background

The request is to obtain approval for conditional use for the subject property to build a third floor and add eight (8) hotel rooms to the existing building. The Planning Board had already granted approval to prior conditional use for the parcels at 211 for seven (7) hotel rooms, and 229 St. Johns Ave. for eight (8) rooms in 2024. The conditional use approval for the 229 parcel was for eight (8) hotel rooms. The applicant is also requesting approval to develop four (4) hotel rooms at the 225 St. Johns Ave. parcel. The ultimate intent of Beck/Sloan Properties Inc. is to combine all these parcels into a single multiuse development encompassing the entirety of the 200 block at St. Johns Ave. including the renovation of the historic James Hotel and the Shelley Building at 300 and 320 St. Johns Ave. with an unspecified number of hotel rooms. The applicant proposes to use the James Hotel as the anchor and main facility for all the proposed hotel rooms planned for the 200 block parcels. The specific request of this application for the 229 St. Johns Ave. is for eight (8) additional hotel rooms to the already approved eight (8) on a third floor to be built for a total of sixteen (16) hotel rooms on the existing building.

Figure 1: Map of property from Putnam County GIS Reference Map



Figure 2: Showing location on St. Johns Ave., between South 2nd and South 3rd Street.

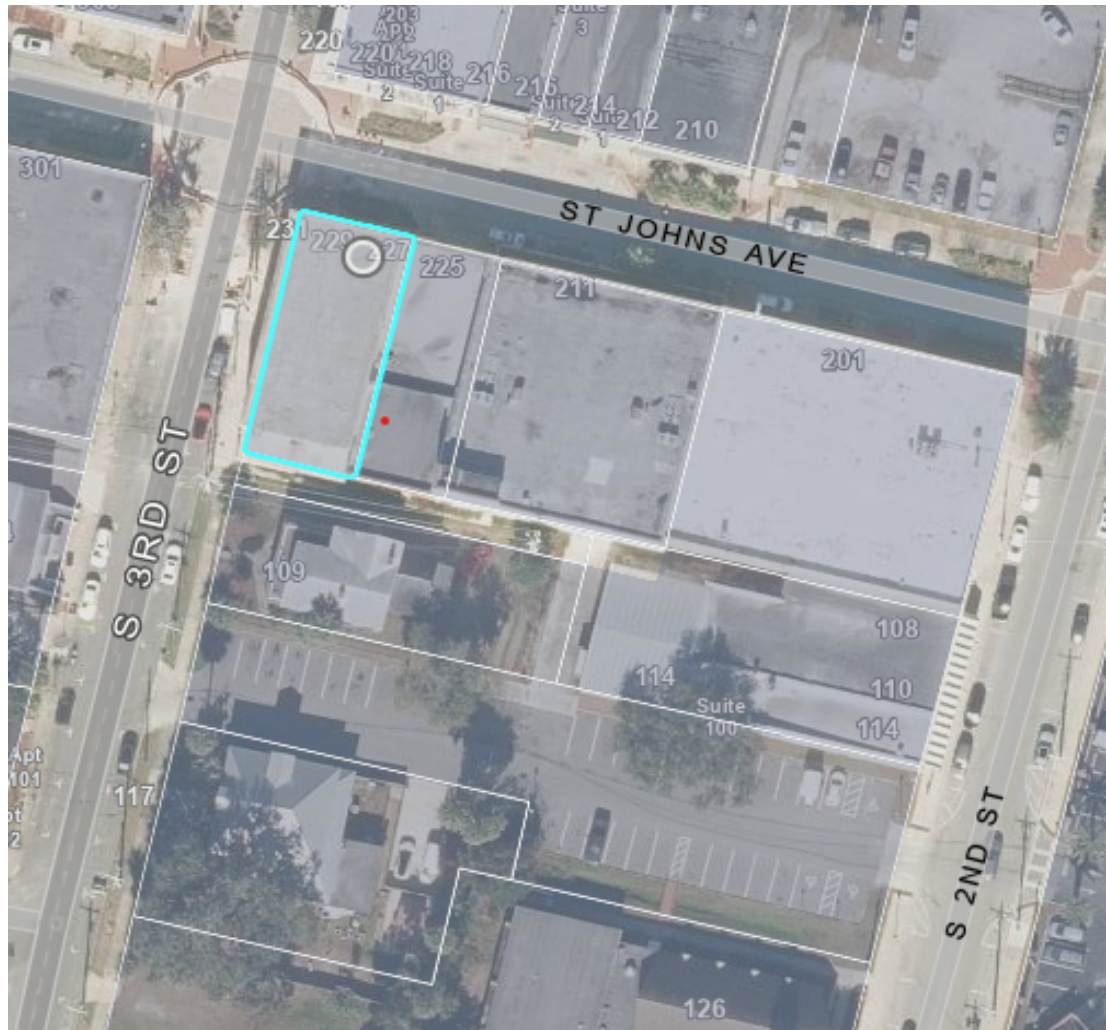
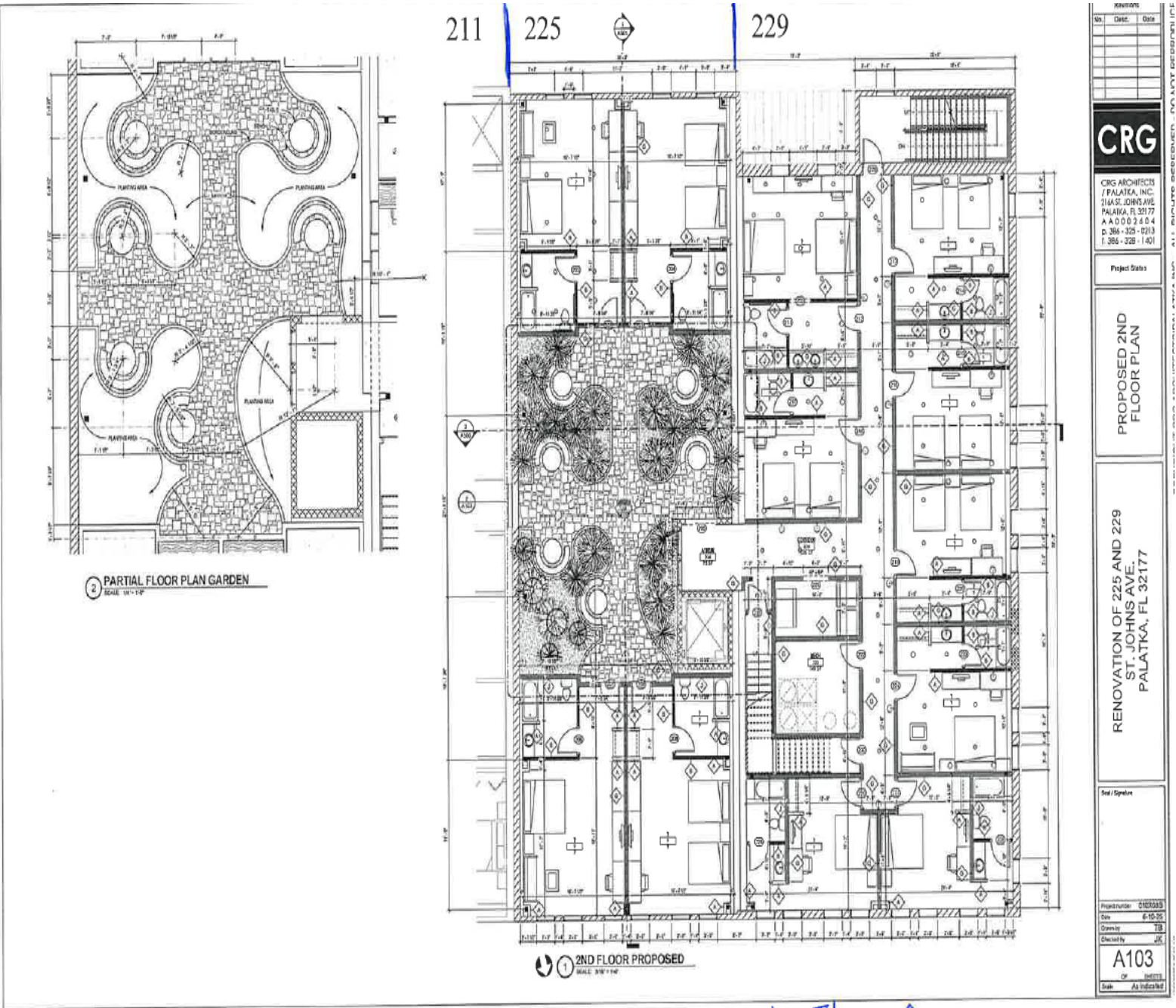


Figure 3: View of 229 St. Johns Ave from street; photo by Google, Apr. 2023.



Figure 4: Floor Plan of 2nd and 3rd floor of 229 St Johns Ave



2nd Floor 225+229 St. Johns Avenue

225

229

DOOR SCHEDULE

DOOR SCHEDULE LEGEND

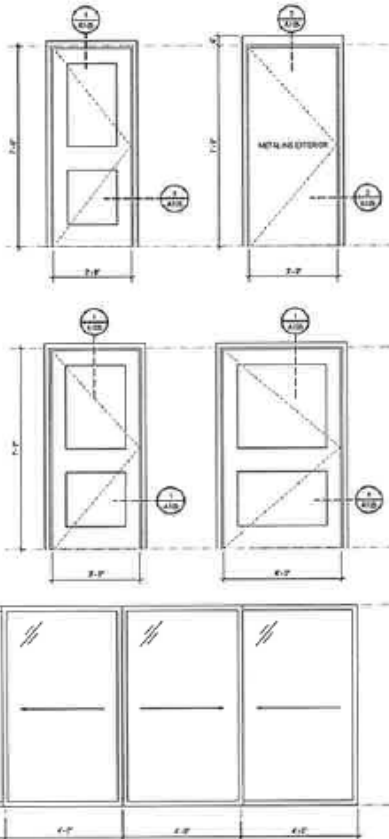
2 PANEL
MF
M
GL
GLWD
FLU
ALUM
C & B
THROGH
MET
WD

2 PANEL WOOD DOOR (JOHN RY)
STANDARD
1/4" FLAT GLASS (W/ INSULATED CORE)
GLASS
SOLID CORE WOOD (PINE/PALM (S))
FOLLOWER METAL
ALUMINUM
EXTRUSION
SOUTH FLOATED
THROGH
METAL
WOOD

DOOR SCHEDULE NOTES

1. PROVIDE NEW SOLID CORE PRE-FINISHED 2 PANEL WOOD DOORS AND FRAME & HARDWARE
2. PROVIDE NEW DOOR, FRAME AND HARDWARE
3. PROVIDE NEW ALUM THRESHOLD (1/2" MAX HEIGHT)
4. PROVIDE NEW 4" CORE CASSETS
5. PROVIDE NEW WEATHER STRIPPED CASSETS
6. PROVIDE NEW 1/2" THRESHOLD
7. PROVIDE NEW 1/2" THRESHOLD
8. PROVIDE NEW 1/2" THRESHOLD
9. PROVIDE NEW 1/2" THRESHOLD

GENERAL NOTE: CONTRACTOR SHALL PROVIDE ALL WEATHER CASSETS AT EXISTING DOORS AND NEW DOORS ALL ON THE SAME WEATHER SYSTEM. DOOR FRAME THRESHOLD & THRESHOLD WITH DOOR.



1 3RD FLOOR PROPOSED
SCALE: 3/8" = 1'-0"

ELEVATIONS

3rd Floor (proposed) 225/229 St. Johns Ave

Revisions		
No.	Date	By

CRG

CRG ARCHITECTS
PALATKA, INC.
216A ST. JOHNS AVE.
PALATKA, FL 32177
A 0 0 0 2 & 0 4
P. 386 - 325 - 0213
F. 386 - 326 - 1401

Project Status

PROPOSED 3RD
FLOOR
PLANDOORS

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Scale/Signature

Project Number: 0128028
Date: 6-10-15
Drawn by: TB
Checked by: JC
A104
Scale: As Indicated

III. Analysis

Table 1: Current Future Land Use and Zoning Designations for the neighboring properties.

	Actual Use	FLUM	ZONING
Existing Property	Vacant	Commercial (COM)	Downtown Riverfront (DR)
North	Commercial	Commercial (COM)	Downtown Riverfront (DR)
South	Residential	Commercial (COM)	Downtown Riverfront (DR)
East	Vacant	Commercial (COM)	Downtown Riverfront (DR)
West	Commercial	City, Commercial (COM)	Downtown Riverfront (DR)

The applicant desires to develop this property along with the adjacent parcels owned by the applicant, as a multi-use building. The first floor will provide individual businesses with an opportunity to lease space to sell food and beverages for sale to the public in a food court style layout. On the proposed third floor of the 229 parcel the intent is to develop eight (8) hotel suites (Figure 4) to add to the eight (8) hotel rooms already approved for a total of sixteen (16) hotel rooms on this parcel. The applicant is also proposing to build four (4) hotel rooms on the second floor of the 225 parcel. The 211-parcel received conditional use approval for seven (7) hotel rooms in 2024. The applicant seeks to add eight (8) hotel rooms to the already approved eight (8) rooms for a total of sixteen hotel rooms in the 229 parcel. If the two pending applications are approved by the Planning Board, the 200 block at St. Johns Ave. will have a total of 27 hotel rooms. Additionally, Beck/Sloan Properties Inc. intends to renovate the James Hotel and add rooms to the Shelley Building at 300 and 320 St. Johns Ave., however the number of hotel rooms has not been disclosed yet. All these requests are part of an overall single redevelopment project. The intent of the applicant is for the James Hoel to serve as the main facility and anchor to all the proposed hotel units. This is critical for this

conditional use application because the Downtown Riverfront District permits hotels and motels as conditional use but does not allow stand-alone hotel rooms. It is recommended that the owner consider establishing a unity of title of the parcels involved, although it is not a code requirement to do so. However, a Planned Unit Development Overlay is required pursuant to Section 94-113 (7) of the code: *“Planned unit development overlay threshold. Any proposed nonresidential development exceeding 20,000 square feet or residential development with project density exceeding five units per acre or residential development with more than five units shall be required to utilize a planned unit development overlay.”* This requirement must be met before applications for site plan review and building permit are submitted by the applicant.

A Planned Unit Development Overlay will allow more flexibility in the design and implementation of the project as well facilitate its review process.

Another aspect to consider is the provision of adequate parking for the proposed uses and, although there is no requirement currently in the zoning code for the district, there will undoubtedly be a demand for parking spaces.

When analyzing a request for a Conditional Use Permit, eleven requirements must be met per Section 94-3(4). The criteria and responses are as follows:

a. **Compliance with all applicable elements of the comprehensive plan.**

The application is **in compliance** with elements of the Comprehensive plan. The application is consistent with Policy A.1.2.2 as well as the Community Redevelopment Plan of the city’s CRA.

b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

There will be no changes to the sidewalks or roadways servicing this property. The existing access is **in compliance** for emergency vehicles and can accommodate the proposed uses. However, these statements need to be confirmed when the parcels go through site plan review and building permit process.

c. **Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

Off-street parking and loading areas will be created and provided as required by §94-261(c)(7) during the site plan review phase. However, §94-262 states that DB and DR zones are exempt from required number of parking spaces. The applicant has stated that there will be no anticipated odor or glare; noise will be minimal or standard for the use expected from hotel rooms; and economically speaking, the area will no longer be blighted, will provide jobs, tax revenue, and other income from patrons to the downtown area. Although provision of parking is not required, the multiuse development will generate a significant demand for

parking which cannot be ignored, and a collaborative solution should be seek by the applicant with the city. Otherwise, the existing service is **in compliance**

- d. **Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

Applicant will work collaboratively with the City of Palatka during the permit process to identify areas for trash pick-up to service this building. To that end, the applicant shall submit a site plan indicating the location of dumpster disposal including the expected maneuverability of the collection trucks. Otherwise, the existing service is **in compliance**

- e. **Utilities, with reference to location, availability and compatibility.** The property is currently connected to the City's water and sewer systems and would be able to serve the proposed uses.

- f. **Screening and buffering, with reference to type, dimensions and character.** In Compliance

- g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

Any sign would need to meet the requirements of Section 62 and shall be **in compliance** with city regulations and Florida Building Code at the time of zoning and permitting.

- h. **Required yards and other open spaces.**

N/A

- i. **General compatibility with adjacent properties and other properties in the district. In compliance.**

The proposed uses are compatible with adjacent properties and those of the district.

- j. **Any special requirements set out in the schedule of district regulations for the particular use involved.**

N/A

- k. **The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

N/A

Base upon the documentation submitted and the analysis performed, staff make a determination that the conditional use will advance the city objective of revitalizing this critical location of the downtown area. As such it will be in harmony with the general intent and purpose of the Downtown Riverfront District and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare, as the Code dictates. Granting the conditional use

request would allow a previously vacant building to be redeveloped with a mix use project that will enhance the visual character of St. Johns Ave., promote economic development and serve as a catalyst for redevelopment of Palatka downtown area.

Staff therefore recommends APPROVAL of the requested Conditional Use subject to the following conditions:

1. The applicant should consider establishing a Unity of Title of all the parcels involved in the overall project.
2. The applicant shall seek a Planned Unit Development Overlay pursuant to Section 94-113(7) of the code so that all the different components of the project can be reviewed and considered as a single unified project when the project is submitted for site plan review and permitting.
3. In consultation with the City, the applicant shall make all efforts to address the parking demand to be generated by the total redevelopment project.
4. This conditional use approval is contingent upon the re-establishment of the historic James Hotel to serve as an anchor to all proposed hotel rooms in the 200 block of St. Johns Ave.

Section 94-3, (4) requires the Planning Board to make proper findings. Staff recommend the Board to adopt the following findings of fact:

1. Whereas the application for the requested conditional use approval has been deemed complete.
2. Whereas the approval of the request as conditioned will not adversely affect the public interest.
3. Whereas the application meets the requirements for a conditional use permit as demonstrated by staff analysis.
4. Whereas the application as conditioned is in-compliance with, and further the goals and objectives of the comprehensive plan.
5. Whereas there is a code requirement, and a need to review and consider this application and all the other pending applications as part of a single and unified redevelopment project.
6. Whereas the implementation of the proposed overall plan for St. Johns Ave. will revitalize the downtown area and will generate economic growth in the City of Palatka.
7. Whereas Section 94-161 of the Code permits hotels and motels land uses as conditional use.

229 St. Johns Avenue - Justification Statement

As the owner of this property, we are thankful for the unanimous decision of the Palatka Planning Board when they granted a Conditional Use Permit (CUP) for eight (8) hotel/motel rooms at this location. Since that meeting, we have decided to add a third floor to this building and would like to add eight (8) new rooms to the third floor. These rooms will be the same as the rooms on the second floor.

This building, once known as the as the Kupperbusch New European Hotel, was once a three-story building (see image below). However, fire destroyed the third floor and since, renovations have been made to the building to support its new two-story configuration.



As it relates to 229 St. Johns Avenue, according to the Feb. 8, 2024 zoning verification request (ZVL 24-09) we received from the city Planning Department, in order to place hotel/motel rooms in this zoning district, a CUP is required. In accordance with Section 94-161 of the code for the City of Palatka, we respectfully request the Planning Board of the City of Palatka grant a CUP for the use of the second floor as hotel/motel room space as outlined above. The code states in part:

94-161 – DR Downtown Riverfront District:

- (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:

- (3) Community production or movie theaters.
- (4) Convention facilities.
- (7) Hotels and motels.

Below is an aerial from the Putnam County Property Appraiser's Office which highlights in brown 229 St. Johns Avenue.



According to Palatka City Code Section 94-3, *“a conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter. All petitions for conditional use shall be considered first by the planning board in the manner set out in this section.”*

Since we were granted a CUP for the second floor for this same building, I provide similar responses to the following questions that were used for our second-floor submittal. The Planning Board agreed with our responses when they issued the CUP in 2024. In section (4) of this code, it states the following.

- (4) *Findings.* Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable.

a. Compliance with all applicable elements of the comprehensive plan.

Section 94-161 (Downtown Riverfront District) of the city of Palatka Code specifically lists hotel/motels as allowable conditional uses. We find no compliance issues with our CUP request and Palatka's comprehensive plan.

- b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

The design of the hotel/motel rooms will be in full compliance with the Florida Building Code and all life safety requirements in the Florida Fire Prevention Code. There will be no alteration to the sidewalks or roadways servicing this property. Vehicles will continue to safely access the area, as well as pedestrians on sidewalks and those who are using alternative modes of transportation.

- c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

Off-street parking and loading areas will be created and provided as required by city code 94-261 at the time of submission for general construction permitting and zoning verification. There is no anticipated odor or glare. Noise will be minimal, or standard for this use as expected from the hotel rooms. As for economic concerns, this location will no longer be blighted and will provide jobs, tax collection and overall general revenue from visitors/patrons of this and our other downtown locations.

Per city planning staff, hotel/motel rooms in the Downtown Riverfront District are exempt from the parking requirements of Sec. 94-262.

- d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

At the time of permitting and zoning verification, the applicant will work collaboratively with the city of Palatka to identify areas for trash pick-up that will service this building.

- e. Utilities, with reference to location, availability and compatibility.**

Water, gas and electrical utilities are currently available at this building.

- f. Screening and buffering, with reference to type, dimensions and character.**

It is our belief that our request to obtain a CUP does not require our building to have any new screening and/buffering. As listed in this document, we will be protecting the public health, safety and general welfare by minimizing noise, air, dust and visual pollution, as well as improving the aesthetic appeal of the city by bringing this building, as well as others in our plan from blight to bright.

- g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

This building will have signage and exterior lighting that will be in compliance with city regulations and the Florida Building Code at the time of zoning verification and construction permitting. Signs and lighting will not create any safety or adverse economic impacts.

- h. Required yards and other open space.**

There are no required yards and other open space related to the construction of these rooms.

- i. General compatibility with adjacent properties and other property in the district.**

As referenced above, hotel/motel rooms have historically been allowed in this zoning district and are at several current locations (see above).

- j. Any special requirements set out in the schedule of district regulations for the particular use involved.**

None known to the applicant.

- k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

This property is not in the historic preservation area defined by the city of Palatka.

We again thank the Planning Board for their issuance of the first CUP for the second floor at this location and hope they will once again agree with and issue an additional CUP for the additional eight (8) rooms we are proposing for the new third floor.

Staff Report

Meeting date: September 3



Case#: PB 25-30

Address: 225 St. Johns Ave.

Parcel ID: 42-10-27-6850-0120-0011

Applicant: Beck/Sloan Properties, Inc.

A. Application Summary

I. General

Project Name: 225 St. Johns Avenue.

Request: Conditional Use

Parcel#: 42-10-27-6850-0120-0011

Acres: 0.08 acres

Location: 225 St. Johns St., on the south side of St. Johns and S. 3rd

Project Manager: Planning Staff

Owner: Beck/Sloan Properties, Inc.

Agent: Jim Troiano

II. Background

The request is to obtain approval of conditional use for the subject property to develop hotel rooms on the second floor of the existing building. The Planning Board had already granted approval to prior conditional use for the parcels at 211 and 229 St. Johns Ave. in 2024. The ultimate intent of Beck/Sloan Properties Inc. is to combine all these parcels into a single multiuse development encompassing the entirety of the 200 block at St. Johns Ave. The specific request for the 225 St. Johns Ave. is to build four (4) hotel rooms on the second floor of the existing building.

Figure 1: Map of property from Putnam County Tax Assessor.

Figure 2: Showing location on St. Johns Ave., between South 2nd and South 3rd Street.

Figure 3: View of 225 St. Johns Ave from street; photo by Google, Apr. 2023.

III. Analysis

Table 1: Current Future Land Use and Zoning Designations for the neighboring properties.

	Actual Use	FLUM	ZONING
Existing Property	Vacant	Commercial (COM)	Downtown Riverfront (DR)
North	Salon	Commercial (COM)	Downtown Riverfront (DR)
South	Apartments	Commercial (COM)	Downtown Riverfront (DR)
East	Applicant Owned	Commercial (COM)	Downtown Riverfront (DR)
West	Applicant Owned	City, Commercial (COM)	Downtown Riverfront (DR)

The applicant has already obtained approval from the Planning Board to develop this property as a multi-use building. The first floor will provide individual businesses with an opportunity to lease space to sell food and beverages for sale to the public in a food court style layout. This request is to obtain approval to add four (4) hotel rooms on the second floor of the proposed multiuse building. An aspect of concern to the city is the provision of adequate parking for the proposed uses and, although there is no requirement currently in the zoning code for the district, there will undoubtedly be a demand for parking spaces.

Along with this application for the 225 St. Johns Ave., there is also an application for the 229 St. Johns Ave. scheduled to be considered at the Planning Board of January 6, 2026. The request for the 229 parcel is to build a third floor to the existing building and obtain conditional use approval to add eight (8) hotel rooms. If both applications are approved by the Planning Board, the 200 block at St. Johns Ave. will have a total of 20 hotel rooms. Additionally, Beck/Sloan Properties Inc. intends to renovate the James Hotel and add rooms to the Shelley Building at 300 and 320 St. Johns Ave., however the number of rooms have not been disclosed yet. All these requests are part of an ambitious and attractive single redevelopment project for the properties under the ownership of the applicant. A

unified project of this magnitude will have a significant positive impact along the most notable corridor of the city and hopefully serve a catalyst for the redevelopment of St. Johns Ave. Staff is in full support of this initiative and, strongly recommend that all the complementing parts of the redevelopment project be reviewed and considered as a single overall plan. Thus, the owner ought to establish a unity of title of the parcels involved and seek to place a Planned Unit Development Overlay on the project. This will allow more flexibility in the design and implementation of the project as well facilitate its review process.

When analyzing a request for a Conditional Use Permit, eleven requirements must be met per Section 94-3(4). The criteria and responses are as follows:

a. **Compliance with all applicable elements of the comprehensive plan.**

The application is **in compliance** with elements of the Comprehensive plan. The application is consistent with Policy A.1.2.2 as well as the Community Redevelopment Plan of the city's CRA.

b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

There will be no changes to the sidewalks or roadways servicing this property. The existing access is **in compliance** for emergency vehicles and can accommodate the proposed uses. However, these statements need to be confirmed when the parcels go through site plan review and building permit process.

c. **Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

d. Off-street parking and loading areas will be created and provided as required by §94-261(c)(7) during the site plan review phase. However, §94-262 states that DB and DR zones are exempt from required number of parking spaces. The applicant has stated that there will be no anticipated odor or glare; noise will be minimal or standard for the use expected from hotel rooms; and economically speaking, the area will no longer be blighted, will provide jobs, tax revenue, and other income from patrons to the downtown area. Although provision of parking is not required, the multiuse development will generate a significant demand for parking which ca not be ignored and a collaborative solution should be seek by the applicant with the city. Otherwise, the existing service is **in compliance**

e. **Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

Applicant will work collaboratively with the City of Palatka during the permit process to identify areas for trash pick-up to service this building. To that end, the applicant shall submit a site plan indicating the location of dumpster disposal including the expected maneuverability of the collection trucks. Otherwise, the existing service is **in compliance**

e. **Utilities, with reference to location, availability and compatibility.** The property is currently connected to the City's water and sewer systems and would be able to serve the proposed uses.

f. **Screening and buffering, with reference to type, dimensions and character.** In Compliance

g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.** Any sign would need to meet the requirements of Section 62 and shall be in compliance with city regulations and Florida Building Code at the time of zoning and permitting.

h. **Required yards and other open spaces.** N/A

i. **General compatibility with adjacent properties and other properties in the district. In compliance.** The proposed uses are compatible with adjacent properties and those of the district.

j. **Any special requirements set out in the schedule of district regulations for the particular use involved.**

N/A

k. **The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

N/A

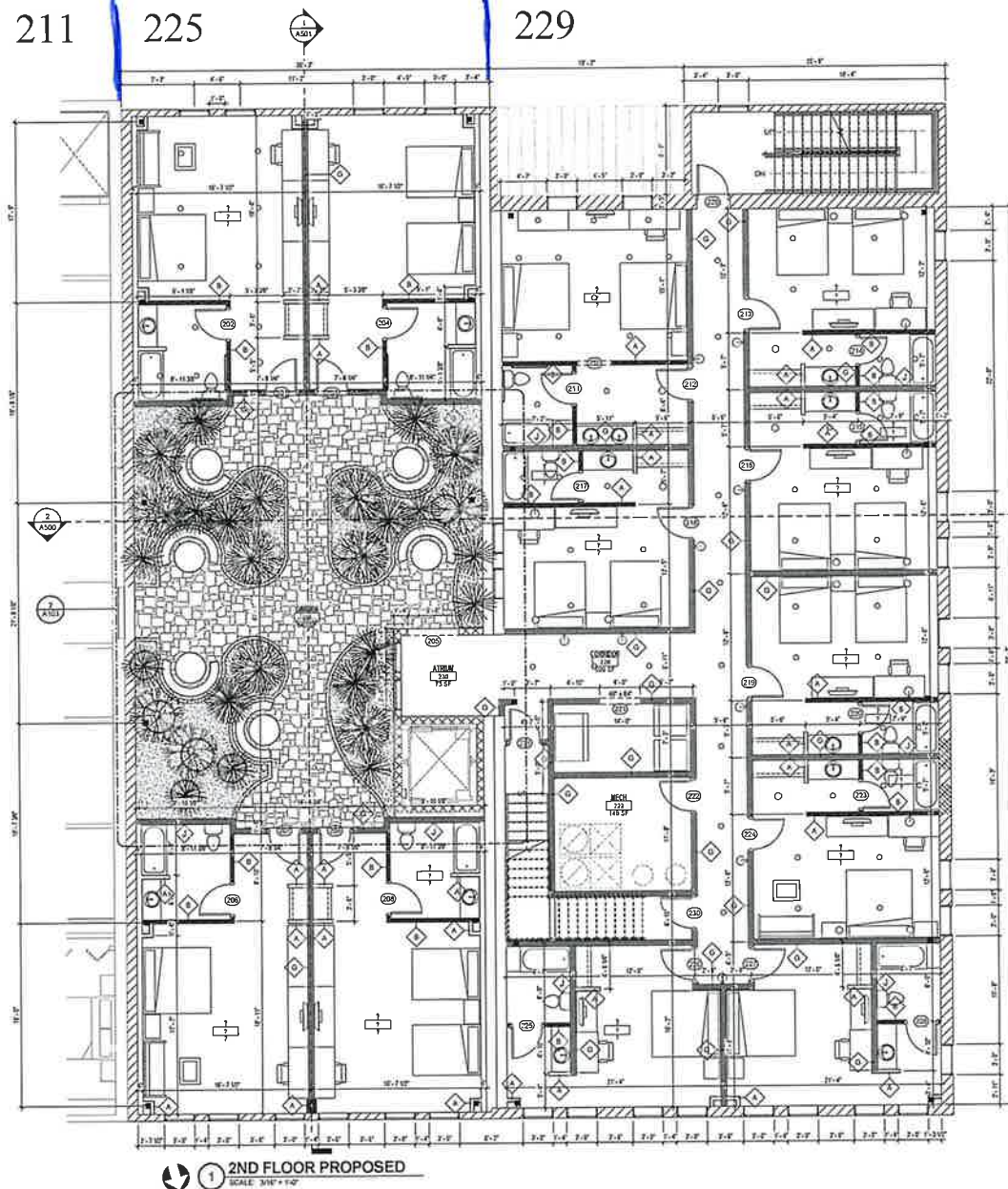
Based upon the documentation submitted and the analysis performed, staff make a determination that the conditional use will advance the city objective of revitalizing this critical location of the downtown area. As such it will be in harmony with the general intent and purpose of the Business Riverfront District and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare, as the Code dictates. Granting the conditional use request would allow a previously vacant building to be redeveloped with a mix use project that will enhance the visual character of St. Johns Ave., promote economic development and serve as a catalyst for redevelopment of Palatka downtown area.

Staff therefore recommends Approval of the requested Conditional Use subject to the following conditions:

1. In collaboration with the City, the applicant shall make all efforts to address the parking demand generated by the proposed use.
2. The applicant should enter a Unity of Title of all the parcels involved in the overall project.
3. The applicant shall seek a Planned Unit Development Overlay so that all the different components of the project can be reviewed and considered as a single project.

Section 94-3, (4) requires the Planning Board to make proper findings. Staff recommend the Board adopt the following findings of fact:

1. Whereas the application for the requested conditional use approval has been deemed complete.
2. Whereas the approval of the request as conditioned will not adversely affect the public interest.
3. Whereas the application meets the requirements for a conditional use permit as demonstrated by staff analysis.
4. Whereas the application as conditioned is consistent with the comprehensive plan.
5. Whereas the implementation of the proposed use along with the applicant's overall redevelopment plan for parcels owned by Beck/Sloan Properties, Inc. along St. Johns Ave. will revitalize the downtown area generating economic growth in the City of Palatka.



Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHN'S AVE.
PALATKA, FL 32177
A A 0 0 0 2 6 0 4
p. 386 - 325 - 0213
f. 386 - 328 - 1401

Project Status

PROPOSED 2ND
FLOOR PLAN

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project number: 010X088

Date 6-10-25

Drawn by	TB
----------	----

Checked by	JK
------------	----

A103

A103

of	DATE
10/10/10	10/10/10

Scale	AS indicated
-------	--------------

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

25-62

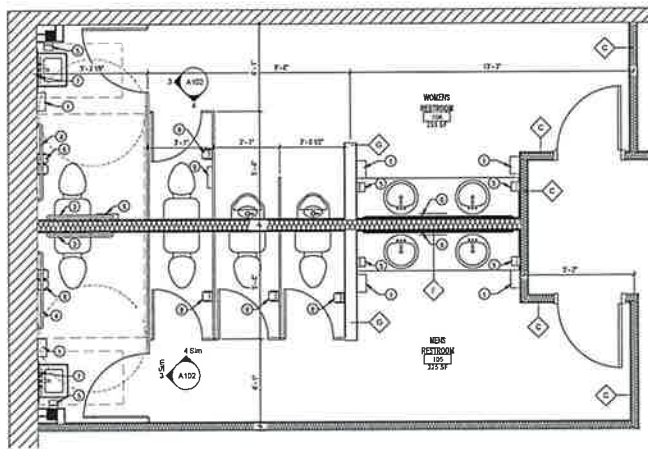
Page 27 of 65

10

© 2007 BY THE BOARD OF DIRECTORS OF THE UNIVERSITY OF CALIFORNIA. ALL RIGHTS RESERVED. DO NOT REPRODUCE OR TRANSMIT, IN ANY FORM, BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM THE BOARD OF DIRECTORS OF THE UNIVERSITY OF CALIFORNIA.

2nd Floor 225 + 229 St. Johns Avenue
"Proposed"

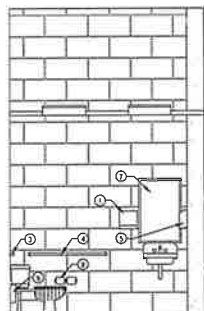
229
Pallet



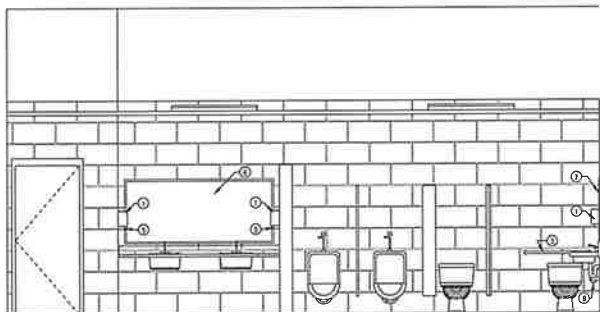
2 PARTIAL FLOOR PLAN RESTROOMS
SCALE: 3/8" = 1'-0"

MARK	ACCESSORY	NOTATION/HEIGHT
(1) TA-1	PAPER TOWEL CARRIER	4" TO BOTTOM
(2) TA-2	ROOM DEODORIZER	ABOVE DOOR
(3) TA-3	GRAB BAR - 36"	36" TO CENTER
(4) TA-4	GRAB BAR - 42"	36" TO CENTER
(5) TA-5	SHAMPOO DISPENSER	36" ABOVE COUNTER
(6) TA-6	MIRROR (1'0" x 30")	36" TO BOTTOM
(7) TA-7	MIRROR (1'0" x 30")	36" TO BOTTOM
(8) TA-8	TICKET TISSUE DISPENSER	36" TO SHROVE
(9) TA-9	WASH DISPENSER	36" TO TOP OF COUNTER
(10) TA-10	TRASH RECEPTACLE	36" TO TOP OF COUNTER
(11) TA-11	SHIRT CHANGING STATION	36" TO BOTTOM

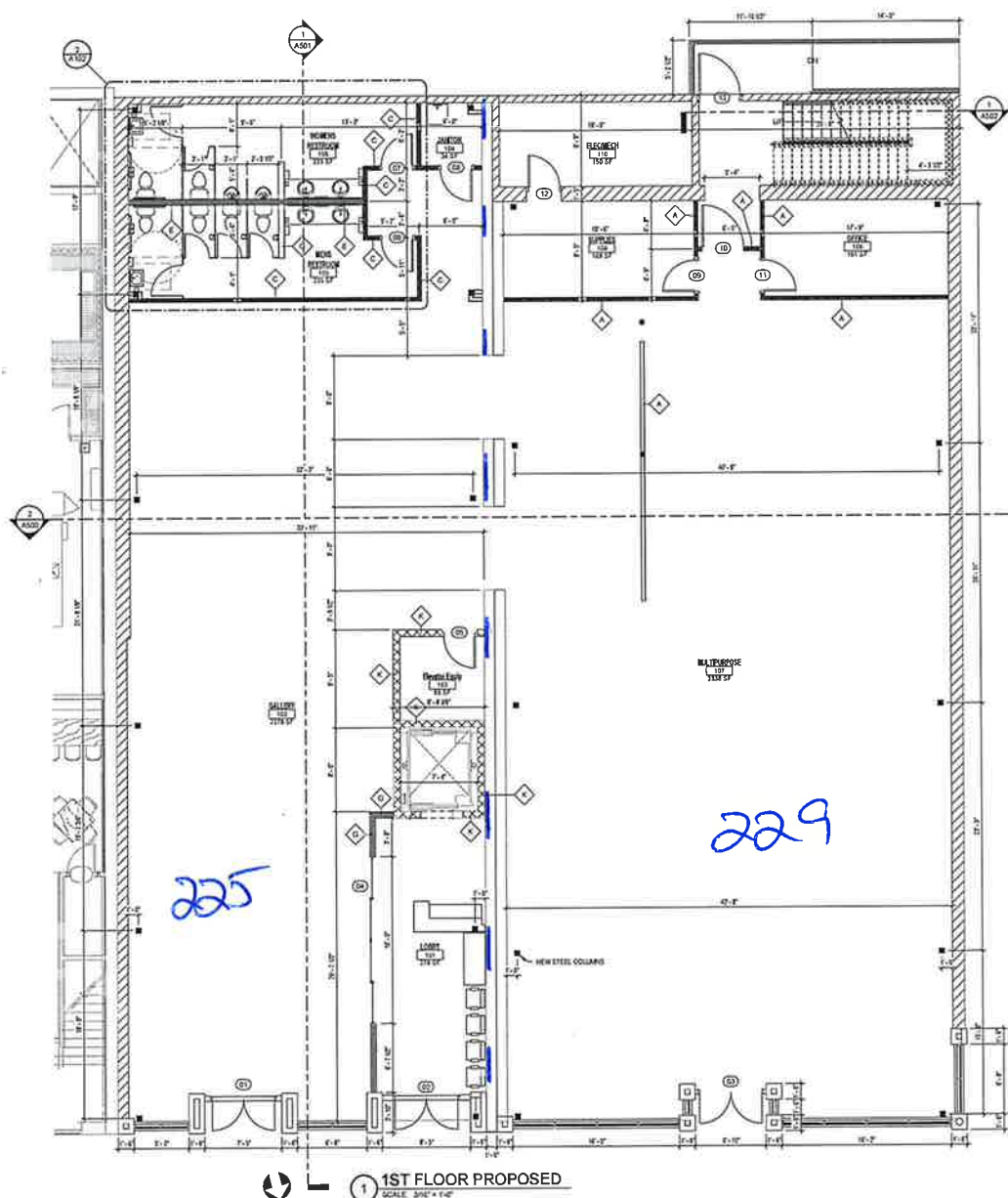
* INDICATES TOILET ACCESSORY TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR



3 RESTROOM E
SCALE: 3/8" = 1'-0"



4 RESTROOM N
SCALE: 3/8" = 1'-0"



1 1ST FLOOR PROPOSED
SCALE: 3/8" = 1'-0"

Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHNS AVE.
PALATKA, FL 32177
A A O D 2 & 4
P. 386 - 325 - 0213
F. 386 - 328 - 1401

Project Status

PROPOSED 1ST
FLOOR PLAN

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project Number: 0150X08B
Date: 6-10-25
Drawn by: TB
Checked by: JK
A102
SHEETS
Scale: As indicated

1st Floor 225 + 229 St. Johns Avenue
"Proposed"



PLANNING DEPARTMENT
201 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 327

CONDITIONAL USE APPLICATION

\$1,245⁰⁰

RECEIVED

NOV 03 2025

APP #: HP PB 25-29
DATE RECEIVED: _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with application fee and ALL required attachments.
(Checks payable to the City of Palatka)

Required Attachments:

- ☒ Site Plan
- ☒ Letter of Authorization (On file)
- ☒ Legal Description
- ☐ Dept. of Children & Family Services Letter (if daycare) **N/A**
- ☒ Copy of Recorded Deed
- ☒ Fees
- ☒ Justification Statement
- ☐ Tree survey **N/A**

Property Information

1. Property Address: 229 St. Johns Avenue Palatka, Florida 32177
2. Parcel Number: 42-10-27-6850-0120-0010
3. Current Property Use: Vacant commercial building
4. Lot Size: .10 Acres
5. Current Zoning Designation: Downtown Riverfront District
6. Number & types of structures on property: One, two story building
7. Closest Intersecting Streets: St. Johns Avenue and 3rd Street
8. Description of proposed Conditional Use requested:
In addition to the eight hotel/motel rooms approved by the Palatka Planning Board for the second floor, we now desire to add a third floor to the building and add eight (8) hotel/motel rooms on the new third floor. See justification statement.

Applicant Information

Owner Name(s): Beck/Sloan Properties, Inc.

Mailing Address: 2000 Reid Street Palatka, Florida 32177

Phone Number(s): (386)328-0344 Email: jimtroiano@checkbeck.com

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

Name(s): James Trolano*

Mailing Address: 2000 Reid Street

Phone Number(s): (386) 328-0344 X 341 Email: jtrolano@checkbeck.com

* Already on file

To Be Notarized

Name (Print Name): Preston B. Sloan

Signature: [Signature] Date: 10-22-2025

STATE OF Florida County of Putnam

Before me this day personally appeared Preston B. Sloan who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 22nd day of October A.D. 2025.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 6-26-2026 State of FL at Large
Type of Identification Produced: personally known

Official Use Only

1. DATE SUBMITTED: _____

2. RECEIVED BY: _____

3. CURRENT ZONING: _____

4. FUTURE LAND USE CATEGORY: _____

5. PRELIMINARY REVIEW BY: _____

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

Date: 11/05/2025 OPER ID: AROMERO RECEIPT NO: F001038

RECEIVED FROM: 229 ST JOHNS AVE

AMOUNT RECEIVED: 1,245.00 TYPE: CK CHECK: 11325

CHANGE DUE: 0.00

TOTAL RECEIVED: 1,245.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
1,245.00		229 ST JOHNS AVE CONDITIONAL USE APPLICATION FEE

5
44.70

This Instrument Prepared By:
Holmes & Young, P.A.
Attorneys at Law
222 North 3rd Street
Palatka, FL 32177

Inst: 202554014760 Date: 05/30/2025 Time: 1:18PM Doc Stamp-
Deed: 0.70 By: ML, DC, Matt Reynolds, Putnam, County Page 1
of 5 B: 1813 P: 1429

WARRANTY DEED

Property Appraisers Parcel
Identification Number:
42-10-27-6850-0120-0011
42-10-27-6850-0120-0010

THIS WARRANTY DEED made the 29 day of MAY, A.D. 2025, by
PALATKA RTG, LLC, a Florida Limited Liability Company, hereinafter called the grantor to
BECK/SLOAN PROPERTIES, INC., a Florida Corporation whose mailing address is: 2000
Reid Street, Palatka, FL 32177 hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of TEN DOLLARS (\$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, State of Florida, viz:

Title Not Examined
No Opinion of Title Given
Holmes & Young, P.A.

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

NOTICE TO RECORDING OFFICER: This conveyance of unencumbered
real property being transferred from LLC to INC with no change in beneficial
ownership is subject to minimum documentary stamp tax of \$.70.

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, 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, 2024.

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

Signed, sealed and delivered in

PALATKA RTG, LLC, a Florida Limited
Liability Company

[Signature]
Witness

By: [Signature]
Preston B. Sloan
President

Brodley Sloan
Printed Name
400 Marsh Point Cir
St. Augustine, FL 32080
Address of Witness

[Signature]
Witness

Timothy T. [Signature]
Printed Name

8189 LAUREATE BL, ORLANDO 32827
Address of Witness

STATE OF FLORIDA
COUNTY OF PUTNAM

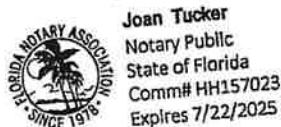
I HEREBY CERTIFY that on this day, before me, by means of (X) physical presence or ()
online notarization, an officer duly authorized to administer oaths and take acknowledgments,
personally appeared PRESTON B. SLOAN, President of Palatka RTG, LLC known to me to be the
person(s) described in and who executed the foregoing instrument, who acknowledged before me
he/she/they executed the same, that I relied upon the following form of identification of the
above-named person: Preston B. Sloan and that an oath (was)(was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 29th
day of May, A. D., 2025.

[Signature]
Notary Signature

Joan Tucker
Printed Notary Signature

My Commission Expires 7/22/25



Joan Tucker
Notary Public
State of Florida
Comm# HH157023
Expires 7/22/2025

EXHIBIT A

PARCEL (11):

All that part of Lots 2 and 11 of Block 12, in the City of Palatka, according to Dick's Map thereof, filed for record in the Office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as:

Beginning on the South side of Lemon Street at a point 120 feet Westerly from the Northeast corner of said Block 12, running thence Easterly, along the South line of Lemon Street, 41 feet, more or less, to the center of the brick wall forming the Westerly side of the building known as the "Baux Block", also known as the "Ryan Building" and formerly owned by Max H. Becker; thence Southerly along the Easterly line of that part of said Lot 3 formerly owned by Katharine Rogers, 78 feet, thence Easterly, parallel with Lemon Street, 41 feet, more or less, to the Westerly line of land formerly owned by Maggie K. Murphy and now by F.B. Gillespie; thence Northerly, along said Westerly line of said Murphy land, 78 feet to the Point of Beginning; being the land upon which is situated the brick building known as the "Baux Block", also known as the "Ryan Building" and formerly owned by Max H. Becker; and also the right, title, interest and property owned by Michael A. Ryan at the time of his death in and to the brick wall dividing the said "Baux Block" and the building on said Katharine Rogers land, and the building on the said Maggie K. Murphy land.

ALSO the West forty-one (41) feet of the North twenty-four (24) feet eight and three fourths (8-3/4) inches of Lot 10 of Block 12.

TOGETHER WITH an easement for ingress and egress at the rear of the above described property, in common with others to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max H. Becker et al, dated September 6, 1939, and recorded in Deed Book 139, page 487, of the Public Records of Putnam County, Florida.

PARCEL (21):

Beginning at a point on the South side of Lemon Street 162 feet Westerly from the Northeast corner of said Block 12, said point being the dividing line between Lots 11 and 2 of said Block 12 and being located in the center of the West Wall of the Ryan Building (now owned by McCrory Stores Corporation), thence Southerly at right angles to Lemon Street along the West line of Lot 11 and Lot 10 of said Block 100 feet to the Northeast corner of Lot 3 of said Block, thence Westerly along the North line of said Lot 3, parallel to Lemon Street to the West line of Kupperbusch Lot upon which is situated the East Wall of the Kupperbusch Hotel, said East Wall being 79 feet 1 inch East from the Northwest corner of said Lot 3, thence Northerly along the East wall of the Kupperbusch Lot and parallel to First Street (now Third Street) 100 feet to a point on the South line of Lemon Street, said point being 79 feet 1 inch Easterly from Northwest corner of said Block 12, thence run Easterly along South side of Lemon Street 52 feet 6 inches more or less, to Point of Beginning. All according to copy of Dick's Map filed for record in the Clerk's Office of Putnam County, Florida.

It being the intention of this description to embrace all lands in said Block lying between the center line of the West wall of the Ryan Building and the East wall of the Kupperbusch Building and North of Lot 3 and South of Lemon Street in said Block 12.

Also an Easement for Ingress and Egress at the rear of said property, in common with others to and from First Street (now Third Street) as set forth in easement agreement hereinbefore mentioned.

EXHIBIT A CONTINUED

A consolidated description of Parcels 1 and 2 is as follows, to wit:

All that part of Lots 2, 10 and 11 of Block 12, according to a copy of Dick's Map of Palatka, filed for record in the office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as beginning on the Southernly side of Lemon Street in the City of Palatka at a point 121 feet, 3-1/4 inches Westerly from the Northeastly corner of said Block 12, at the center line of a 16 inch brick wall, described in that party wall agreement between Mrs. Amelia Miller and James H. Fry, dated June 12, 1886 and recorded in Agreement and Tax Deed Book "B", on page 421 of the records of Putnam County, Florida, said point being marked by an iron pin set by Capt. S. H. Fortuna on the 22nd day of September, 1952; (1) thence running Southernly, following the center line of the brick wall as now constructed and described in the Party Wall Agreement recorded in Agreement and Tax Deed Book "B", at page 421 and following a line extended in the same course, for a total distance of 100 feet to the North line of the alley as fixed and determined by that agreement between Charles Kupperbusch, Inc. and Others, recorded in Deed Book 139, at page 487; (2) thence running Westerly along the Northernly line of said alley and the South side of Lot 2 of said Block 12 a total distance of 93 feet 2-1/4 inches to a point in the Southernly line of Lot 1 of said Block 12, which point is 80 feet 11-1/2 inches Easterly from the Southwestly corner of Lot 1 of said Block 12; (3) thence running Northernly and along the Boundary line between the Charles Kupperbusch, Inc. property (now the Diana Stores Corporation property conveyed by Deed recorded in Deed Book 137, page 443) on the West, and the McNairy Stores Corporation property on the East, as located and fixed by Agreement dated February 18, 1946, recorded in Deed Book 160, at page 55 and said boundary line being line being 6-1/2 inches Easterly from the present wall of the Diana Stores Corporation property, a distance of 100 feet to the Southernly side of Lemon Street at the point where it is intersected by said Easterly boundary line of the Diana Stores Corporation property; and (4) running from said point Easterly along the Southernly side of Lemon Street a distance of 93 feet 10-1/4 inches to the point or place of beginning.

Also an easement for ingress and egress at the rear of the above described property, in common with others, to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max. H. Barker, et al, dated September 6, 1939 and recorded in Deed Book 139 page 487, Public Records of Putnam County, Florida.

Parcels:

Parcel Identification Number: 42-10-27-6850-0120-0010

First Owner Name: BECK/SLOAN PROPERTIES INC

Second Owner Name:

Postal Address: 2000 REID ST

Postal City: PALATKA

Postal State: FL

Postal Zip 5: 32177

Legal Description: DICK S MAP OF PALATKA
MB2 P46 BLK 12 PT OF LOT 1 BK197 P447

Stated Area: 0.10

Site Address: 229 ST JOHNS AV PALATKA

Link: [Click Here](#)

[Zoom to](#)

...

Revisions		
No.	Desc.	Date

CRG
CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHNS AVE
PALATKA, FL 32177
A.A.O.D. 2 6 0 4
P. 386 - 325 - 0213
F. 386 - 328 - 1401

Project Status

EXTERIOR
ELEVATIONS

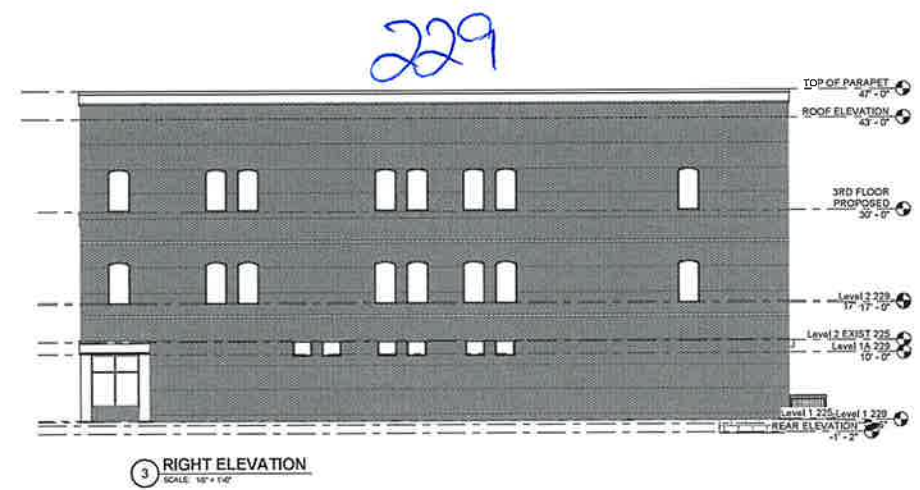
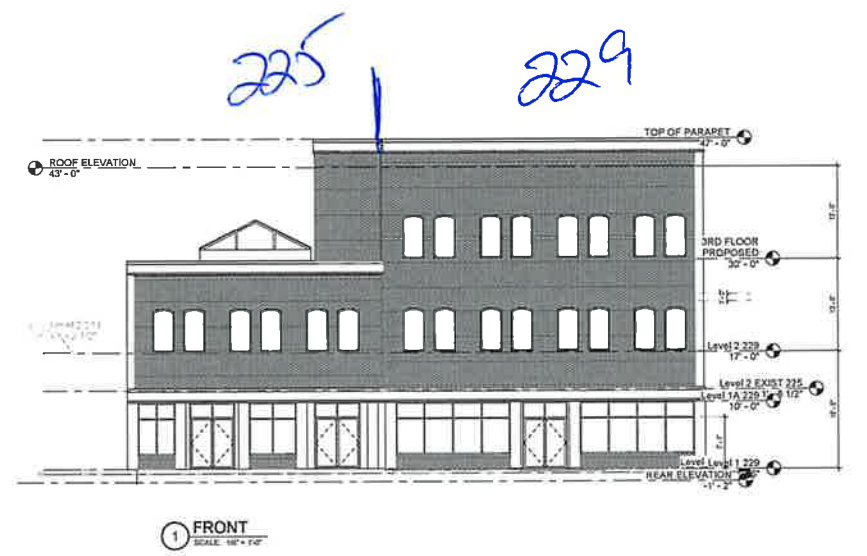
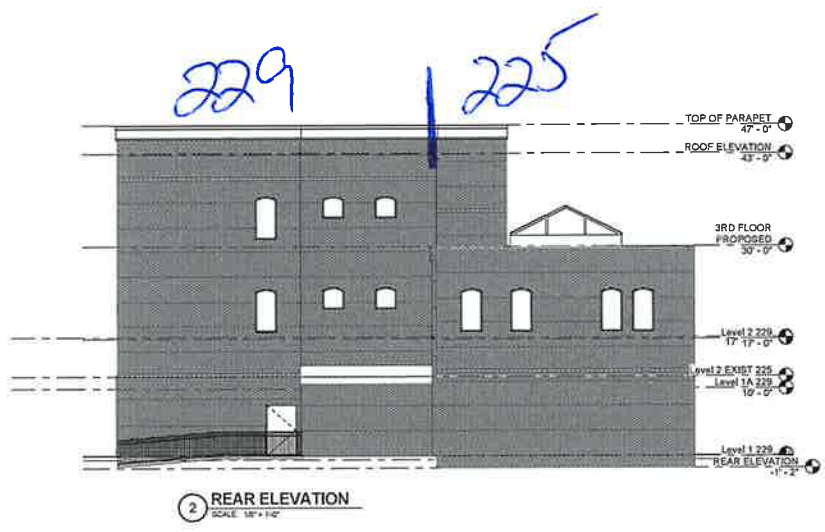
RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project number: 010X08B
Date: 8-10-25
Drawn by: TB
Checked by: JK

A400
OF SHEETS
Scale: 1/8" = 1'-0"

10/25/2025 3:26:14 AM



Proposed elevations for 225/229
St. Johns Avenue

Staff Report

Meeting date: Feb 3, 2026



Case#: PB 25-30

Address: 225 St. Johns Ave.

Parcel ID: 42-10-27-6850-0120-0011

Applicant: Beck/Sloan Properties, Inc.

A. Application Summary

I. General

Project Name: 225 St. Johns Avenue.

Request: Conditional Use

Parcel#: 42-10-27-6850-0120-0011

Acres: 0.08 acres

Location: 225 St. Johns St., on the south side of St. Johns and S. 3rd

Project Manager: Planning Staff

Owner: Beck/Sloan Properties, Inc.

Agent: Jim Troiano

II. Background

The request is to obtain approval for conditional use for the subject property to develop four (4) hotel rooms on the second floor of the existing building. The Planning Board had already granted approval to prior conditional uses for the parcels at 211 for seven (7) hotel rooms and 229 St. Johns Ave. for eight (8) rooms in 2024. The applicant is also applying for an amendment to the approval for the 229 St. Johns Ave. in order to add eight (8) more hotel rooms. The ultimate intent of Beck/Sloan Properties Inc. is to combine all these parcels into a single multiuse development encompassing the entirety of the 200 block at St. Johns Ave. including the renovation and re-establishing of the historic James Hotel, and the Shelley Building at 300 and 320 St. Johns Ave., with an unspecified number of rooms. The applicant proposes to use the James Hotel as the anchor and main facility for all the proposed hotel rooms planned for the 200 block parcels. The specific request for the 225 St. Johns Ave. is to develop four (4) hotel rooms on the second floor of the existing building.

Figure 1: Map of property from Putnam County GIS Reference Map

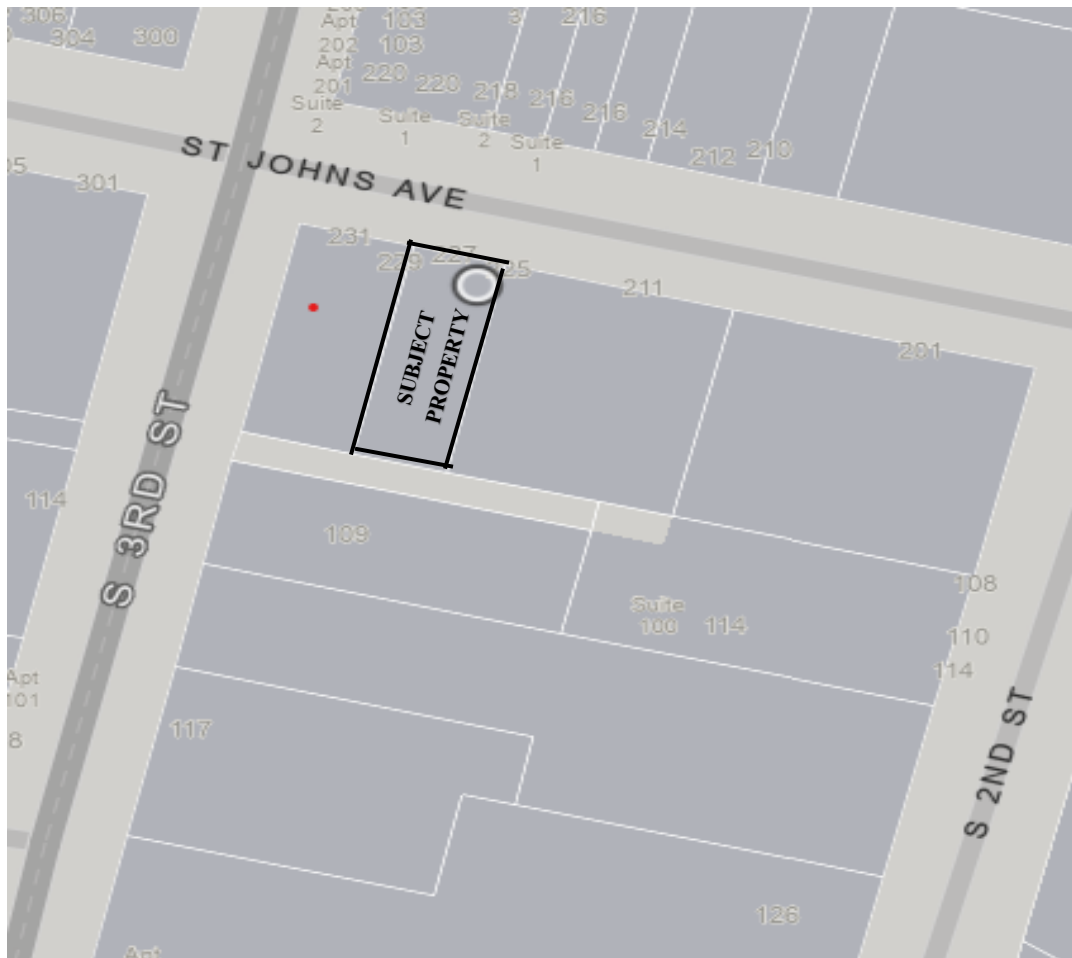


Figure 2: Showing location on St. Johns Ave., between South 2nd and South 3rd Street.

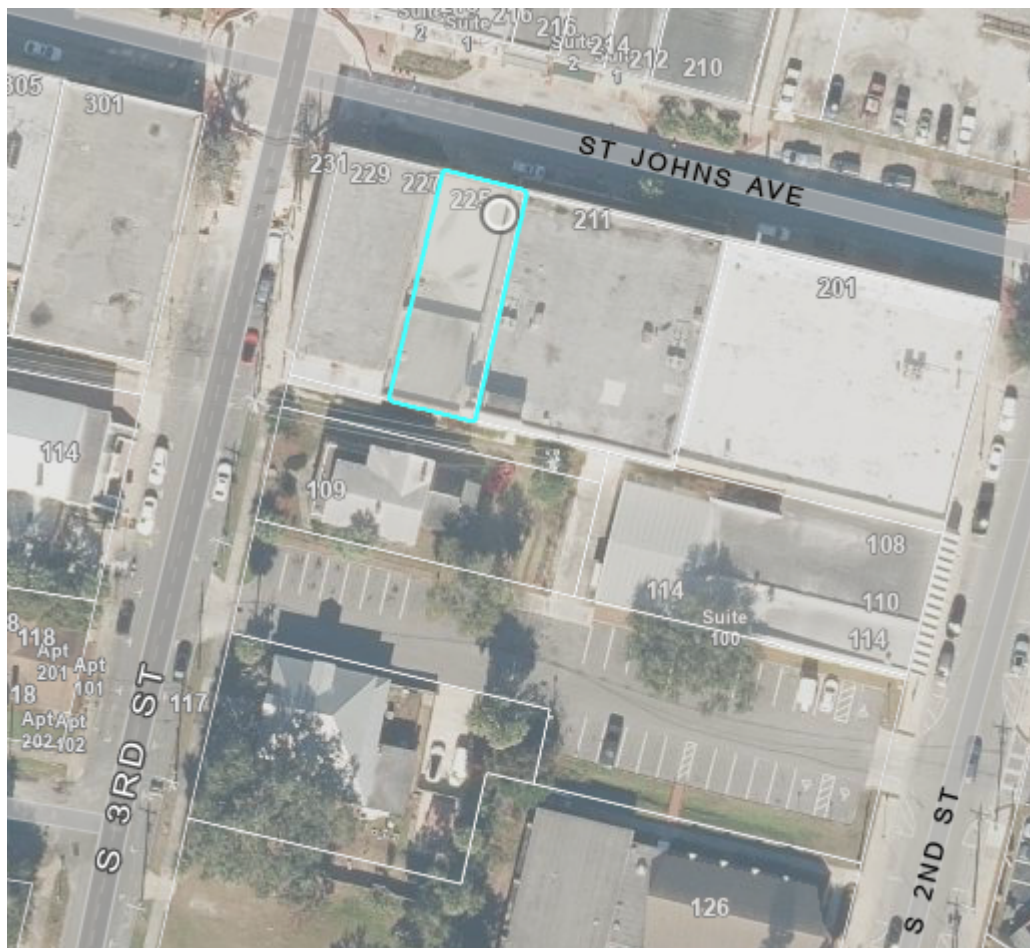
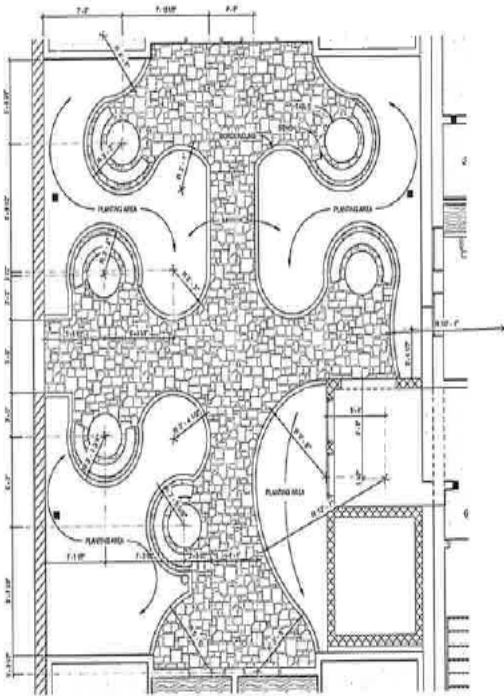


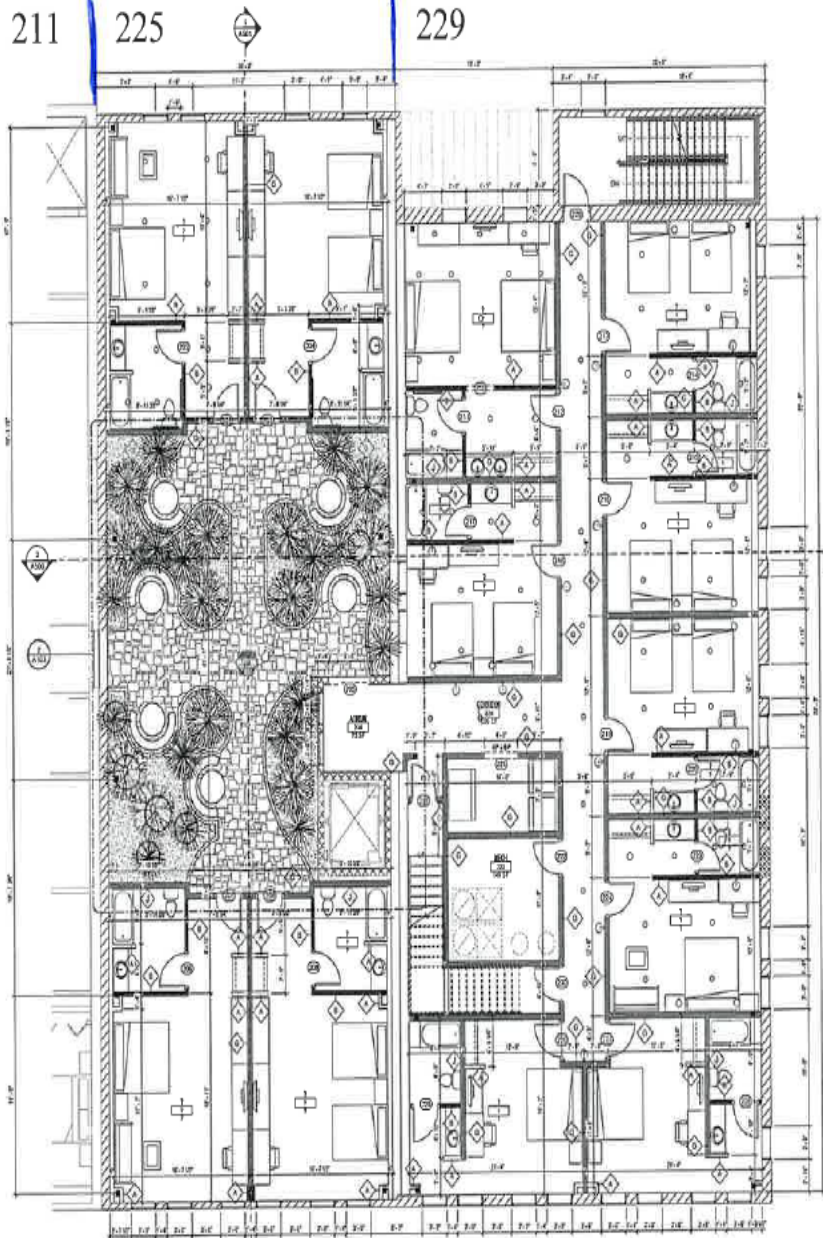
Figure 3: View of 225 St. Johns Ave from street; photo by Google, Apr. 2023.



Figure 4: Floor Plan of 2nd and 3rd floor of 229 St Johns Ave



2 PARTIAL FLOOR PLAN GARDEN
SCALE 1/4" = 1'-0"



1 2ND FLOOR PROPOSED
SCALE 3/8" = 1'-0"

2nd Floor 225+229 St. Johns Avenue

REVISIONS		
No.	Desc.	Date

CRG
CRG ARCHITECTS
PALATKA, INC.
1145 E. 20th Ave.
PALATKA, FL 32177
A A 000 2404
P 386-225-0213
F 386-225-1401

Project Status

PROPOSED 2ND FLOOR PLAN

RENOVATION OF 225 AND 229 ST. JOHNS AVE., PALATKA, FL 32177

Architect/Engineer

Project Number: 0103033
Date: 6-16-10
Drawing: 18
Sheet: 28

A103
OF 1001
Scale: As Indicated

III. Analysis

Table 1: Current Future Land Use and Zoning Designations for the neighboring properties.

	Actual Use	FLUM	ZONING
Existing Property	Vacant	Commercial (COM)	Downtown Riverfront (DR)
North	Retail, offices	Commercial (COM)	Downtown Riverfront (DR)
South	Residential	Commercial (COM)	Downtown Riverfront (DR)
East	Vacant	Commercial (COM)	Downtown Riverfront (DR)
West	Vacant	City, Commercial (COM)	Downtown Riverfront (DR)

The applicant desires to develop this property along with adjacent ones, as a multi-use building. The first floor will provide individual businesses an opportunity to lease space to sell food and beverages for sale to the public in a food court style layout. For the second floor, and the subject of this application, the intent is to create four (4) hotel rooms. The 211-parcel received conditional use approval for seven (7) hotel rooms in 1924. The applicant seeks to add eight (8) hotel rooms to the already approved eight (8) rooms for a total of sixteen (16) hotel rooms on the 229 parcel. If the two pending applications are approved by the Planning Board, the 200 block at St. Johns Ave. will have a total of 27 hotel rooms. Additionally, Beck/Sloan Properties Inc. intends to renovate the James Hotel and add rooms to the Shelley Building at 300 and 320 St. Johns Ave., however the number of rooms has not been disclosed yet. All these requests are part of an overall single redevelopment project. The intent of the applicant is for the James Hotel to serve as the main facility and anchor to all the proposed hotel units. This is critical because the Downtown Riverfront District allows hotels and motels permitted use but does not specifically allow stand-alone hotel rooms. It would be advantageous that the owner considers establishing a unity of title for all the parcels involved, although this is not a code requirement. However, a Planned Unit Development Overlay is required pursuant to Section 94-113 (7) of the code: “Planned *unit development overlay threshold. Any proposed nonresidential development exceeding 20,000 square feet or residential development with project density exceeding five units per acre or residential development with more than five units shall be required to utilize a planned unit development overlay.* This requirement must be met before applications for site plan review and building permits are submitted by the applicant.

A Planned Unit Development Overlay will allow more flexibility in the design and implementation of the project as well facilitate its review process.

Another aspect to consider is the provision of adequate parking for the proposed uses and, although there is no requirement currently in the zoning code for the district, there will undoubtedly be a demand for parking spaces.

When analyzing a request for a Conditional Use Permit, eleven requirements must be met per Section 94-3(4). The criteria and responses are as follows:

a. **Compliance with all applicable elements of the comprehensive plan.**

The application is **in compliance** with elements of the Comprehensive plan. The application is consistent with Policy A.1.2.2 as well as the Community Redevelopment Plan of the city's CRA.

b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

There will be no changes to the sidewalks or roadways servicing this property. The existing access is **in compliance** for emergency vehicles and can accommodate the proposed uses. However, these statements need to be confirmed when the parcels go through site plan review and building permit process.

c. **Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

Off-street parking and loading areas will be created and provided as required by §94-261(c)(7) during the site plan review phase. However, §94-262 states that DB and DR zones are exempt from required number of parking spaces. The applicant has stated that there will be no anticipated odor or glare; noise will be minimal or standard for the use expected from hotel rooms; and economically speaking, the area will no longer be blighted, will provide jobs, tax revenue, and other income from patrons to the downtown area. Although provision of parking is not required, the multiuse development will generate a significant demand for parking which cannot be ignored, and a collaborative solution should be seek by the applicant with the city. Otherwise, the existing service is **in compliance**

d. **Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

Applicant will work collaboratively with the City of Palatka during the permit process to identify areas for trash pick-up to service this building. To that end, the applicant shall submit a site plan indicating the location of dumpster disposal including the expected maneuverability of the collection trucks. Otherwise, the existing service is **in compliance**

e. **Utilities, with reference to location, availability and compatibility.** The property is currently connected to the City's water and sewer systems and would be able to serve the proposed uses.

f. **Screening and buffering, with reference to type, dimensions and character.** In Compliance

g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

Any sign would need to meet the requirements of Section 62 and shall be **in compliance** with city regulations and Florida Building Code at the time of zoning and permitting.

h. **Required yards and other open spaces.** N/A

i. **General compatibility with adjacent properties and other properties in the district. In compliance.**

The proposed uses are compatible with adjacent properties and those of the district.

j. **Any special requirements set out in the schedule of district regulations for the particular use involved.**

N/A

k. **The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

N/A

Base upon the documentation submitted and the analysis performed, staff make a determination that the conditional use will advance the city objective of revitalizing this critical location of the downtown area. As such it will be in harmony with the general intent and purpose of the Downtown Riverfront District and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare, as the Code dictates. Granting the conditional use request would allow a previously vacant building to be redeveloped with a mix use project that will enhance the visual character of St. Johns Ave., promote economic development and serve as a catalyst for redevelopment of Palatka downtown area.

Staff therefore recommend APPROVAL of the requested Conditional Use subject to the following conditions:

1. The applicant should consider establishing a Unity of Title of all the parcels involved in the overall project.
2. The applicant shall seek a Planned Unit Development Overlay pursuant to Section 94-113 (7) of the code so that all the different components of the project can be reviewed and considered as a single unified project.

3. In consultation with the City, the applicant shall make all efforts to address the parking demand to be generated by the total redevelopment project.
4. This conditional use approval is contingent upon the re-establishment of the historic James Hotel to serve as anchor to all proposed hotel rooms in the 200 block of St. Johns Ave.

Section 94-3, (4) requires the Planning Board to make proper findings. Staff recommend the Board to adopt the following findings of fact:

1. Whereas the application for the requested conditional use approval has been deemed complete.
2. Whereas the approval of the request as conditioned will not adversely affect public interest.
3. Whereas the application meets the requirements for a conditional use permit as demonstrated by staff analysis.
4. Whereas the application as conditioned is in-compliance with, and further the goals and objectives of the comprehensive plan.
5. Whereas there are code requirements and a need to review this application and all the other proposed development as part of a single and unified redevelopment project.
6. Whereas the implementation of the proposed overall plan for St. Johns Ave. will revitalize the downtown area and will generate economic growth in the City of Palatka.
7. Whereas Section 94-161 of the Code permits hotel and motels land uses as conditional use.

229 St. Johns Avenue - Justification Statement

As the owner of this property, we are thankful for the unanimous decision of the Palatka Planning Board when they granted a Conditional Use Permit (CUP) for eight (8) hotel/motel rooms at this location. Since that meeting, we have decided to add a third floor to this building and would like to add eight (8) new rooms to the third floor. These rooms will be the same as the rooms on the second floor.

This building, once known as the as the Kupperbusch New European Hotel, was once a three-story building (see image below). However, fire destroyed the third floor and since, renovations have been made to the building to support its new two-story configuration.



As it relates to 229 St. Johns Avenue, according to the Feb. 8, 2024 zoning verification request (ZVL 24-09) we received from the city Planning Department, in order to place hotel/motel rooms in this zoning district, a CUP is required. In accordance with Section 94-161 of the code for the City of Palatka, we respectfully request the Planning Board of the City of Palatka grant a CUP for the use of the second floor as hotel/motel room space as outlined above. The code states in part:

94-161 – DR Downtown Riverfront District:

- (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:

- (3) Community production or movie theaters.
- (4) Convention facilities.
- (7) Hotels and motels.

Below is an aerial from the Putnam County Property Appraiser's Office which highlights in brown 229 St. Johns Avenue.



According to Palatka City Code Section 94-3, *“a conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter. All petitions for conditional use shall be considered first by the planning board in the manner set out in this section.”*

Since we were granted a CUP for the second floor for this same building, I provide similar responses to the following questions that were used for our second-floor submittal. The Planning Board agreed with our responses when they issued the CUP in 2024. In section (4) of this code, it states the following.

- (4) *Findings.* Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable.

a. Compliance with all applicable elements of the comprehensive plan.

Section 94-161 (Downtown Riverfront District) of the city of Palatka Code specifically lists hotel/motels as allowable conditional uses. We find no compliance issues with our CUP request and Palatka's comprehensive plan.

- b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

The design of the hotel/motel rooms will be in full compliance with the Florida Building Code and all life safety requirements in the Florida Fire Prevention Code. There will be no alteration to the sidewalks or roadways servicing this property. Vehicles will continue to safely access the area, as well as pedestrians on sidewalks and those who are using alternative modes of transportation.

- c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

Off-street parking and loading areas will be created and provided as required by city code 94-261 at the time of submission for general construction permitting and zoning verification. There is no anticipated odor or glare. Noise will be minimal, or standard for this use as expected from the hotel rooms. As for economic concerns, this location will no longer be blighted and will provide jobs, tax collection and overall general revenue from visitors/patrons of this and our other downtown locations.

Per city planning staff, hotel/motel rooms in the Downtown Riverfront District are exempt from the parking requirements of Sec. 94-262.

- d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

At the time of permitting and zoning verification, the applicant will work collaboratively with the city of Palatka to identify areas for trash pick-up that will service this building.

- e. Utilities, with reference to location, availability and compatibility.**

Water, gas and electrical utilities are currently available at this building.

- f. Screening and buffering, with reference to type, dimensions and character.**

It is our belief that our request to obtain a CUP does not require our building to have any new screening and/buffering. As listed in this document, we will be protecting the public health, safety and general welfare by minimizing noise, air, dust and visual pollution, as well as improving the aesthetic appeal of the city by bringing this building, as well as others in our plan from blight to bright.

- g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

This building will have signage and exterior lighting that will be in compliance with city regulations and the Florida Building Code at the time of zoning verification and construction permitting. Signs and lighting will not create any safety or adverse economic impacts.

- h. Required yards and other open space.**

There are no required yards and other open space related to the construction of these rooms.

- i. General compatibility with adjacent properties and other property in the district.**

As referenced above, hotel/motel rooms have historically been allowed in this zoning district and are at several current locations (see above).

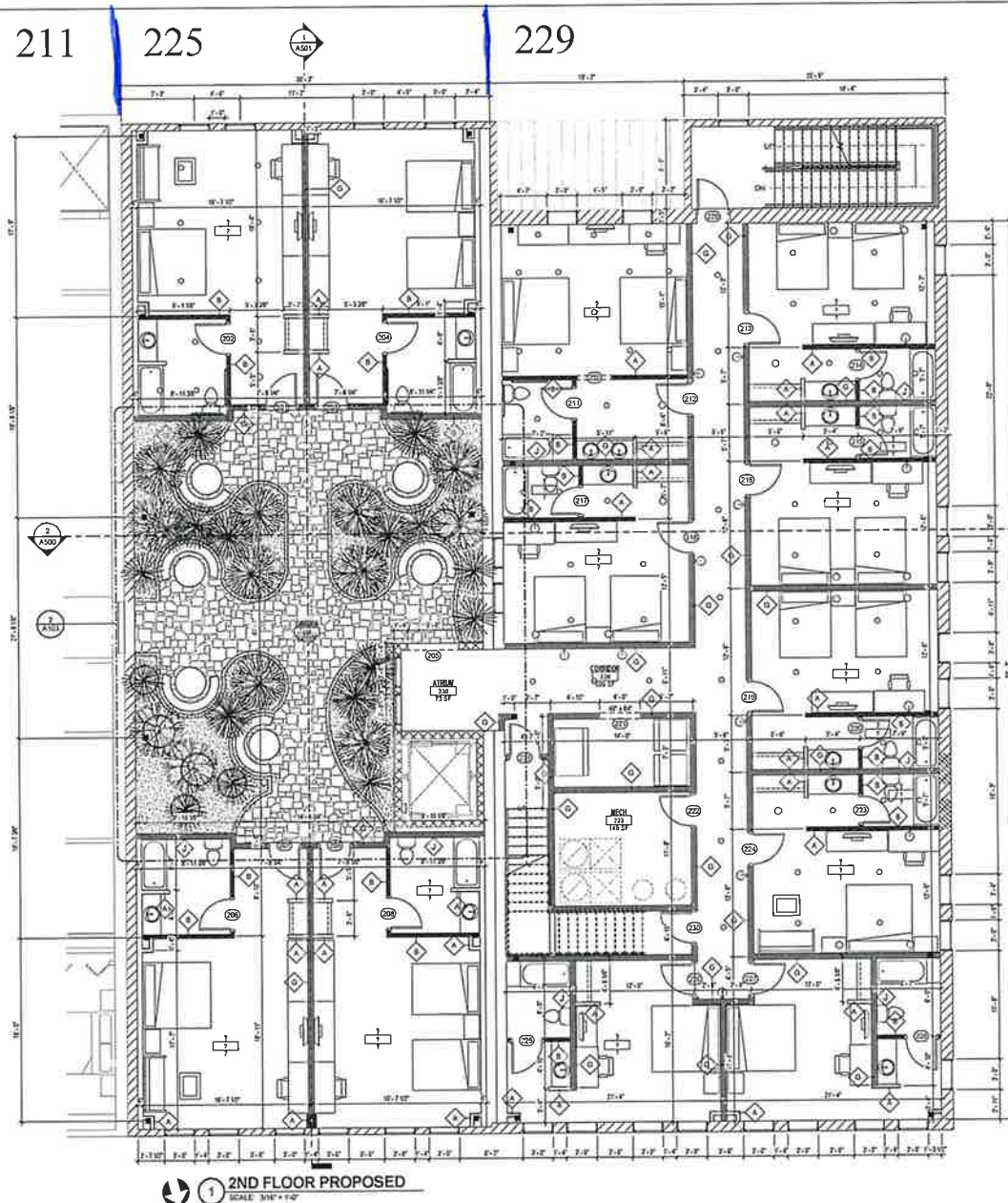
- j. Any special requirements set out in the schedule of district regulations for the particular use involved.**

None known to the applicant.

- k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

This property is not in the historic preservation area defined by the city of Palatka.

We again thank the Planning Board for their issuance of the first CUP for the second floor at this location and hope they will once again agree with and issue an additional CUP for the additional eight (8) rooms we are proposing for the new third floor.



Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHN'S AVE.
PALATKA, FL 32177
A A 0 0 0 2 6 0 4
p. 386 - 325 - 0213
f. 386 - 328 - 1401

Project Status

PROPOSED 2ND
FLOOR PLAN

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project number: 010X088

Date 6-10-25

Drawn by	TB
----------	----

Checked by	JK
------------	----

A103

A103

	of	DATE

Scan AS indicated

1994

50 6 2

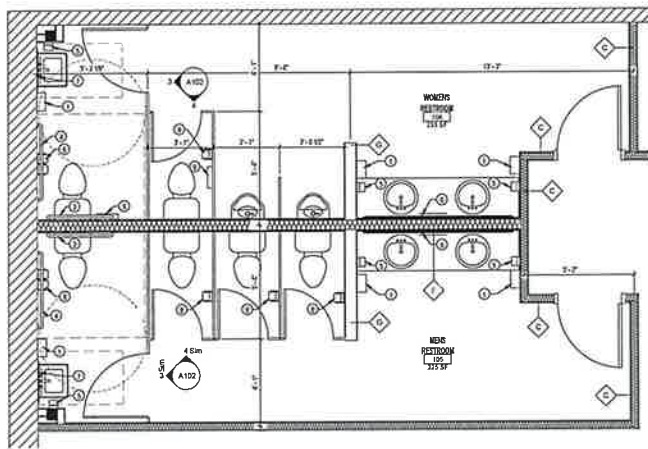
Page 53 of 65

9

ALL RIGHTS RESERVED - DO NOT REPRODUCE

2nd Floor 225 + 229 St. Johns Avenue
"Proposed"

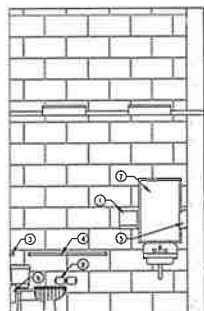
229
Pallet



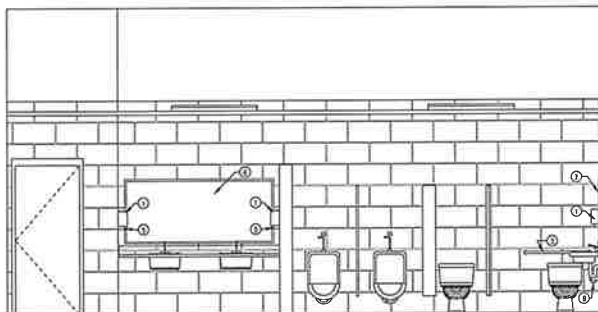
2 PARTIAL FLOOR PLAN RESTROOMS
SCALE: 3/8" = 1'-0"

MARK	ACCESSORY	NOTATION/HEIGHT
(1) TA-1	PAPER TOWEL CARRIER	48" TO BOTTOM
(2) TA-2	ROOM DEODORIZER	ABOVE DOOR
(3) TA-3	GRAB BAR - 36"	36" TO CENTER
(4) TA-4	GRAB BAR - 42"	36" TO CENTER
(5) TA-5	SHAMPOO DISPENSER	36" ABOVE COUNTER
(6) TA-6	MIRROR (12" x 30")	36" TO BOTTOM
(7) TA-7	MIRROR (12" x 30")	36" TO BOTTOM
(8) TA-8	TICKET TISSUE DISPENSER	36" TO SHROVE
(9) TA-9	WASH DISPENSER	36" TO TOP OF COUNTER
(10) TA-10	TRASH RECEPTACLE	36" TO TOP OF COUNTER
(11) TA-11	SHIRT CHANGING STATION	36.34" TO BOTTOM

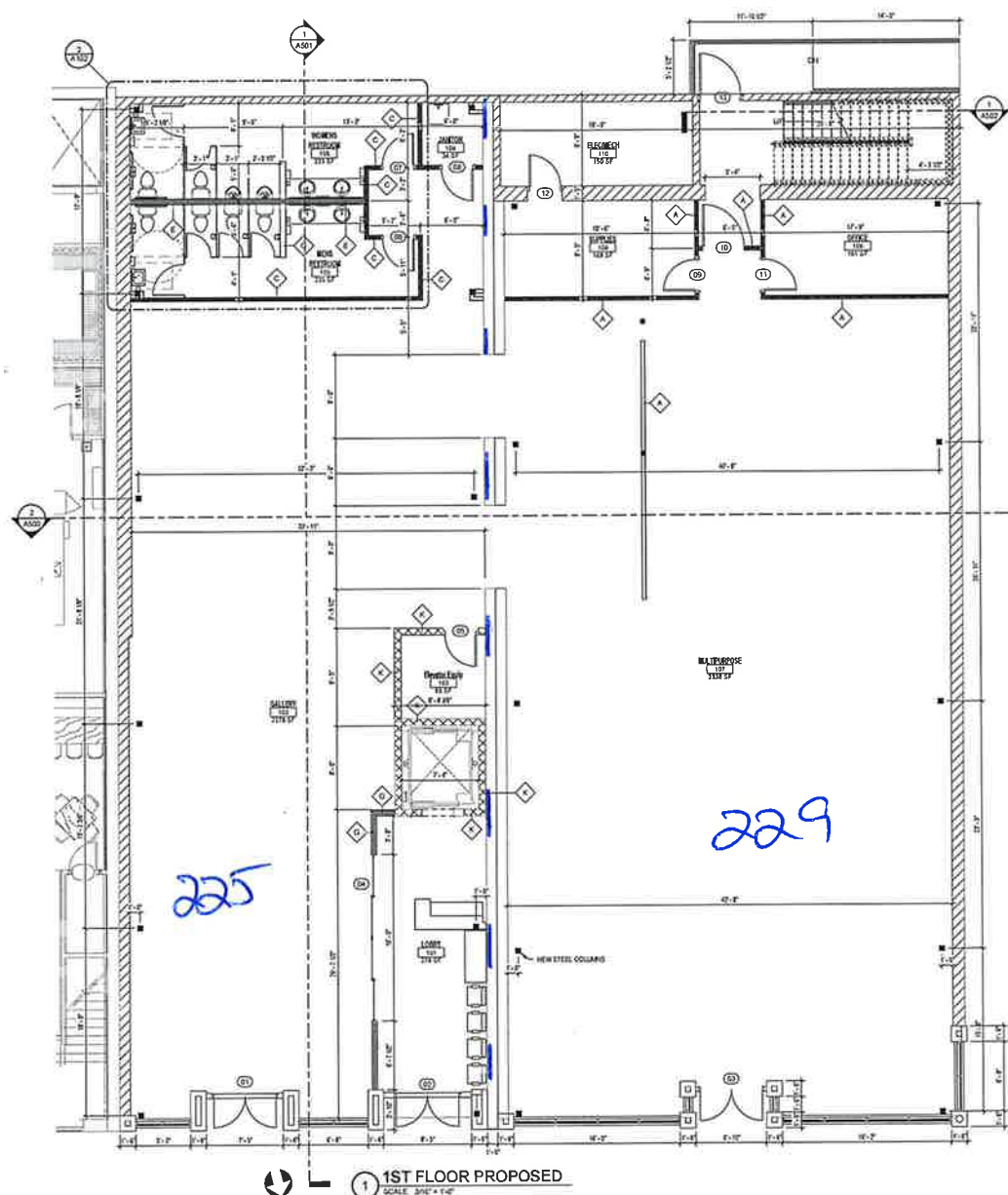
* INDICATES TOILET ACCESSORY TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR



3 RESTROOM E
SCALE: 3/8" = 1'-0"



4 RESTROOM N
SCALE: 3/8" = 1'-0"



1 1ST FLOOR PROPOSED
SCALE: 3/8" = 1'-0"

Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHNS AVE.
PALATKA, FL 32177
A A O D 2 4 0 4
P. 386 - 325 - 0213
F. 386 - 328 - 1401

Project Status

PROPOSED 1ST
FLOOR PLAN

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project Number: 0150X08B
Date: 6-10-25
Drawn by: TB
Checked by: JK
A102
OF SHEETS
Scale: As indicated

1st Floor 225 + 229 St. Johns Avenue
"Proposed"

Revisions		
No.	Desc.	Date

CRG
 CRG ARCHITECTS
 / PALATKA, INC.
 216A ST. JOHNS AVE
 PALATKA, FL 32177
 A.A.O.D. 2 & 4
 P. 386 - 325 - 0213
 F. 386 - 328 - 1401

Project Status

EXTERIOR
 ELEVATIONS

RENOVATION OF 225 AND 229
 ST. JOHNS AVE.
 PALATKA, FL 32177

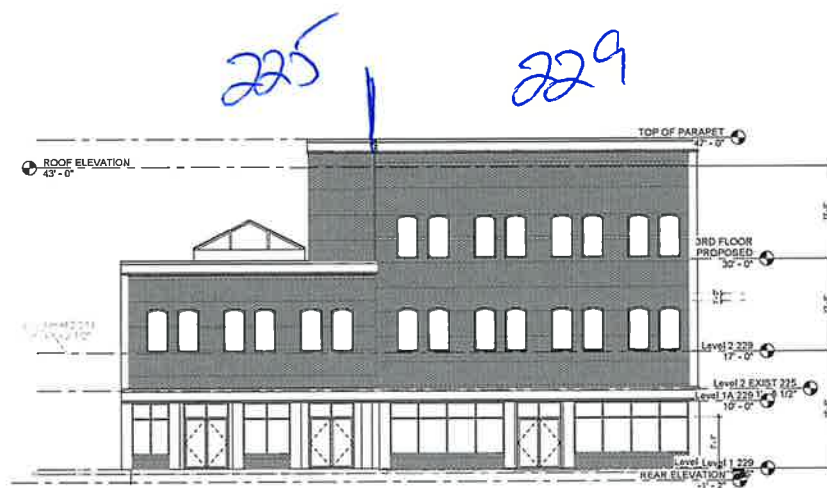
Seal / Signature

Project number: 010X088
 Date: 8-10-25
 Drawn by: TB
 Checked by: JK
A400
 OF SHEETS
 Scale: 1/8" = 1'-0"

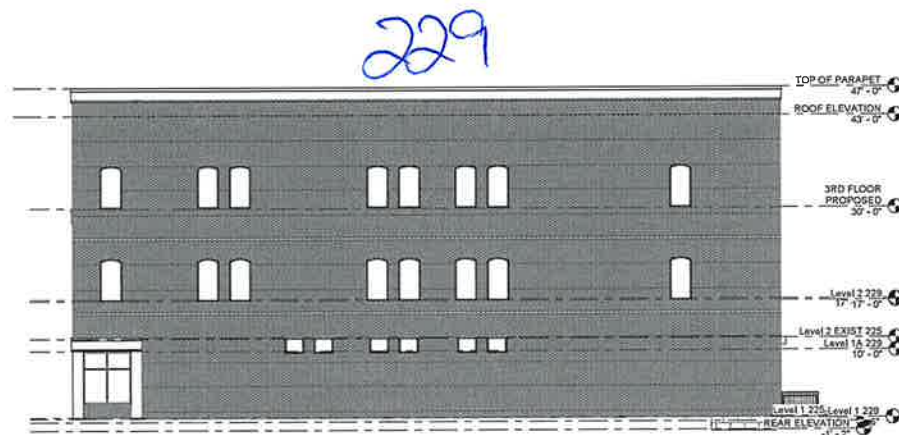
10/25/2025 3:26:14 AM



② REAR ELEVATION
 SCALE: 1/8" = 1'-0"



① FRONT
 SCALE: 1/8" = 1'-0"



③ RIGHT ELEVATION
 SCALE: 1/8" = 1'-0"

Proposed elevations for 225/229
 St. Johns Avenue



PLANNING DEPARTMENT
201 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 327

CONDITIONAL USE APPLICATION

#1,245⁰⁰

RECEIVED

NOV 05 2025

APP #: HP PB 25-30
DATE RECEIVED: _____
HEARING DATE: _____

Application Requirements

This application must be completed and submitted with application fee and ALL required attachments.

(Checks payable to the City of Palatka)

Required Attachments:

- ☒ Site Plan
- ☒ Letter of Authorization (On file)
- ☒ Legal Description
- ☐ Dept. of Children & Family Services Letter (if daycare) **N/A**
- ☒ Copy of Recorded Deed
- ☒ Fees
- ☒ Justification Statement
- ☐ Tree survey **N/A**

Property Information

1. Property Address: 225 St. Johns Avenue Palatka, Florida 32177
2. Parcel Number: 42-10-27-6850-0120-0011
3. Current Property Use: Vacant commercial building
4. Lot Size: .08 Acres
5. Current Zoning Designation: Downtown Riverfront District
6. Number & types of structures on property: One, two story building
7. Closest Intersecting Streets: St. Johns Avenue and 3rd Street
8. Description of proposed Conditional Use requested:
Create four (4) new hotel/motel rooms on the second floor. See justification statement.

Applicant Information

Owner Name(s): Beck/Sloan Properties, Inc.

Mailing Address: 2000 Reid Street Palatka, Florida 32177

Phone Number(s): (386)328-0344 Email: jimtroiano@checkbeck.com

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

Name(s): James Troiano*

Mailing Address: 2000 Reid Street

Phone Number(s): (386) 328-0344 X 341 Email: jtroiano@checkbeck.com

* Already on file

To Be Notarized

Name (Print Name): Preston B. Sloan

Signature: [Signature] Date: 10/22/2025

STATE OF Florida County of Putnam

Before me this day personally appeared Preston B. Sloan who executed the foregoing application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 22 day of October A.D. 2025.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 6/26/2026 State of FL at Large
Type of Identification Produced: personally known

Official Use Only

1. DATE SUBMITTED: _____

2. RECEIVED BY: _____

3. CURRENT ZONING: _____

4. FUTURE LAND USE CATEGORY: _____

5. PRELIMINARY REVIEW BY: _____

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

Date: 11/05/2025 OPER ID: AROMERO RECEIPT NO: F001037

RECEIVED FROM: 225 ST. JOHNS AVE

AMOUNT RECEIVED: 1,245.00 TYPE: CK CHECK: 11326

CHANGE DUE: 0.00

TOTAL RECEIVED: 1,245.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
1,245.00		225 ST. JOHNS AVE CONDITIONAL USE APPLICATION FEE

5
44.110

This Instrument Prepared By:
Holmes & Young, P.A.
Attorneys at Law
222 North 3rd Street
Palatka, FL 32177

Inst: 202554014760 Date: 05/30/2025 Time: 1:18PM Doc Stamp-
Deed: 0.70 By: ML, DC, Matt Reynolds, Putnam, County Page 1
of 5 B: 1813 P: 1429

WARRANTY DEED

Property Appraisers Parcel
Identification Number:
42-10-27-6850-0120-0011
42-10-27-6850-0120-0010

THIS WARRANTY DEED made the 29 day of MAY, A.D. 2025, by
PALATKA RTG, LLC, a Florida Limited Liability Company, hereinafter called the grantor to
BECK/SLOAN PROPERTIES, INC., a Florida Corporation whose mailing address is: 2000
Reid Street, Palatka, FL 32177 hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of TEN DOLLARS (\$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, State of Florida, viz:

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

NOTICE TO RECORDING OFFICER: This conveyance of unencumbered
real property being transferred from LLC to INC with no change in beneficial
ownership is subject to minimum documentary stamp tax of \$.70.

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, 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, 2024.

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

Signed, sealed and delivered in

Title Not Examined
No Opinion of Title Given
Holmes & Young, P.A.

PALATKA RTG, LLC, a Florida Limited
Liability Company

[Signature]
Witness

By: [Signature]
Preston B. Sloan
President

Bradley Sloan
Printed Name
400 Marsh Point Cir
St. Augustine, FL 32080
Address of Witness

[Signature]
Witness

Timothy F. Sloan
Printed Name
8189 Laureate Dr, Orlando 32827
Address of Witness

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day, before me, by means of (X) physical presence or ()
online notarization, an officer duly authorized to administer oaths and take acknowledgments,
personally appeared PRESTON B. SLOAN, President of Palatka RTG, LLC known to me to be the
person(s) described in and who executed the foregoing instrument, who acknowledged before me
he/she/they executed the same, that I relied upon the following form of identification of the
above-named person: Preston B. Sloan and that an oath (was)(was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 29th
day of May, A. D., 2025.

[Signature]
Notary Signature
Joan Tucker
Printed Notary Signature
My Commission Expires 7/22/25

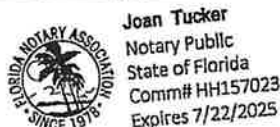


EXHIBIT A

PARCELS (1):

All that part of Lots 2 and 11 of Block 12, in the City of Palatka, according to Dick's Map thereof, filed for record in the Office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as:

Beginning on the South side of Lemon Street at a point 120 feet Westward from the Northeast corner of said Block 12, running thence Westward, along the South line of Lemon Street, 41 feet, more or less, to the center of the brick wall forming the Westward side of the building known as the "Baux Block", also known as the "Ryan Building" and formerly owned by Max M. Becker; thence Southward along the Westward line of that part of said Lot 2 formerly owned by Katherine Rogers, 75 feet, thence Eastward, parallel with Lemon Street, 41 feet, more or less, to the Westward line of land formerly owned by Maggie E. Murphy and now by T.B. Gillespie; thence Northward, along said Westward line of said Murphy land, 75 feet to the Point of Beginning; being the land upon which is situated the brick building known as the "Baux Block", also known as the "Ryan Building" and formerly owned by Max M. Becker; and also the right, title, interest and property owned by Michael A. Ryan at the time of his death in and to the brick wall dividing the said "Baux Building" and in and to the brick wall dividing the said "Baux Block" and the building on said Katherine Rogers land, and the building on the said Maggie E. Murphy land.

ALSO the West forty-one (41) feet of the North twenty-four (24) feet eight and three fourths (8-3/4) inches of Lot 10 of Block 12.

TOGETHER WITH an easement for ingress and egress at the rear of the above described property, in common with others to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max M. Becker et al, dated September 6, 1939, and recorded in Deed Book 133, page 487, of the Public Records of Putnam County, Florida.

PARCEL (2):

Beginning at a point on the South side of Lemon Street 162 feet Westward from the Northeast corner of said Block 12, said point being the dividing line between Lots 11 and 2 of said Block 12 and being located in the center of the West Wall of the Ryan Building (now owned by McCrory Stokes Corporation), thence Southward at right angles to Lemon Street along the West line of Lot 11 and Lot 10 of said Block 100 feet to the Northeast corner of Lot 3 of said Block, thence Westward along the North line of said Lot 3, parallel to Lemon Street to the East line of Kupperbusch Lot upon which is situated the East Wall of the Kupperbusch Hotel, said East Wall being 79 feet 1 inch East from the Northwest corner of said Lot 3, thence Northward along the East wall of the Kupperbusch Lot and parallel to First Street (now Third Street) 100 feet to a point on the South line of Lemon Street, said point being 79 feet 1 inch Eastward from Northwest corner of said Block 12, thence run Eastward along South side of Lemon Street 52 feet 6 inches more or less, to Point of Beginning. All according to copy of Dick's Map filed for record in the Clerk's Office of Putnam County, Florida.

It being the intention of this description to embrace all lands in said Block lying between the center line of the West wall of the Ryan Building and the East wall of the Kupperbusch Building and North of Lot 3 and South of Lemon Street in said Block 12.

Also an Easement for Ingress and Egress at the rear of said property, in common with others to and from First Street (now Third Street) as set forth in easement agreement hereinbefore mentioned.

EXHIBIT A CONTINUED

A consolidated description of Parcels 1 and 2 is as follows, to wit:

All that part of Lots 3, 10 and 11 of Block 12, according to a copy of Dick's Map of Palatka, filed for record in the Office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as beginning on the Southernly side of Leon Street in the City of Palatka at a point 121 feet, 3-1/4 inches Westerly from the Northeast corner of said Block 12, at the center line of a 16 inch brick wall, described in that party wall agreement between Mrs. Amelia Miller and James H. Fry, dated June 12, 1885 and recorded in Agreement and Tax Deed Book "B", on page 421 of the records of Putnam County, Florida, said point being marked by an iron pin set by Capt. S. H. Norton on the 22nd day of September, 1882; (1) thence running Southernly, following the center line of the brick wall as now constructed and described in the Party Wall Agreement recorded in Agreement and Tax Deed Book "B", at page 421 and following a line extended in the same course, for a total distance of 100 feet to the North line of the alley as fixed and determined by that agreement between Charles Kupperbusch, Inc. and Others, recorded in Deed Book 139, at page 487; (2) thence running Westerly along the Northernly line of said alley and the South side of Lot 2 of said Block 12 a total distance of 93 feet 2-1/4 inches to a point in the Southernly line of Lot 1 of said Block 12, which point is 80 feet 11-1/2 inches Easterly from the Southwest corner of Lot 1 of said Block 12; (3) thence running Northernly and along the boundary line between the Charles Kupperbusch, Inc. property (now the Diana Stokes Corporation property conveyed by Deed recorded in Deed Book 137, page 443) on the West, and the McCrory Stokes Corporation property on the East, as located and fixed by Agreement dated February 18, 1906, recorded in Deed Book 160, at page 35 and said boundary line being line being 4-1/2 inches Easterly from the present wall of the Diana Stokes Corporation property, a distance of 100 feet to the Southernly side of Leon Street at the point where it is intersected by said Easterly boundary line of the Diana Stokes Corporation property; and (4) running from said point Easterly along the Southernly side of Leon Street a distance of 93 feet 10-1/4 inches to the point or place of beginning.

Also an easement for Egress and Egress at the rear of the above described property, in common with others, to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max. H. Barker, et al, dated September 6, 1939 and recorded in Deed Book 139 page 487, Public Records of Putnam County, Florida.

EXHIBIT A CONTINUED

Paragraph (3):

Being a part of Lots 1 and 2 of Block 12 of the City of Palatka, County of Putnam, State of Florida, particularly described as follows:

From the Northwest corner of said Block 12 run Easterly along the South line of Lemon Street 45 feet, $\frac{1}{4}$ inches to the center of a 24 inch brick wall for the Point of Beginning of this description; (1) Thence from said Point of Beginning run Easterly along the South line of Lemon Street 36 feet, $5\frac{1}{2}$ inches to a point on said street (said point being the fixed boundary line of the Charles Kopperbusch, Inc. and the McGraw Stores Corporation, as described and agreed to by a agreement recorded in Deed Book 160, page 55, with plat attached). (2) Thence Southerly and parallel with the Easterly wall of the Kopperbusch building and $4\frac{1}{2}$ inches Easterly therefrom 100 feet to an alley (see Deed Book 139, page 482). (3) Thence run Westerly along the Northerly side of said alley 36 feet, 4 inches to a point. (4) Thence run Northerly and parallel to the East line of a 16 inch wall, and 4 inches Westerly of the East line of said wall, 49 feet, 11 inches to the Southerly end of a 24 inch wall. (5) Thence continue Northerly and along the centerline of the said 24 inch brick wall 50 feet, $3\frac{1}{2}$ inches to the Point of Beginning.

Also an Easement for Ingress and Egress at the rear of the above described property, in common with others, to and from First Street (now Third Street), as set forth in written instrument filed the 9 th day of June, A.D. 1941 executed by Max H. Becker and others, in which said instrument said easement is particularly delineated, and which said instrument was filed record in the office of the Clerk of Circuit Court of Putnam County, Florida, as Clerk's Number 54300, to which said instrument and record reference is made for greater particularities.

229

Beck/Sloan Properties, Inc.

2000 Reid Street
Palatka, Florida 32177
(386) 328-0344

October 23, 2025

City of Palatka
Planning Department
201 N. 2nd Street
Palatka, Florida 32177

Re: Letter Designating Agent

Dear City of Palatka:

As the President and CEO of Beck/Sloan Properties, Inc., I hereby designate Mr. Jim Troiano as my agent for all zoning, development and construction efforts at 229 St. Johns Avenue in the city of Palatka. Mr. Troiano is authorized to represent, submit development and construction documents on my behalf, as well as to respond to and furnish all information and data requested by the City as it relates to this property.

If you need any additional information, please do not hesitate to contact me at brecksloan@checkbeck.com or (386) 328-0344 x 122.

Sincerely,



Preston B. Sloan, President
Beck/Sloan Properties

Attachment: Jim Troiano, Beck/Sloan Properties