

RONALD BROWN
SPECIAL MAGISTRATE

JANE WEST, ESQ.
CITY ATTORNEY



MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

LORENZO AGHEMO
PLANNING DIRECTOR

KAREN HAYES, MMC
CITY CLERK

CHRISTY LOWE
CODE ENFORCEMENT OFFICER

HAROLD BARTELLI
CODE ENFORCEMENT OFFICER

MELISSA DRYER
CODE ENFORCEMENT OFFICER

AGENDA
CODE ENFORCEMENT HEARING WITH SPECIAL MAGISTRATE
March 18, 2026 at 1:30 PM

- 1. CALL TO ORDER**
- 2. BRIEFING BY SPECIAL MAGISTRATE**
- 3. SWEARING IN OF CODE OFFICERS**
Christy Lowe Melissa Dreyer

NEW CASES

- a. Case # 2025-105/ Officer Melissa Dreyer 1317 Washington Street Palatka, Florida 32177
Section:30-171, 30-169, 30-32(a)
Description: Windows, Building fronts and sides abutting street or public areas, prohibited conditions and Public Nuisance

4. CASES FOR 2ND REVIEW

- a. Case # 2025-009 / Officer Christy Lowe 1402 Ocean Street Palatka, Florida 32177
- b. Case # 2025-095 / Officer Melissa Dreyer 215 S. 4th Street Palatka, Florida 32177

Notice: Any person wishing to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing 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

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERKS OFFICE AT 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMMODATIONS.

HEARING: March 17, 2026

Sandy Murray + Michael A Edwards (TIC)

LOCATION 1317 Washington St
PALATKA FL

CASE: 2025-105

ZONING-R-2

ORIGINAL VIOLATIONS

1. Sec 30-169 Building fronts and sides abutting streets or public areas X's
2. Sec 30-171 Windows
3. Sec 30-32 (a) X's 2

Descriptions

1. 30-169 Rotten/Weaken wood
2. 30-169(D) Mold/Mildew on the front of the home
3. 30-169(A) replace decorative element- latus on the porch window
4. 30-171 broken/boarded windows
5. 30-32 (A11) roof in disrepair
6. 30-32(A2) Overgrown grass weeds and vines on the home

NOTICES SENT

FIRST OBSERVED 07/7/2025

NOTICE FOR THIS HEARING SENT: 3/17/2026

GREEN CARD SIGNED YES

COMPLEX POSTING: 3/4/2025

SITE POSTING: 3/13/2025

TOTAL FINES:

FIRST OBSERVED

NOTICE FOR THIS HEARING SENT:

GREEN CARD SIGNED:

COMPLEX POSTING:

SITE POSTING:

TOTAL FINES:

COMMENTS:

DEMONSTRATIVE EVIDENCE: True & accurate photos that show the property's status and past judgments and liens.

STAFF RECOMMENDATION: 30 days to bring property into compliance if not there will be a daily fine of \$25 fine per violation per day starting April 3rd 2026. (Thursday)

SPECIAL MAGISTRATE'S RECOMMENDATIONS:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case **2025-105**

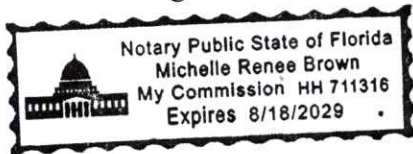
Sandy Murray + Michael A Edwards (TIC)

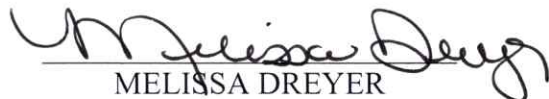
AFFIDAVIT OF SERVICE

STATE OF FLORIDA
(COUNTY OF PUTNAM)

BEFORE ME, the undersigned authority appeared MELISSA DREYER, who after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at SITE 215 S 4th St Palatka, Fl. at 9:30 a.m. on the **4th of March 2026**
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the **17th day of March 2026**
 - Hearing Notice Posted in the Palatka Daily News Paper




MELISSA DREYER
Code Compliance Officer

SWORN to and subscribed before me this **4th day of March 2026**, by
MELISSA DREYER who is personally known to me.


Notary Public

Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia Mcarty
City Manager

Eddie Cutwright
Community Affairs Director

Christy Lowe
Code Compliance Officer

Code Compliance Officer

Jane West, Esq.
City Attorney

March 4, 2026

Sandy Murray + Michael Edwards (TIC)
1317 Washington St
Palatka FL 32177

**CODE ENFORCEMENT, SPECIAL MAGISTRATE
CITY OF PALATKA, FLORIDA**

NOTICE OF HEARING

CASE # 2025-105
RE: Parcel #: 42-10-6850-2450-0400

In accordance with Chapter 162, Florida Statutes (1989) sec 2-81 & 2-83, the Palatka City Commissioners, created the Special Magistrate Program. The purpose of said Special Magistrate is to promote, protect and improve the health, safety and welfare of the citizens of the City of Palatka and to provide an equitable, effective method of enforcing the technical codes in force in the City.

You are hereby formally notified that on **the 17th day of February 2026 at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. You are hereby ordered to appear before the Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each and every day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination. Please be prepared to present evidence at this meeting concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the City Code. If you desire to appeal, you are responsible for obtaining a verbatim record of the proceedings, which includes testimony and evidence upon which the appeal is to be based.

If you require further information concerning this case, please call (386) 312-2091
Sincerely,

Melissa Dreyer
Code Compliance Officer

Enclosures: Statement of Violation and Request for Hearing

PALATKA, FLORIDA
SPECIAL MAGISTRATE

CITY OF PALATKA, FLORIDA
Petitioner,

vs.

Case# 2025-105

Sandy Murray + Michael A Edwards
Respondent(s),

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.02 and 162.12, Florida Statutes, and City of Palatka Ordinance 03-36, the undersigned Code Enforcement Director hereby gives notice of an uncorrected violation of the Municipal Code of Palatka, Florida as more particularly described herein, and hereby requests a public hearing before the City of Palatka Special Magistrate for the following reasons:

1. Violation of Municipal Code City of Palatka, Florida:

Sec 30-32 (A) Prohibited conditions and public nuisance X's 2
Sec 30-169 X's 3
Sec 30-171

2. Location/address where violation exists

1317 Washington St Palatka

3. Name and address of owner/person in charge of location where violation exists:

Sandy Murray + Michael A Edwards
Palatka FL 32177

4. Description of violation

1. Rotten/Weaken Wood
2. Mold/Mildew on front of the house
3. Replace decorative element
4. Broken/Boarded windows
5. 30-32(A11) ROOF IN DISREPAIR
6. 30-32 (2) Overgrown grass, weeds, and vines on the home

5. Date violation first observed 7/7/2025

6. Date owner/person in charge given Notice of Violation 7/7/2025

7. Date on/by which violation was to be corrected: 7/28/2025

8. Date of Reinspection 7/28/2025

9. Results of Reinspection's: Non-Compliance

Based on the foregoing, the undersigned Code Inspector hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the Municipal Code of Palatka, Florida have failed as aforesaid, and that the violation should be referred to the City of Palatka Special Magistrate for a public hearing.

DATED 4th day of March 4, 2026



CITY OF PALATKA CODE COMPLIANCE

Melissa Dreyer
Code Compliance Officer

SWORN to and subscribed before me this 4th day of March 2026, by MELISSA DREYER, who is personally known to me.

Notary Public

7007 6002 0003 2820 9543 6456

U.S. Postal Service TM	
CERTIFIED MAIL[®] RECEIPT	
(Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	9.64
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	9.64
Postmark Here	
Sent To Sandy Murray & Michael Edwards	
Street, Apt. No., or PO Box No. 1718 Olive St	
City, State, ZIP+4 [®] Parakka, HI 32177	
PS Form 3800, August 2006 See Reverse for Instructions	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Sandy Murray & Michael Edwards 1718 Olive St Parakka, HI 32177	3. Service Type ☐ Adult Signature ☐ Priority Mail Express[®] ☐ Adult Signature Restricted Delivery ☐ Registered MailTM ☒ Certified Mail[®] ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature ConfirmationTM ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) 15 day Notice
2. Article Number (Transfer from service label) 7009 2820 0003 3582 9543	
PS Form 3811, July 2020 PSN 7530-02-000-9053	

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*Sandy Murkey & Michael
Edwards*
1718 Olive St
Farakka, WI 53177



9590 9402 7750 2152 1087 76

2. Article Number (Transfer from service label)

7009 2820 0003 3582 9543

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

- ☐ Agent
- ☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

15 day Notice

Domestic Return Receipt

9589 0710 5270 0937 6881 56

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To: <i>Sandy Murney + Michael Edwards</i>	
Street and Apt. No., or P.O. Box No.: <i>1718 Olive St</i>	
City, State, ZIP+4®: <i>Palatka IL 32177</i>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature ☐ Agent ☒ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: <i>Sandy Murney + Michael Edwards</i> <i>1718 Olive St</i> <i>Palatka IL 32177</i>	3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
2. Article Number (Transfer from service label) 9590 9402 8326 3094 6845 06	☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)

9589 0710 5270 0937 6881 56

PS Form 3811, July 2020 PSN 7530-02-000-9053 N.O.-H. 208-105 Domestic Return Receipt

After 5 days, return to
CITY OF PALATKA

201 N. 2nd Street
PALATKA, FLORIDA
32177-3735

CERTIFIED MAIL

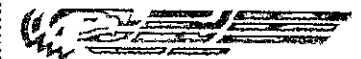


9589 0710 5270 0937 6881 56

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 32177 \$ 010.44⁰
02 7H
0006138641 MAR 05 2026

*Sandy Murray + Michael Edwards
1718 Olive St
Palatka FL 32177*

9589 0710 5270 0937 6881 32

CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$ _____ Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____	Postmark Here
Postage \$ _____	
Total Postage and Fees \$ _____	
Sent To Street and Apt. No., or PO Box No. <i>Sandy Murray Michael Edward</i> <i>1317 Washington St</i> City, State, ZIP+4® <i>Palatka IL 32177</i>	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee
1. Article Addressed to: <i>Sandy Murray + Michael Edward</i> <i>1317 Washington St.</i> <i>Palatka IL 32177</i>	B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
 9590 9402 8326 3094 6844 90	3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500)
2. Article Number (Transfer from service label) 9589 0710 5270 0937 6881 32	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery MD CC.

PS Form 3811, July 2020 PSN 7530-02-000-9053 N.O.H. 2625-105 Domestic Return Receipt

After 5 days, return to
CITY OF PALATKA

201 N. 2nd Street
PALATKA, FLORIDA
32177-3735

CERTIFIED MAIL

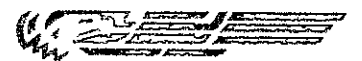


9589 0710 5270 0937 6881 37

FIRST-CLASS



US POSTAGE^{IMP}PITNEY BOWES



ZIP 32177 \$ 010.44⁰
02 7H
0006138641 MAR 05 2026

*Sandy Murray + Michael Edwards
1317 Washington St
Palatka FL 32177*

Sale Date To is required when **Sale Date From** is entered.
Sale Date From is required when **Sale Date To** is entered.
Sale Price To is required when **Sale Price From** is entered.
Sale Price From is required when **Sale Price To** is entered.
Sale Price To cannot be less than **Sale Price From**.
Square Feet To is required when **Square Feet From** is entered.
Square Feet From is required when **Square Feet To** is entered.
Square Feet To cannot be less than **Square Feet From**.
At least one **Range** item must be entered to select this **Filter** item.
Enter at least one **Range** item:
Sale Price From

Sale Price To

Sale Date From

Sale Date To

Then, Select **Filter(s)** if desired:
Square Feet From



Square Feet To

Vacant/Improved

Any ▼ Any

Qualified Sale

Any ▼ Any

Property Use

Any ▼ Any

Land Use

Any ▼ Any

Taxing District

Any ▼ Any

No Parcel History is available to view.

- [Search](#)
- [Reset Search](#)

Search Results Help Download
1 Parcel.

42-10-27-6850-2450-0400 | 43538

MURRAY SANDY + MICHAEL A EDWARDS (TIC)

1317 WASHINGTON ST PALATKA 32177

Your **Parcel Results Download** is being prepared and downloaded.

This may take a few moments...

Please click the **Close** button when the download is complete.

Close

Interim Parcel Details | 42-10-27-6850-2450-0400 | 43538 Help

Parcel:

42-10-27-6850-2450-0400

Owner:

MURRAY SANDY + MICHAEL A EDWARDS (TIC)

VID:

43538

Staff Area:

3

911 Address:

1317 WASHINGTON ST

PALATKA 32177

Mailing Address:

1718 OLIVE ST

PALATKA FL 32177

Subdivision:

PALATKA BLKS

Owner Id / Parcels:

137817 / 3

Description:

PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2 OF LOT 4

Tax Roll Year

2025 ▼

- [TRIM](#)
- [Tax Bill](#)
- [GIS](#)
- [Map](#)
- [Email](#)
- [PRC](#)
- [E-File](#)

[Main](#) [Value](#) [Land](#) [Sales](#) [Improvements](#) [Features](#) [Tax](#) [Cap](#) [Images](#)

Summary

Just Value of Land: 1,580

OBXF Value: 130

Improvement Value: 26,610

Brenda Bridges
Putnam County Tax Collector
PO Box 1339 PALATKA, FL 32178-1339

2024 Delinquent Estate Taxes
Certificate#: 2025-0014968
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

MURRAY SANDY + MICHAEL A EDWARDS (TIC)
1718 OLIVE ST
PALATKA, FL 32177

Property Description: PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2
OF LOT 4

Location : 1317 WASHINGTON ST PALATKA

Account Number	Control Number	ESCROW	ASSESSED	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
42-10-27-6850-2450-0400	43538		\$29,830	\$0	\$29,830	010

Calculation Date: 07/07/2025 Certificate Face: 997.19

Certificate Fee Detail

Fee	Fee Amount	Fee Payment	Fee Balance
ADVS Ad Valorem	552.25	0.00	552.25
NAVS Non Ad Valorem	340.15	0.00	340.15
INTP Interest Penalty	40.16	0.00	40.16
COMM Commission	46.63	0.00	46.63
AVRF Advertising Fee	3.00	0.00	3.00
ACTN Auction Fee	15.00	0.00	15.00
COLF Collector Fee	6.25	0.00	6.25
CINT Certificate Interest (14.00)	49.86	0.00	49.86

Please pay by cash, cashier's check, money order or certified funds to Putnam County Tax Collector
PLEASE RETAIN TOP PORTION FOR YOUR RECORDS
**ADDITIONAL CHARGES MAY OCCUR IF A COUNTY CERTIFICATE IS
PURCHASED BY AN INDIVIDUAL BEFORE YOUR PAYMENT IS RECEIVED**

Brenda Bridges
Putnam County Tax Collector
PO Box 1339 PALATKA, FL 32178-1339

2024 Delinquent Real Estate Taxes
Certificate#: 2025-0014968

www.PutnamTax.com

TAXES BECOME DELINQUENT APRIL

ACCOUNT NUMBER	CONTROL NUMBER	ESCROW	ASSESSED	EXEMPTION	TAXABLE VALUE	MILLAGE CODE
42-10-27-6850-2450-0400	43538		\$29,830	\$0	\$29,830	010
AMOUNT DUE IF RECEIVED BY	07/31/2025 \$1,053.30	08/31/2025 \$1,053.30	09/30/2025 \$1,053.30	10/31/2025 \$1,061.61	11/30/2025 \$1,073.24	

Please pay by cash, cashier's check, money order or certified funds to Putnam County Tax Collector PO Box 1339 PALATKA, FL

MURRAY SANDY + MICHAEL A EDWARDS
1718 OLIVE ST
PALATKA, FL 32177
PALATKA KENNERLYS ADD MB3
OF LOT 4

RETURN WITH PAYMENT

12024043538000000892400014210276850245004000



TAX COLLECTOR

Proudly Serving Putnam County

PUTNAM COUNTY 2025 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ACCOUNT NUMBER	CONTROL	ESCROW	DELINQUENT TAX YEAR(S) NOT INCLUDED IN THIS
42-10-27-6850-2450-0400	43538		PRIOR YEAR(S) DELINQUENT TAX DUE - CALL (386) 329-0276

ACCOUNT NUMBER: 42-10-27-6850-2450-0400

MURRAY SANDY + MICHAEL A EDWARDS (TIC)
1718 OLIVE ST
PALATKA, FL 32177

Parcel 911 Address:

1317 WASHINGTON ST PALATKA

Property Description:

PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2
OF LOT 4

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
PUTNAM COUNTY GENERAL FUND	8.7418	26,340	0	26,340	230.26
SCHOOL LOCAL REQUIRED EFFORT	3.0410	28,320	0	28,320	86.12
SCHOOL DISTRICT DISCRETIONARY	0.7480	28,320	0	28,320	21.18
SCHOOL DISTRICT CAPITAL OUTLAY	1.5000	28,320	0	28,320	42.48
VOTED DISTRICT SCHOOL DEBT	1.5760	28,320	0	28,320	44.63
ST. JOHNS RIVER WATER MGMT	0.1793	26,340	0	26,340	4.72
CITY OF PALATKA	6.2397	26,340	0	26,340	164.35
TOTAL MILLAGE	22.0258		TOTAL AD VALOREM TAXES		593.74
EXEMPTIONS					

Save Time! Pay Online



Don't stand in line!

Process your payment on-line at:

www.PutnamTax.com

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
SOLID WASTE PALATKA LANDFILL	121.00	1	121.00
PALATKA FIRE PROTECTION	212.23	1	212.23
TOTAL NON-AD VALOREM ASSESSMENTS			\$333.23
COMBINED TAXES AND ASSESSMENTS			926.97

PLEASE PAY IN U.S. FUNDS FROM A U.S. BANK (NO POSTDATED CHECKS) TO: PUTNAM COUNTY TAX

IF PAID BY	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026	April 1, 2026 Delinquent Penalties and Fees Apply
PLEASE PAY	889.89	899.16	908.43	917.70	926.97	

PUTNAM COUNTY 2025 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments



TAX COLLECTOR

Proudly Serving Putnam County

P.O. BOX 1339

Palatka, FL 32178

(386) 329-0282

Contact Phone Number:

()

PAY ONLY ONE AMOUNT

☐	Nov 30, 2025 889.89
☐	Dec 31, 2025 899.16
☐	Jan 31, 2026 908.43
☐	Feb 28, 2026 917.70
☐	Mar 31, 2026 926.97

MURRAY SANDY + MICHAEL A EDWARDS
1718 OLIVE ST
PALATKA, FL 32177

12025043538000000926970014210276850245004007



Case #: 2025105

Case Date: 07/07/25

Case Type:

Name: City Employee MD

Address: 205 N 2nd St

Complainant Phone: 3863290100

Violation Description: Property Maintance

Code Board Meeting Date:

Compliance Deadline:

Complaint Type: Property Maintenance

Abatement Status :

Foreclosure Status:

CRA District Status: NO

Closed :

Status: Open-Pending Compliance

Assigned To: Melissa Dreyer

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
42-10-27-6850-2450-0400	1317 WASHINGTON ST PALATKA	PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2 OF LOT 4	MURRAY SANDY + MICHAEL A EDWARDS (TIC)		

Activities

Date	Activity Type	Description	Employee	Status
07/07/2025	Inspection	upon inspection several violations were found	Melissa Dreyer	Completed

Violations

Date	Violation	Description	Notes	Status
07/07/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a)All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced.(b)Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c)Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as	Rotten/Weakened wood	Open

		to match adjacent surfaces and original condition.		
		(d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.		
07/07/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.	30-169 (D) Mold/Mildew on the front of the home.	Open
07/07/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.	30-169(A) replace decorative element (latus on the porch window)	Open ✓
07/07/2025	Sec. 30-171.- Windows	(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted. (Ord. No. 14-21 , § 1, 7-10-2014)	Broken/boarded windows.	Open ✓
07/07/2025	Sec. 30-32(a).- Prohibited Conditions and Public Nuisances	(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting	30-32 (A11) Roof in disrepair	Open ✓

...ing the economic value or enjoyment of surr... or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

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30-32 (A2)
Overgrown grass, weeds and vines on the home

Open

Uploaded Files

Date
07/07/2025

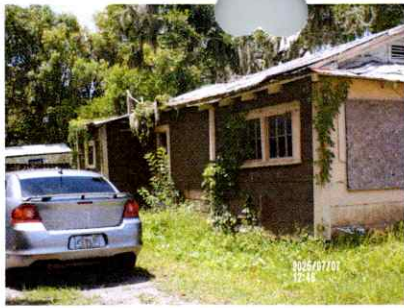
File Name



07/07/2025



07/07/2025



07/07/2025



07/07/2025





CODE VIOLATION WARNING NOTICE

MURRAY SANDY + MICHAEL A EDWARDS (TIC)
1718 OLIVE ST
PALATKA, FL 32177

Re: Case Number 2025105
Subject Property: 1317 WASHINGTON ST PALATKA, ,
Property ID Number: 42-10-27-6850-2450-0400

Dear MURRAY SANDY + MICHAEL A EDWARDS (TIC):

All properties must follow applicable regulations within the district the property is located. It is the property owner's responsibility to verify any necessary approvals prior to beginning repairs. This applies to residential, commercial, historical, or industrial properties.

IN ACCORDANCE WITH CITY OF PALATKA MUNICIPAL CODES YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF PALATKA CITY CODE:

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

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Sec. 30-171.- Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted.

(Ord. No. 14-21 , § 1, 7-10-2014)

Sec. 30-32(a).- Prohibited Conditions and Public Nuisances

(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

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Corrective Action The following action must be taken to correct the above stated violation:

30-169(B) Rotten/weakened wood must be repaired/replaced 30-169(D) Mold/Mildew on the front of porch must be removed 30-169(A) Replace decorative element on porch screen area (Latus) 30-32(A11) Roof is in disrepair must replace/repair 30-32(A2) Grass/weeds needs to be mowed vines need to be removed from the building. Grass should not be more than 18 inches high. 30-171 Windows cannot be boarded up.



October 27, 2025

Dear Mr. Michael Edwards,

I hope this finds you doing well. I am following up on your case and the progress of the reconstruction of your house. I would like to close your case by the end of 2025 if possible. I do understand that you are doing it as you can and as your help is available. I also understand if it does go into 2026 it will be acceptable if you continue to work on it. Please follow up with me as to where your progress is currently. I hope you have a great day,

If you have any questions or concerns, please feel free to call me at 386-312-2091

Thank you

MELISSA DREYER

Code Compliance Officer
386-240-5309
mdreyer@palatka-fl.gov
<https://palatka-fl.gov>
205 N 2nd Street Palatka, FL



February 23, 2026

Dear Mr. Michael Edwards

I hope this finds you doing well. I am following up on your property at 1317 Washington St Palatka. I've noticed there has been no activity since August of 2025. We are currently bringing outstanding cases that have stagnated before the Magistrate to be heard, I do not know when your case will be put on the docket and fines are being applied to the property. However, I don't want to see that happen to you. I'm not out to take your money nor your property I just want to see you bring it into compliance. All I am asking you to repair is the violations that are visible from the roadside. I have enclosed the violation letter for a reminder. If you have any questions, please feel free to contact

MELISSA DREYER

Code Compliance Officer
386-240-5309-Cell
386-310-2091- Office
mdreyer@palatka-fl.gov
<https://palatka-fl.gov>
205 N 2nd Street Palatka, FL



2025-105 1317 Washington St **A1**
Sec 30-169 Rotten or Weakened Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques.



2025-105 1317 Washington St **A2**
Sec 30-169 Rotten or Weakened Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials



2025-105 1317 Washington St

A3

Sec 30-171 Windows

Every broken, cracked or missing window shall be repaired or replaced with glass.



2025-105 1317 Washington St

A4

Sec 30-171 Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass.



2025-105 1317 Washington St **A5**

Sec 30-169 Decorative Elements/ Lattice boarded
window

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .



2025-105 1317 Washington St **A6**

Sec 30-169 Decorative Elements/ Lattice boarded window

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .

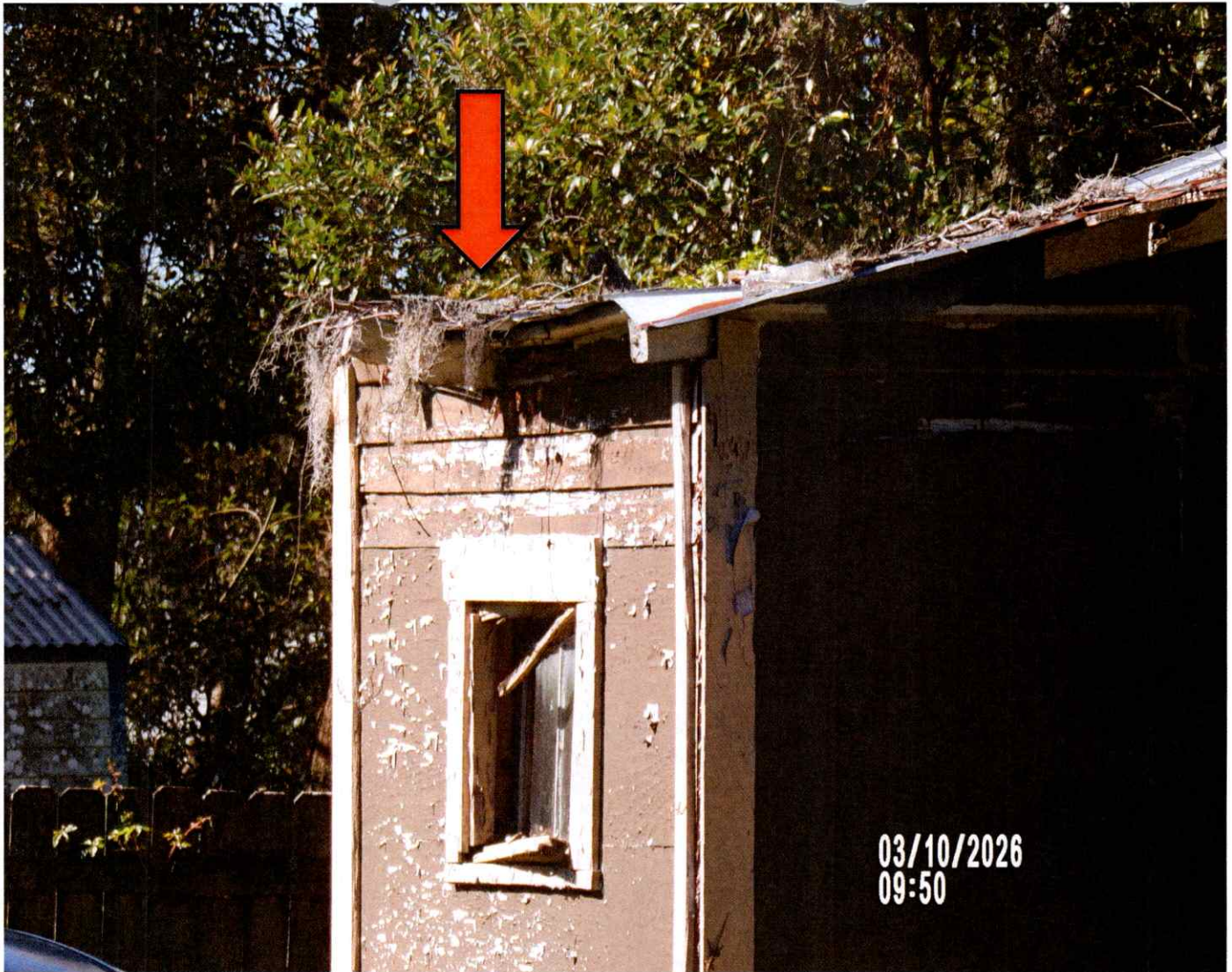


2025-105 1317 Washington St

A7

Sec 30-32(10) Roof in Disrepair

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material,



2025-105 1317 Washington St

A8

Sec 30-32(10) Roof in Disrepair

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material,



2025-105 1317 Washington St **B1**

Sec 30-169 Rotten Weaken Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques.



2025-105 1317 Washington St **B2**

Sec 30-169 Rotten Weakened Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the



2025-105 1317 Washington St

B3

Sec 30-171 Windows

Every broken, cracked or missing window shall be repaired or replaced with glass.



2025-105 1317 Washington St

B4

Sec 30-171 Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass.

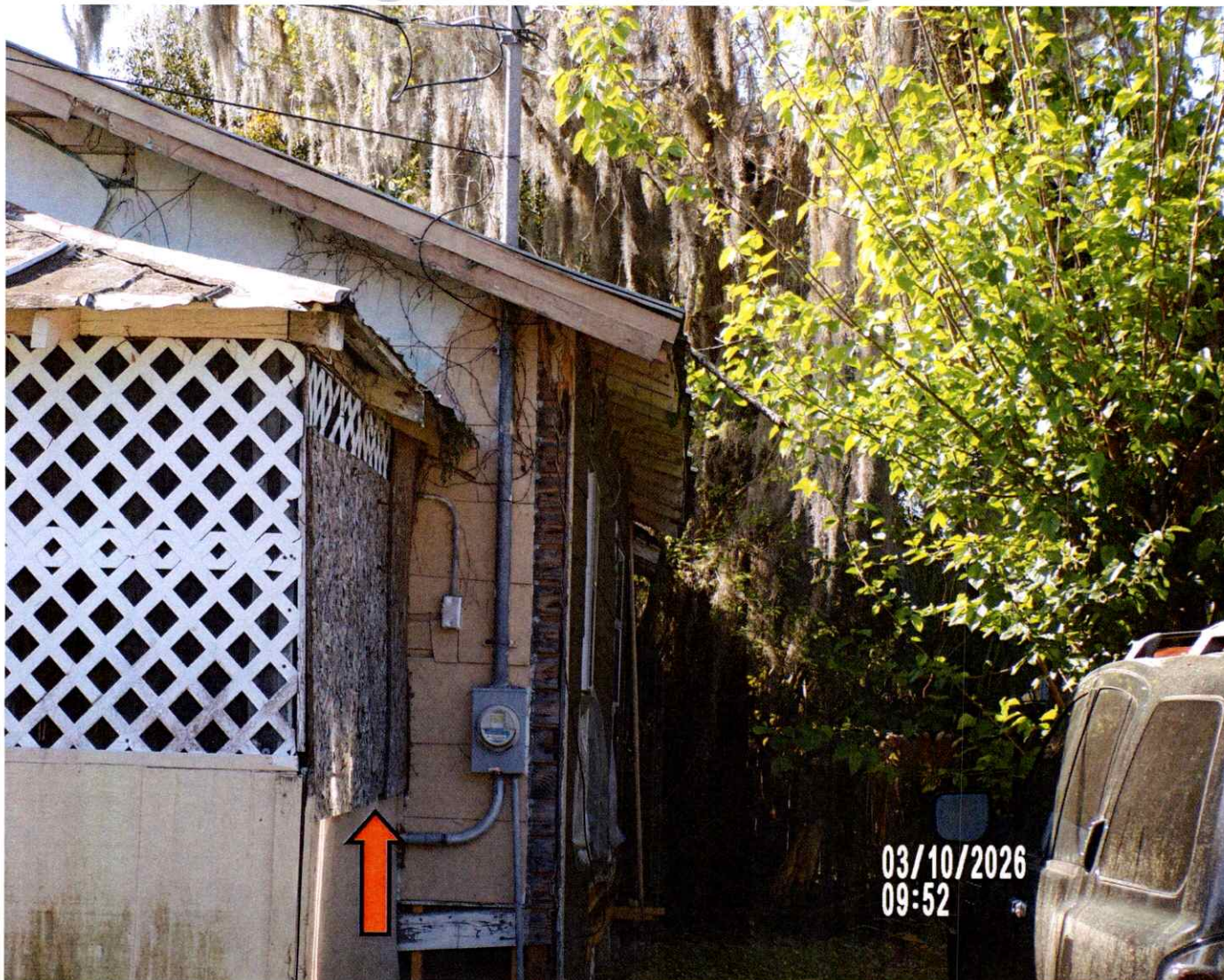


2025-105 1317 Washington St

B5

Sec 30-169 Decorative Elements/ Lattice boarded
window

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .



2025-105 1317 Washington St

B6

Sec 30-169 Decorative Elements/ Lattice boarded

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .



2025-105 1317 Washington St

B7

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material



2025-105 1317 Washington St

B8

Sec 30-32(10) Roof in Disrepair

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material,



HEARING: March 17, 2026

NAME: HARDY WILLIAM LIFE ESTATE

CASE: 2025-009

LOCATION: 1402 OCEAN STREET

ZONING: R-2

ORIGINAL VIOLATIONS

1. Section 30-169(b) Building fronts and side abutting streets or public areas
Description: Exposed wood needs to be repainted or stained
2. Section 94-193 Parking or storage of unlicensed vehicles and commercial vehicles in residential zones
Description: white truck abandoned, no registration (2) flat tires on the right side.
4. Section 30-215 Foreclosed, blighted, unsecured or abandoned.
Description: property needs to be registered with Orange Data

NOTICES SENT

FIRST OBSERVED: 01/08/2025
NOTICE FOR THIS HEARING SENT: 11/05/2025
GREEN CARD SIGNED: No
COMPLEX POSTING: 11/10/2025
SITE POSTING: 11/10/2025
TOTAL FINES: N/A

FIRST OBSERVED 01/08/2025
NOTICE FOR THIS HEARING SENT: 03/10/2026
GREEN CARD SIGNED: NO
COMPLEX POSTING: 03/10/2026
SITE POSTING: 03/10/2026
TOTAL FINES: \$6,000

COMMENTS:

DEMONSTRATIVE EVIDENCE: True & accurate photos that show the property's status and past judgments and liens.

STAFF RECOMMENDATION: To have an official lien and fines placed on the said property of 1402 Ocean Street Palatka, Florida 32177

SPECIAL MAGISTRATE'S ACTION:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case: 2025-009

HARDY WILLIAM LIFE ESTATE
Respondent

AFFIDAVIT OF SERVICE

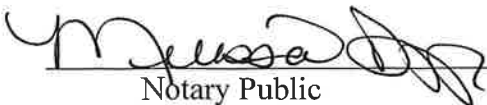
STATE OF FLORIDA
(COUNTY OF PUTNAM)

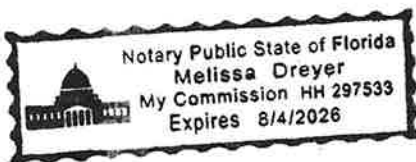
BEFORE ME, the undersigned authority appeared CHRISTY LOWE, who after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at 1402 OCEAN STREET Palatka, Fl. at 2:55 p.m. on the 10th of March 2026
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the 17th of March 2026
 - Hearing Notice Posted in the Palatka Daily News Paper


CHRISTY LOWE
Code Compliance Coordinator

SWORN and subscribed before me this March 10, 2026 by
CHRISTY LOWE, who is personally known to me.


Notary Public



Your **Parcel Results Download** is being prepared and downloaded.

This may take a few moments...

Please click the **Close** button when the download is complete.

Close

Interim Parcel Details | 42-10-27-9110-0000-0150 | 65259 Help

Parcel:

42-10-27-9110-0000-0150

Owner:

HARDY WILLIAM LIFE ESTATE

VID:

65259

Staff Area:

3

911 Address:

1402 OCEAN ST

PALATKA 32177

Mailing Address:

PO BOX 1211

PALATKA FL 32178-1211

Subdivision:

WASHINGTON MANOR

Owner Id / Parcels:

38948 / 1

Description:

WASHINGTON MANOR S/D MB4 P44, LOT 15 + W 13FT OF LOT 16, (MAP SHEET 6W/42)

Tax Roll Year

2025 ▼

- [TRIM](#)
 - [Tax Bill](#)
 - [GIS](#)
 - [Map](#)
 - [Email](#)
 - [PRC](#)
-

[Main](#) [Value](#) [Land](#) [Sales](#) [Improvements](#) [Features](#) [Tax](#) [Cap](#) [Images](#)

Summary

Just Value of Land: 3,650

OBXF Value: 2,970

Improvement Value: 39,200

Market Value: 45,820

[Putnam County Property Search](#)

- [TAX ESTIMATOR](#)
- [RECORDING MAPS SEARCH](#)
- [Change Theme](#)
[Toggle Light/Dark Theme](#)

Search Criteria Help

Tax Roll Year

2025 ▼

[Owner](#)[911 Address](#)[Parcel](#)[Subdivision](#)[VID](#)[Sales](#)

Please enter a Name of at least two (2) characters

Name

City

Any ▼

Please enter an Address

Address

1402 OCEAN ST PALATKA F

City

Any ▼

Please enter at least one item

Section

Any

Township

Any

Range

Any

Subdivision

Any

Block

Any

Lot

Any

Please select a Subdivision

Subdivision

▼

Please enter a VID Number

VID Number

Please enter at least one **Range** item.

Sale Date From is incomplete or invalid.

Sale Date To is incomplete or invalid.

Sale Date To cannot be prior to **Sale Date From**.

Sale Date To is required when **Sale Date From** is entered.
Sale Date From is required when **Sale Date To** is entered.
Sale Price To is required when **Sale Price From** is entered.
Sale Price From is required when **Sale Price To** is entered.
Sale Price To cannot be less than **Sale Price From**.
Square Feet To is required when **Square Feet From** is entered.
Square Feet From is required when **Square Feet To** is entered.
Square Feet To cannot be less than **Square Feet From**.
At least one **Range** item must be entered to select this **Filter** item.
Enter at least one **Range** item:
Sale Price From

Sale Price To

Sale Date From

Sale Date To

Then, Select **Filter(s)** if desired:
Square Feet From

Square Feet To

Vacant/Improved

Any

Qualified Sale

Any

Property Use

Any

Land Use

Any

Taxing District

Any

No Parcel History is available to view.

- [Search](#)
- [Reset Search](#)

Search Results Help Download
1 Parcel.

42-10-27-9110-0000-0150 | 65259
HARDY WILLIAM LIFE ESTATE
1402 OCEAN ST PALATKA 32177

Market Classified: 0
Classified: 0
Market Adjusted: 45,820
Total Acreage: 0.18
Property Use: 00100 - SINGLE FAMILY
Structures: 1
Mobile Homes: 0
MH Unextended: 0
Census Block: 121079508002
Location: City of Palatka
Neighborhood: WASHINGTON MANOR

Non-Ad Valorem Assessments

Code	Description	Units	Rate	Amount
SP1-PA	SOLID WASTE PALATKA 1	1	135	135

No Value information is available.
No Land information is available.
No Sales information is available
No Improvement information is available.
No Features information is available.
No Tax Cap information is available.
No Images are available.

[Google Map](#) |

[Close](#)

Email Parcel Record Card

Recipient Email
Your Name
Your Email

Message

- [Send Email](#)
- [Cancel](#)

Print Parcel Record Card

Print Mode:

- ☒ Internal
☐ External

- [Print PRC](#)
- [Cancel](#)

[View / Print](#)



TAX COLLECTOR
Proudly Serving Putnam County

PUTNAM COUNTY 2024 REAL ESTATE
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ACCOUNT NUMBER	CONTROL NUMBER	ESCROW	DELINQUENT TAX YEAR(S) NOT INCLUDED IN THIS BILL
42-10-27-9110-0000-0150	65259		

ACCOUNT NUMBER: 42-10-27-9110-0000-0150

Parcel 911 Address:
1402 OCEAN ST PALATKA

HARDY WILLIAM LIFE ESTATE
PO BOX 1211
PALATKA, FL 32178-1211

Property Description:
WASHINGTON MANOR S/D MB4 P44, LOT 15 + W
13FT OF LOT 16, (MAP SHEET 6W/42)

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
PUTNAM COUNTY GENERAL FUND	8.8441	25,630	25,630	0	0.00
SCHOOL LOCAL REQUIRED EFFORT	3.0330	25,630	25,630	0	0.00
SCHOOL DISTRICT DISCRETIONARY	0.7480	25,630	25,630	0	0.00
SCHOOL DISTRICT CAPITAL OUTLAY	1.5000	25,630	25,630	0	0.00
VOTED DISTRICT SCHOOL DEBT	0.8490	25,630	25,630	0	0.00
ST. JOHNS RIVER WATER MGMT	0.1793	25,630	25,630	0	0.00
CITY OF PALATKA	6.4000	25,630	25,630	0	0.00
TOTAL MILLAGE	21.5534		TOTAL AD VALOREM TAXES		\$0.00

EXEMPTIONS

CONSTITUTIONAL HOMESTEAD * ADDITIONAL HOMESTEAD * WHX - TOTAL & PERM. DISABILITY MILITARY CO * WHX - TOTAL & PERM. DISABILITY MILITARY SCH * WHX - TOTAL & PERM. DISABILITY MILITARY PA * WHX - TOTAL & PERM. DISABILITY MILITARY SJR

SCAN TO PAY ONLINE



Save Time! Pay online at:
www.putnamtax.com

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
SOLID WASTE PALATKA LANDFILL	135.00	1	135.00
PALATKA FIRE PROTECTION	238.65	1	238.65
TOTAL NON-AD VALOREM ASSESSMENTS			\$373.65
COMBINED TAXES AND ASSESSMENTS			\$373.65

PLEASE PAY IN U.S. FUNDS FROM A U.S. BANK (NO POSTDATED CHECKS) TO: PUTNAM COUNTY TAX

IF PAID BY PLEASE PAY	Nov 30, 2024	Dec 31, 2024	Jan 31, 2025	Feb 28, 2025	Mar 31, 2025	April 1, 2025 Delinquent Penalties and Fees Apply
	\$358.70	\$362.44	\$366.18	\$369.91	\$373.65	



PUTNAM COUNTY 2024 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ACCOUNT NUMBER
42-10-27-9110-0000-0150
PROPERTY ADDRESS
1402 OCEAN ST PALATKA
CONTROL NUMBER
65259

HARDY WILLIAM LIFE ESTATE
PO BOX 1211
PALATKA, FL 32178-1211



TAX COLLECTOR
Proudly Serving Putnam County

P.O. BOX 1339
Palatka, FL 32178
(386) 329-0282

Contact Phone Number:

()

PAY ONLY ONE AMOUNT

☐	Nov 30, 2024 \$358.70
☐	Dec 31, 2024 \$362.44
☐	Jan 31, 2025 \$366.18
☐	Feb 28, 2025 \$369.91
☐	Mar 31, 2025 \$373.65

**** TAXES ARE PAID. FOR YOUR RECORDS ONLY ****

Receipt Number: Q12122024P006694
Payment Date: 12/12/2024

Payment Amount: \$362.44
Paid By: HARDY WILLIAM

12024065259000000373650014210279110000001508



Case #: 2025009

Case Date: 01/14/25

Case Type:

Name: City Staff (DG)

Address: Proactive Case

Complainant Phone: 3863290100

Violation Description: unlicensed

Code Board Meeting Date: 11/18/2025

Compliance Deadline: 12/18/2025

Complaint Type: Property Maintenance

Abatement Status : NO

Foreclosure Status: NO

CRA District Status: NO

Closed :

Status: Open-Pending Compliance

Assigned To: Christy Lowe

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
42-10-27-9110-0000-0150	1402 OCEAN ST PALATKA	WASHINGTON MANOR S/D MB4 P44, LOT 15 + W 13FT OF LOT 16, (MAP SHEET 6W/42)	HARDY WILLIAM		

Violations

Date	Violation	Description	Notes	Status
04/30/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a)All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced.(b)Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain.(c)Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and	Trim around the house is missing in areas. Front of the house needs to be painted to match the existing color	Open

original condition.(d)Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

04/30/2025	Sec. 30-215. - Foreclosed, blighted, unsecured or abandoned structure registration.	(a) After any owner of real property allows his/her property to become blighted, unsecured or abandoned structure, as defined in this article, the owner shall register the property with the enforcement officer. An owner or mortgagee is presumed to have knowledge that a property is vacant/abandoned, blighted, or unsecured, as those terms are defined herein, after the passage of 30 days from the time said condition occurs, or upon receiving actual notice of same from the city or its designee, whichever occurs first. (b) The registration shall be submitted on designated forms and shall, at a minimum, include the following information supplied by the owner: (1) A description of the premises, including address, legal description and folio number; (2) The names, addresses, e-mail addresses and contact telephone numbers of the owner, or agents that can be contacted within 24 hours; (3) The names, addresses and contact numbers of all known lien holders and all other parties with an ownership interest in the structure; (4) A plan and timeline for bringing the structure into compliance; and (5) Written consent by the owner allowing the city police department to enforce the trespassing penalties described in F.S. § 810.08. (c) The owner shall comply with all applicable laws and codes and close all outstanding City Code violations, unless waived by the appropriate department or agency. (d) The owner shall submit a plan and timeline, as described in subsection (b)(4) to be approved by the enforcement officer. The enforcement officer shall require completion of the plan within a reasonable time, not to exceed 90 days. Any repairs, improvements or alterations to structures must comply with any applicable housing and/or building codes. (e) The owner shall notify the enforcement officer of any changes to the information supplied on the registration immediately. All plan and timeline revisions and extensions must be approved by the enforcement officer or the city manager's designee. (f) The owner of an abandoned vacant real property or blighted real property or unsecured real property shall pay a registration fee: (1) Once a mortgage company files a lis pendens (attempt to foreclose) or the owner of a blighted, unsecured or abandoned structure shall initially register the property with the city and pay an annual registration fee. The schedule is as follows: a. \$200.00 for the first year and each subsequent consecutive year the building remains a blighted, unsecured or abandoned structure. (2) The fee for the first year of registration shall be due and payable, in full, 30 days after the structure is registered as a blighted, unsecured or abandoned structure. If the fee is not paid within 30 days of being due, the owner shall be subject to prosecution as prescribed in section 30-197. (3) The registration fee shall be paid in full prior to the issuance of any permits to repair or rehabilitate with the exception of a demolition permit. (4) All delinquent registration fees, including interest, shall be paid by the owner prior to any transfer of ownership interest. If the fees are not paid prior to transfer, the new owner shall be responsible for all outstanding fees no later than 30 days after the transfer of ownership and subsequent registration fees shall be due and payable in accordance with this article. (5) The registration fee is reasonably related to the administrative costs for processing the registrations and monitoring of the blighted, unsecured, or abandoned structures. Increasing fees reflect growing costs of identifying, regulating, monitoring and policing of deteriorating structures. (g) The enforcement officer shall keep a file for all	Appears vacant, needs to be registered with Orange Data	Open
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registered blighted, unsecured or abandoned structures, which shall include any information from interested parties or citizens regarding the history, problems, status or blighting influence of such structure.
(Ord. No. 14-11 , § II, 5-8-2014)

01/30/2025	Sec. 94-193. - Parking or storage of unlicensed vehicles and commercial vehicles in residential zones. (a)Automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings on any residentially zoned property. (b)Commercial vehicles may not be parked in a residential district, except: (1)For one commercial vehicle per dwelling, with a rated capacity not to exceed one ton, when the vehicle is used by an occupant of the dwelling for personal transportation; or(2)When a commercial vehicle is engaged in a lawful construction or service operation on the site where it is parked.	Sec. 94-193. - Parking or storage of unlicensed vehicles and commercial vehicles in residential zones. (a)Automotive vehicles or trailers of any type without current license plates shall not be parked or stored other than in completely enclosed buildings on any residentially zoned property.(b)Commercial vehicles may not be parked in a residential district, except:(1)For one commercial vehicle per dwelling, with a rated capacity not to exceed one ton, when the vehicle is used by an occupant of the dwelling for personal transportation; or(2)When a commercial vehicle is engaged in a lawful construction or service operation on the site where it is parked.	vehicle in the front yard no tag visible and has flat tires non operable	Open

Fees

Fee	Description	Notes	Amount
Code Violation Daily Fee (*75)	Enter number of days		\$6,000.00
Total			\$6,000.00

Attached Letters

Date	Letter	Description
04/30/2025	Notice of Violation with Description	
01/14/2025	Notice of Violation without Description	
01/14/2025	Public Information Request	
01/14/2025	Web Form - Citizen Complaint Form	
01/14/2025	Notice of Violation with Description	

Notes

Date	Note	Created By:
2026-03-16	2nd hearing is dated for March 17, 2026	Christy Lowe
2026-03-13	Took updated photos of the property for the 2nd hearing	Christy Lowe
2026-03-10	Posted the property at City Hall, at the listed address and the news paper	Christy Lowe
2026-01-28	The fifteen days were up, and nothing has changed on the said property. The fines will start from the original compliance date. 12/19/2025	Christy Lowe
2026-01-12	Ms. Gloria called and asked for more time on the property. I explained the property is not in compliance, but they can work on it, and we can discuss everything when it is compliance.	Christy Lowe

I did give them (15) extra days but said if it is not in compliance after the 15 the fines will start on the original compliance date.

2025-12-19	I conducted a follow up the property is not in compliance with the date set the magistrate hearing.	Christy Lowe
2025-11-18	Magistrate hearing was held today, 30 days to have the property in compliance December 18, 2025.	Christy Lowe
2025-11-10	Posted property for the 1st Magistrate Hearing today	Christy Lowe
2025-10-07	Went by to conduct a follow up and still was unable to find anyone home, or if anyone in the area knows where the owner is.	Christy Lowe
2025-08-12	Conducted a follow up, the property is still not in compliance and no contact with the property owner.	Christy Lowe
2025-05-19	I conducted a follow up the property is still not in compliance and no contact has been made with the property owner to date.	Christy Lowe

Uploaded Files

Date	File Name
03/09/2026	<u>31133479-100_5098.JPG</u>
03/09/2026	<u>31133474-100_5097.JPG</u>
03/09/2026	<u>31133469-100_5096.JPG</u>
03/09/2026	<u>31133468-100_5095.JPG</u>
03/09/2026	<u>31133466-100_5094.JPG</u>
08/12/2025	<u>27773903-100_4457.JPG</u>
08/12/2025	<u>27773901-100_4456.JPG</u>
08/12/2025	<u>27773900-100_4455.JPG</u>
08/12/2025	<u>27773899-100_4454.JPG</u>
08/12/2025	<u>27773898-100_4453.JPG</u>
01/30/2025	<u>24043075-100_3087.JPG</u>
01/30/2025	<u>24043072-100_3086.JPG</u>
01/30/2025	<u>24043069-100_3085.JPG</u>
01/30/2025	<u>24043065-100_3084.JPG</u>
01/30/2025	<u>24043062-100_3083.JPG</u>
01/30/2025	<u>24043059-100_3082.JPG</u>



Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia G. Carty, CPA
City Manager

Lorenzo Aghemo
Planning Director

Christy Lowe
Code Compliance Coordinator

Harold Bartelli
Code Compliance Officer

Mellisa Dreyer
Code Compliance Officer

Jane West, Esq.
City Attorney

March 10, 2026

HARDY WILLIAM LIFE ESTATE
PO BOX 1211
PALATKA, FLORIDA 32177

**CODE ENFORCEMENT, SPECIAL MAGISTRATE
CITY OF PALATKA, FLORIDA
NOTICE OF HEARING TO IMPOSE ADMINISTRATIVE FINE & LIEN**

CASE # 2025-009
RE: Parcel: 42-10-27-9110-0000-0150

In accordance with Chapter 162, Florida Statutes (1989) sec 2-81 & 2-83, the Palatka City Commissioners, created the Special Magistrate Program. The purpose of said Special Magistrate is to promote, protect and improve the health, safety, and welfare of the citizens of the City of Palatka and to provide an equitable, effective method of enforcing the technical codes in force in the City.

You are hereby formally notified that on the **17TH DAY OF MARCH at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. A public hearing was conducted on **NOVEMBER 18, 2025, at 1:30p.m.** and you **were/were not present before the Special Magistrate on the date to answer these charges and to present your side of the case.** The Special Magistrate issues a Finding that you were in violation of City Codes and that you had 30 days to correct the violations listed in the Statement of Violations and Request for Hearing issued to you on 11/18/2025. The 30-day period ended on 12/18/2025 You are advised that a public hearing to impose administrative fine & Lien will be conducted on **MARCH 17, 2026 at 1:30 p.m.** Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property. **THE FLORIDA CONSTITUTION PROTECTS HOMESTEADED PROPERTY FROM FORECLOSURE PROCEEDINGS. IF YOUR PROPERTY IS HOMESTEADED, THE CITY OF PALATKA WILL NOT FORECLOSE ON YOUR PROPERTY.**

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination. Please be prepared to present evidence at this meeting concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the City Code. If you desire to appeal, you are responsible for obtaining a verbatim record of the proceedings, which includes testimony and evidence upon which the appeal is to be based.

If you require further information concerning this case, please call (386) 329-0100 ext. 333.

Sincerely, CHRISTY LOWE/ CODE COMPLIANCE COORDINATOR

PALATKA, FLORIDA
SPECIAL MAGISTRATE

CITY OF PALATKA, FLORIDA
Petitioner,

vs.

HARDY WILLIAM LIFE ESTATE
Respondent(s),

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.02 and 162.12, Florida Statutes, and City of Palatka Ordinance 03-36, the undersigned Code Enforcement Director hereby gives notice of an uncorrected violation of the Municipal Code of Palatka, Florida as more particularly described herein, and hereby requests a public hearing before the City of Palatka Special Magistrate for the following reasons:

1. Violation of Municipal Code City of Palatka, Florida:
 - 1) Sec.30-169 Building fronts and sides abutting streets or public areas (Rotten and weakened wood)
 - 2) Sec. 94-193 Parking or storage of unlicensed vehicle(s) (unlicensed vehicle)
 - 3) Sec. 30-215 Foreclosed, blighted, unsecured or abandoned structure registration. (Non-Compliant, registration with Orange Data)
2. Location/address where the violation exists: 1402 Ocean Street Palatka, Florida 32177
3. Name and address of owner/person in charge of location where violation exists:
HARDY WILLIAM LIFE ESTATE
PO BOX 1211
PALATKA, FLORIDA 32177
4. Description of violation: Rotten, weakened wood, unlicensed vehicle, non-complainant with Orange Data
5. Date violation first observed: 01/08/2025
6. Date owner/person in charge given Notice of Violation: 11/05/2025
7. Date on/by which violation was to be corrected: 12/18/2025
8. Date of Reinspection: 12/19/2025
9. Results of Reinspection's: Non-Compliance

Based on the foregoing, the undersigned Code Inspector hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the Municipal Code of Palatka, Florida have failed as aforesaid, and that the violation should be referred to the City of Palatka Special Magistrate for a public hearing.

DATED this 10th day of March 2026

CITY OF PALATKA CODE COMPLIANCE

Christy Lowe

CHRISTY LOWE
Code Compliance Coordinator

SWORN to and subscribed before me this 10th day of March 2026, by CHRISTY LOWE, who is personally known to me.

Melissa Dreyer

Notary Public



**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case: 2025-009

HARDY WILLIAM LIFE ESTATE

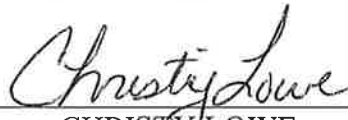
Respondent

AFFIDAVIT OF SERVICE

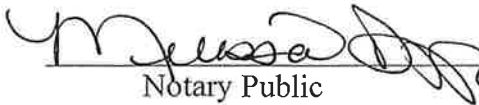
STATE OF FLORIDA
(COUNTY OF PUTNAM)

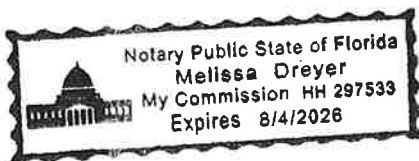
BEFORE ME, the undersigned authority appeared CHRISTY LOWE, who after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at 1402 OCEAN STREET Palatka, Fl. at 2:55 p.m. on the 10th of March 2026
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the 17th of March 2026
 - Hearing Notice Posted in the Palatka Daily News Paper


CHRISTY LOWE
Code Compliance Coordinator

SWORN and subscribed before me this March 10, 2026 by
CHRISTY LOWE, who is personally known to me.


Notary Public



After 5 days, return to

CITY OF PALATKA

201 N. 2nd Street
PALATKA, FLORIDA
32177-3735



9589 0710 5270 0937 6897 57

FIRST CLASS



US POSTAGE PAID BY PITNEY BOWES
ZIP 32177
02 7H
0006138641
MAR 10 2026
\$ 010.44

Hardy William Life Estate
PO Box 1211
Palatka, Florida 32177

U.S. Postal ServiceTM CERTIFIED MAIL[®] RECEIPT

1403
Jenett

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

\$ 10.44

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$ 10.44

Total Postage and Fees

\$ 10.44

Send to: Hardy William Life Estate

Postmark Here

Postage paid by: PO Box No.

PO Box 1211

Palatka, FL 32177

Code Compliance
C. Lowe

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hardy William Life Estate
PO Box 1211
Pacifica, Florida 32177



9590 9402 8326 3094 6837 52

2. Article Number (Transfer from service label)

9589 0710 5270 0937 6897 57

PS Form 3811, July 2020 PSN 7530-02-000-8053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐ Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type
- ☐ Adult Signature
 - ☐ Adult Signature Restricted Delivery
 - ☒ Certified Mail®
 - ☐ Certified Mail Restricted Delivery
 - ☐ Collect on Delivery
 - ☐ Collect on Delivery Restricted Delivery
 - ☐ Insured Mail
 - ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

Code Compliance

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

OFFICIAL USE

Certified Mail Fee \$10.44

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postmark
Here

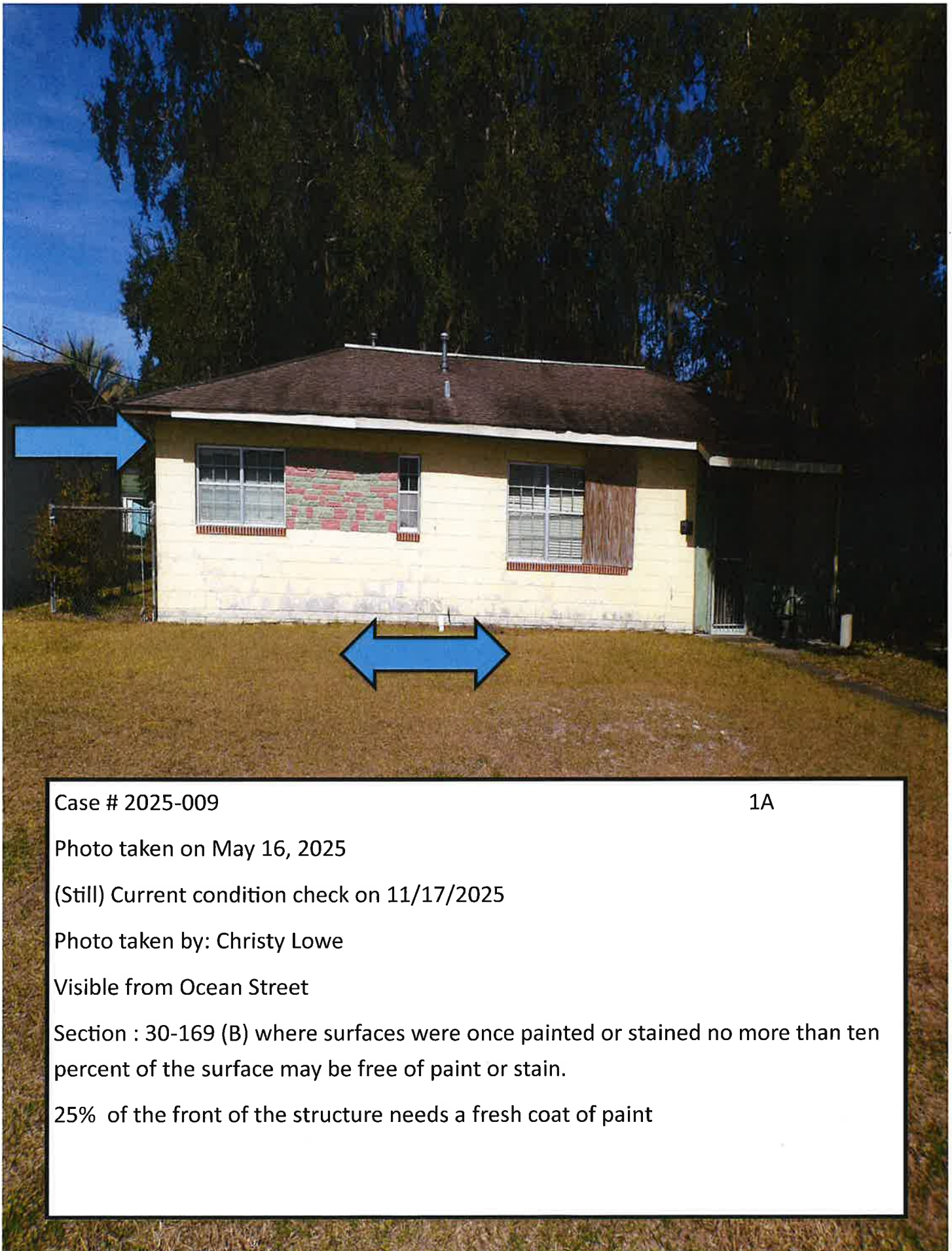
Postage \$10.44

Total Postage and Fees \$10.44

Hardy William Life Estate
PO Box 1211
Pacifica, FL 32177

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

25 2689 2360 0225 0710 6896



Case # 2025-009

1A

Photo taken on May 16, 2025

(Still) Current condition check on 11/17/2025

Photo taken by: Christy Lowe

Visible from Ocean Street

Section : 30-169 (B) where surfaces were once painted or stained no more than ten percent of the surface may be free of paint or stain.

25% of the front of the structure needs a fresh coat of paint



Case # 2025-009 (2nd Hearing)

1B

Photo taken on March 13, 2026

Photo taken by: Christy Lowe

Visible from Ocean Street

Section: 30-169(b) where surfaces were once painted or stained no more than 10% of the surface may be free of paint or stain 25% of the front Structure needs a fresh coat of paint.



Case # 2025-009

2A

Photo taken on May 16, 2025

(Still) Current condition check on 11/17/2025

Photo taken by: Christy Lowe

Visible from Ocean Street

Section : 30-169 (B) where surfaces were once painted or stained no more than ten percent of the surface may be free of paint or stain.

Replaced wood, needs to be painted or stained



Case # 2025-009 (2nd) Hearing

2B

Photo taken on March 13, 2026

Photo taken by: Christy Lowe

Visible from Ocean Street

Section: 30-169(b) where surfaces were once painted or stained no more than ten percent of the surface may be free of paint or stain.



Case # 2025-009

3A

Photo taken on May 16, 2025

(Still) Current condition check on 11/17/2025

Photo taken by: Christy Lowe

Visible from Ocean Street

Section : 94-193 Parking or storage or unlicensed vehicles

Description : flat tires, no visible tag, truck does not appear to have been moved in years.



Case # 2025-009

3B

Photo taken on March 13, 2026

Photo taken by: Christy Lowe

Visible from Ocean Street

Section : 94-193 Parking or storage or unlicensed vehicles on a residential lot

Description: no visible registration, flat tires right side both tire.

HEARING: March 17, 2026

Round River Property Management LLC
LOCATION 215 S 4th St
PALATKA FL

CASE: 2025-095
ZONING-DR

ORIGINAL VIOLATIONS

1. Sec 30-169 Building fronts and sides abutting streets or public areas
2. Sec 30-171 Windows

Descriptions

1. (A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced
2. Every broken, cracked or missing window shall be repaired or replaced with glass

NOTICES SENT

FIRST OBSERVED 06/26/2025
NOTICE FOR THIS HEARING SENT: 11/04/2025
GREEN CARD SIGNED YES
COMPLEX POSTING: 11/04/2025
SITE POSTING: 11/7/2025
TOTAL FINES: \$2150.00

FIRST OBSERVED 6/26/2025
NOTICE FOR THIS HEARING SENT: 3/17/2026
GREEN CARD SIGNED:
COMPLEX POSTING: 3/05/2026
SITE POSTING: 3/13/2026
TOTAL FINES:

COMMENTS:

DEMONSTRATIVE EVIDENCE: True & accurate photos that show the property's status and past judgments and liens.

STAFF RECOMMENDATION: Seeking Official Lien on Property

SPECIAL MAGISTRATE'S RECOMMENDATIONS:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case **2025-095**

Round River Property Management LLC
Respondent

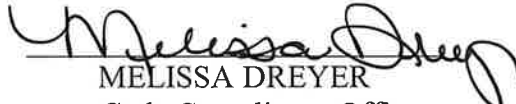
AFFIDAVIT OF SERVICE

STATE OF FLORIDA
(COUNTY OF PUTNAM)

BEFORE ME, the undersigned authority appeared MELISSA DREYER, who after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at SITE 215 S 4th St Palatka, Fl. at 9:30 a.m. on the **6th of March 2026**
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the **17th day of March 2026**
 - Hearing Notice Posted in the Palatka Daily News Paper




MELISSA DREYER
Code Compliance Officer

SWORN to and subscribed before me this **6th day of March 2026**, by
MELISSA DREYER who is personally known to me.


Notary Public

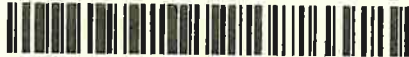
25.095 11.3

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Round River management LLC
122 Hanson Rd
Interlachen FL 32148



9590 9402 7750 2152 1076 49

2. Article Number (Transfer from service label)

589 0710 5270 0937 6876 47

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☒ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

11/18/2025

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

CC MD

N.O.H.

Domestic Return Receipt

Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia G. Carty, CPA
City Manager

Lorenzo Aghemo
Planning Director

Christy Lowe
Code Compliance Coordinator

Harold Bartelli
Code Compliance Officer

Mellisa Dreyer
Code Compliance Officer

Jane West, Esq.
City Attorney

March 4, 2026
Round River
Property Management LLC
215 S4th St
Palatka FL 32177

**CODE ENFORCEMENT, SPECIAL MAGISTRATE
CITY OF PALATKA, FLORIDA
NOTICE OF HEARING TO IMPOSE ADMINISTRATIVE FINE & LIEN**

CASE # 2025-095
RE: Parcel: #42-10-27-6850-0130-0020

In accordance with Chapter 162, Florida Statutes (1989) sec 2-81 & 2-83, the Palatka City Commissioners, created the Special Magistrate Program. The purpose of said Special Magistrate is to promote, protect and improve the health, safety, and welfare of the citizens of the City of Palatka and to provide an equitable, effective method of enforcing the technical codes in force in the City.

You are hereby formally notified that on the **17th DAY OF March at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. A public hearing was conducted on May 2, 2025 at 1:30p.m. and you were/were not present before the Special Magistrate on the date to answer these charges and to present your side of the case. The Special Magistrate issues a Finding that you were in violation of City Codes and that you had 120 days to correct the violations listed in the Statement of Violations and Request for Hearing issued to you on 5/2/2025. The 120-day period ended on 9/17/2025 You are advised that a public hearing to impose administrative fine & Lien will be conducted on **APRIL 15, 2025 at 1:30 p.m.** Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property. **THE FLORIDA CONSTITUTION PROTECTS HOMESTEADED PROPERTY FROM FORECLOSURE PROCEEDINGS. IF YOUR PROPERTY IS HOMESTEADED, THE CITY OF PALATKA WILL NOT FORECLOSE ON YOUR PROPERTY.**

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination. Please be prepared to present evidence at this meeting concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the City Code. If you desire to appeal, you are responsible for obtaining a verbatim record of the proceedings, which includes testimony and evidence upon which the appeal is to be based.

If you require further information concerning this case, please call (386) 312-2091
Sincerely, Melissa Dreyer/ CODE COMPLIANCE OFFICER

Sale Date To is required when **Sale Date From** is entered.
Sale Date From is required when **Sale Date To** is entered.
Sale Price To is required when **Sale Price From** is entered.
Sale Price From is required when **Sale Price To** is entered.
Sale Price To cannot be less than **Sale Price From**.
Square Feet To is required when **Square Feet From** is entered.
Square Feet From is required when **Square Feet To** is entered.
Square Feet To cannot be less than **Square Feet From**.
At least one **Range** item must be entered to select this **Filter** item.
Enter at least one **Range** item:
Sale Price From

Sale Price To

Sale Date From

Sale Date To

Then, Select **Filter(s)** if desired:
Square Feet From

Square Feet To

Vacant/Improved

Any

Qualified Sale

Any

Property Use

Any

Land Use

Any

Taxing District

Any

No Parcel History is available to view.

- [Search](#)
- [Reset Search](#)

Search Results Help Download
1 Parcel.

42-10-27-6850-0130-0022 | 98083
ROUND RIVER PROPERTY MANAGEMENT LLC
215 S 4TH ST # APT 1 PALATKA 32177

Your **Parcel Results Download** is being prepared and downloaded.

This may take a few moments...

Please click the **Close** button when the download is complete.

[Close](#)

Interim Parcel Details | 42-10-27-6850-0130-0022 | 98083 Help

Parcel:

42-10-27-6850-0130-0022

Owner:

ROUND RIVER PROPERTY MANAGEMENT LLC

VID:

98083

Staff Area:

C

911 Address:

215 S 4TH ST # APT 1

PALATKA 32177

Mailing Address:

122 HANSON RD

INTERLACHEN FL 32148

Subdivision:

PALATKA BLKS

Owner Id / Parcels:

158732 / 2

Description:

DICKS MAP OF PALATKA MB2 P46 BLK 13 PT OF LOTS 2 + 3 OR1193 P1192

Tax Roll Year

2025 ▼

- [TRIM](#)
- [Tax Bill](#)
- [GIS](#)
- [Map](#)
- [Email](#)
- [PRC](#)

[Main Value](#) [Land Sales](#) [Improvements](#) [Features](#) [Tax](#) [Cap](#) [Images](#)

Additional 911 Addresses

215 S 4TH ST APT 2 PALATKA 32177

Summary

Just Value of Land: 9,450

OBXF Value: 0

City of Palatka
Code Enforcement

Community Affairs Department
386.329.0100 ext 331
CodeEnforcement@palatka-fl.gov

RECEIVED
6/25/25
C. Lowe

CODE COMPLAINT FORM

Date: 6/25/25 Time: 9:00 am
Complaint made by: _____ Phone: _____ In person: ☒ Email: _____
Employee Taking Complaint: Christy Lowe
Complainant Name: Patricia / Joe Phone: 386-916-9633
Location of Violation: 215 S. 4th Street

Nature of Complaint (Violation): Dumpster sitting 8-9 months in front yard and not in use. Stopped work on property before Christmas 2024. Broken window and board on window. Needs painting.

Results of Inspection: decon elem. steps³⁰ - 169 (A)

3032(A) Overgrown grass / vines
30-171 Broken / boarded window / missing window frame
toof corner West Pro dumpster

3032(A) Veg growing on structure. Kent nose.
42-10-27-6850-0130 0022 Print 30-169 (A)
Dawson Dist

Inspector Assigned: _____

Case #: 2025-095

Date of Inspection: _____

(Complaints are worked in order of receipt. Please allow a minimum of 30 days for Code Enforcement to investigate your complaint and notify the property owner(s) of violation(s) if, in fact, code violation(s) exist.)

2-prior cases

Permit # P24-000114

M24-000299

PPD Form 0099 Code Enforcement Complaint Form
Revised 03/21

July 11, 2024



HPB Case 24-12

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION BOARD APPROVAL FOR

215 S. 4th Street
Palatka, Florida 32177

THIS CERTIFICATE OF APPROPRIATENESS WAS ISSUED BY THE PALATKA HISTORIC DISTRICT PLANNING BOARD FOR AUTHORIZATION OF THE FOLLOWING WORK AT 215 S. 4th Street, Palatka, FL 32177 IN THE PALATKA SOUTH HISTORIC DISTRICT:

Exterior repairs to the siding and trim using pine boards.
Painting with the same blue currently on the structure.
Repairing and replacing roof with aluminum sheeting.
Repair railings on front porch and paint white.
Remove ¾ wall on balconies and replace with railings similar to front porch.
Install fans on front porch.
Install lamp fixtures at the entry doors.

The HPB voted unanimously to approve the COA at the July 11, 2024 meeting.

Please submit this Certificate of Appropriateness to the Building Inspection Division with Putnam County when applying for a building permit, or demolition, as necessary.

By: 
Lorenzo Aghemo, Planning Director

The City of Palatka and the Historic Preservation Board bear no responsibility in maintaining a record of this Certificate of Appropriateness. Please keep a copy for your records for future reference.



Case #: 2025095

Case Date: 06/26/25

Case Type:

Name: Patti Vost

Address:

Complainant Phone: 386-916-9633

Violation Description: Property Maintance

Code Board Meeting Date:

Compliance Deadline:

Complaint Type: Property Maintenance

Abatement Status :

Foreclosure Status:

CRA District Status: NO

Closed :

Status: Open-Pending Compliance

Assigned To: Melissa Dreyer

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
42-10-27-6850-0130-0022	215 S 4TH ST # APT 1 PALATKA	DICKS MAP OF PALATKA MB2 P46, BLK 13 PT OF LOTS 2 + 3 OR1193, P1192	ROUND RIVER PROPERTY MANAGEMENT LLC		

Activities

Date	Activity Type	Description	Employee	Status
06/26/2025	Inspection	followed up on a complaint.	Melissa Dreyer	Completed

Violations

Date	Violation	Description	Notes	Status
06/26/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a)All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced.(b)Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti,	(A) Concrete decorative element at steps on left side.	Open

litter, dirt or other debris. Where surfaces were once painted, stained, not more than ten percent of the surface may be free of paint or stain.(c)Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition.(d)Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

06/26/2025

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

(a)All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced.(b)Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain.(c)Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition.(d)Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

30-169(B) Paint needs to match the home

Open

06/26/2025

Sec. 30-171.- Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted.
(Ord. No. 14-21 , § 1, 7-10-2014)

Broken window top front, missing windowpane in the top right side, boarded window bottoms right side

Open

06/26/2025

Sec. 30-32(a).- Prohibited
Conditions and Public
Nuisances

pose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

overgrown grass,
vines on side of
home.

Open

Attached Letters

Date	Letter	Description
06/26/2025	Web Form - Citizen Complaint Form	
06/26/2025	Public Information Request	
06/26/2025	Notice of Violation without Description	
06/26/2025	Notice of Violation with Description	

Notes

Date	Note	Created By:
2025-06-26	Followed up on the complaint that was called in. Found several violations.	Melissa Dreyer
2025-06-26	Property owner does have a COA.	Melissa Dreyer

Uploaded Files

Date	File Name
06/26/2025	27062058-COA.pdf
06/26/2025	27058995-100_4153.JPG
06/26/2025	27058979-100_4150.JPG
06/26/2025	27058968-100_4148.JPG



CODE VIOLATION WARNING NOTICE

ROUND RIVER PROPERTY MANAGEMENT LLC
122 HANSON RD
INTERLACHEN, FL 32148

Re: Case Number 2025095
Subject Property: 215 S 4TH ST # APT 1 PALATKA, ,
Property ID Number: 42-10-27-6850-0130-0022

Dear ROUND RIVER PROPERTY MANAGEMENT LLC:

All properties must follow applicable regulations within the district the property is located. It is the property owner's responsibility to verify any necessary approvals prior to beginning repairs. This applies to residential, commercial, historical, or industrial properties.

IN ACCORDANCE WITH CITY OF PALATKA MUNICIPAL CODES YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF PALATKA CITY CODE:

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

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Sec. 30-171.- Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted.
(Ord. No. 14-21 , § 1, 7-10-2014)

Sec. 30-32(a).- Prohibited Conditions and Public Nuisances

(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

Corrective Action The following action must be taken to correct the above stated violation:

Sec 30-171 Windows: All broken/missing windows need to be replaced. Windows that are boarded up need to be replaced/repared. Sec 30-32(A) Overgrown grass/vine. Grass must be mowed to mimic the neighborhood. Vegetation needs to be removed from the side of the home. Sec 30-169(A) Decorative element: Repair the concrete pillar at the front steps on the left side. Sec 30-169(B) Paint must match the rest of the home Paint the freshly replaced wood on the front of the home to match the rest of the home. This serves as a 15-day notice. If you have any questions or concerns, please feel free to contact me at 386-240-5309 or email at mdreyer@palatka-fl.gov

WARNING NOTICE: YOU ARE IN VIOLATION OF CITY OF PALATKA MUNICIPAL CODE. SHOULD THE VIOLATION CONTINUE BEYOND THE TIME SPECIFIED FOR CORRECTION, OR SHOULD THE VIOLATION BE REPEATED, A CITATION MAY BE ISSUED TO YOU AND/OR YOUR CASE MAY BE PRESENTED TO THE PALATKA CODE ENFORCEMENT BOARD. THE ISSUANCE OF A CITATION WILL REQUIRE A FINE TO BE PAID OR REQUIRE YOUR APPEARANCE BEFORE THE PALATKA CODE ENFORCEMENT BOARD. THE CODE ENFORCEMENT BOARD MAY IMPOSE A FINE OF UP TO \$250 FOR EACH DAY UNTIL THE VIOLATION IS CORRECTED. COSTS OF PROSECUTION WILL BE CHARGED IF YOUR CASE APPEARS ON THEIR AGENDA. COSTS AND/OR FINES WILL BECOME A LIEN AGAINST YOUR PROPERTY IF LEFT UNPAID. APPEALS MUST BE MADE WITHIN 30 DAYS OF HEARING TO THE PALATKA CITY COMMISSION.

As directed by the code enforcement officer, failure to comply with result in Code Enforcement Magistrate Hearing which is held at 1:30 p.m. every 3rd Tuesday of the Month at City Hall at City Hall, 201 N. 2nd Street, Palatka, FL.

Melissa Dreyer
Code Enforcement Officer



2025-095 By Melissa Dreyer 2A
215 S 4th St 11/6/2025

Sec 30-169 Building fronts and sides
Abutting streets or public areas

30-169(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced



2025-095 218 S 4th St

2B

Sec 30-169 Decorative Element

30-169(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced



2025-.095 1C By Melissa Dreyer
214 S 4th St

Sec 30-171 Windows

30-171 Every Broken, cracked or missing window shall be repaired or replaced with glass



2025-095 215 S 4th St

2C

Sec 30-171 Windows

Every broken, cracked or missing window
shall be repaired or replaced with glass



HEARING: March 17, 2026

Sandy Murray + Michael A Edwards (TIC)

LOCATION 1317 Washington St

PALATKA FL

CASE: 2025-105

ZONING-R-2

ORIGINAL VIOLATIONS

1. Sec 30-169 Building fronts and sides abutting streets or public areas X's
2. Sec 30-171 Windows
3. Sec 30-32 (a) X's 2

Descriptions

1. 30-169 Rotten/Weaken wood
2. 30-169(D) Mold/Mildew on the front of the home
3. 30-169(A) replace decorative element- latus on the porch window
4. 30-171 broken/boarded windows
5. 30-32 (A11) roof in disrepair
6. 30-32(A2) Overgrown grass weeds and vines on the home

NOTICES SENT

FIRST OBSERVED 07/7/2025

NOTICE FOR THIS HEARING SENT: 3/17/2026

GREEN CARD SIGNED YES

COMPLEX POSTING: 3/4/2025

SITE POSTING: 3/13/2025

TOTAL FINES:

FIRST OBSERVED

NOTICE FOR THIS HEARING SENT:

GREEN CARD SIGNED:

COMPLEX POSTING:

SITE POSTING:

TOTAL FINES:

COMMENTS:

DEMONSTRATIVE EVIDENCE: True & accurate photos that show the property's status and past judgments and liens.

STAFF RECOMMENDATION: 30 days to bring property into compliance if not there will be a daily fine of \$25 fine per violation per day starting April 3rd 2026. (Thursday)

SPECIAL MAGISTRATE'S RECOMMENDATIONS:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case 2025-105

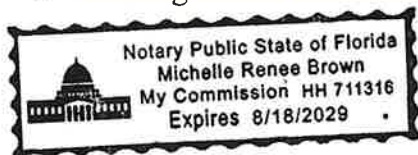
Sandy Murray + Michael A Edwards (TIC)

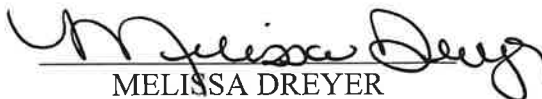
AFFIDAVIT OF SERVICE

STATE OF FLORIDA
(COUNTY OF PUTNAM)

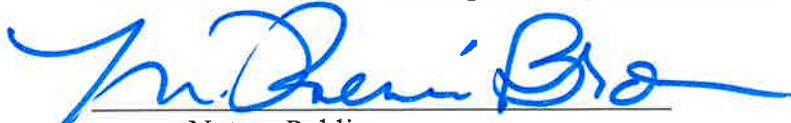
BEFORE ME, the undersigned authority appeared MELISSA DREYER, who after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at SITE 215 S 4th St Palatka, Fl. at 9:30 a.m. on the 4th of March 2026
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the 17th day of March 2026
 - Hearing Notice Posted in the Palatka Daily News Paper




MELISSA DREYER
Code Compliance Officer

SWORN to and subscribed before me this 4th day of March 2026, by
MELISSA DREYER who is personally known to me.


Notary Public

Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia Mcarty
City Manager

Eddie Cutwright
Community Affairs Director

Christy Lowe
Code Compliance Officer

Code Compliance Officer

Jane West, Esq.
City Attorney

March 4, 2026

Sandy Murray + Michael Edwards (TIC)
1317 Washington St
Palatka FL 32177

**CODE ENFORCEMENT, SPECIAL MAGISTRATE
CITY OF PALATKA, FLORIDA**

NOTICE OF HEARING

CASE # 2025-105
RE: Parcel #: 42-10-6850-2450-0400

In accordance with Chapter 162, Florida Statutes (1989) sec 2-81 & 2-83, the Palatka City Commissioners, created the Special Magistrate Program. The purpose of said Special Magistrate is to promote, protect and improve the health, safety and welfare of the citizens of the City of Palatka and to provide an equitable, effective method of enforcing the technical codes in force in the City.

You are hereby formally notified that on **the 17th day of February 2026 at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. You are hereby ordered to appear before the Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each and every day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination. Please be prepared to present evidence at this meeting concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the City Code. If you desire to appeal, you are responsible for obtaining a verbatim record of the proceedings, which includes testimony and evidence upon which the appeal is to be based.

If you require further information concerning this case, please call (386) 312-2091
Sincerely,

Melissa Dreyer
Code Compliance Officer

Enclosures: Statement of Violation and Request for Hearing

PALATKA, FLORIDA
SPECIAL MAGISTRATE

CITY OF PALATKA, FLORIDA
Petitioner,

vs.

Case# 2025-105

Sandy Murray + Michael A Edwards
Respondent(s),

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.02 and 162.12, Florida Statutes, and City of Palatka Ordinance 03-36, the undersigned Code Enforcement Director hereby gives notice of an uncorrected violation of the Municipal Code of Palatka, Florida as more particularly described herein, and hereby requests a public hearing before the City of Palatka Special Magistrate for the following reasons:

1. Violation of Municipal Code City of Palatka, Florida:

Sec 30-32 (A) Prohibited conditions and public nuisance X's 2
Sec 30-169 X's 3
Sec 30-171

2. Location/address where violation exists

1317 Washington St Palatka

3. Name and address of owner/person in charge of location where violation exists:

Sandy Murray + Michael A Edwards
Palatka FL 32177

4. Description of violation

1. Rotten/Weaken Wood
2. Mold/Mildew on front of the house
3. Replace decorative element
4. Broken/Boarded windows
5. 30-32(A11) ROOF IN DISREPAIR
6. 30-32 (2) Overgrown grass, weeds, and vines on the home

5. Date violation first observed 7/7/2025

6. Date owner/person in charge given Notice of Violation 7/7/2025

7. Date on/by which violation was to be corrected: 7/28/2025

8. Date of Reinspection 7/28/2025

9. Results of Reinspection's: Non-Compliance

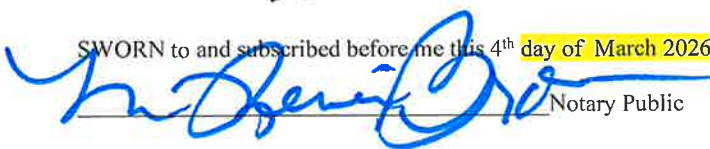
Based on the foregoing, the undersigned Code Inspector hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the Municipal Code of Palatka, Florida have failed as aforesaid, and that the violation should be referred to the City of Palatka Special Magistrate for a public hearing.

DATED 4th day of March 4, 2026


CITY OF PALATKA CODE COMPLIANCE


Melissa Dreyer
Code Compliance Officer

SWORN to and subscribed before me this 4th day of March 2026, by MELISSA DREYER, who is personally known to me.


Notary Public

For delivery information visit our website at www.usps.com

OFFICIAL USE

7009 2820 0003 3582 9543

Postage	\$ 9.68
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 9.68

Postmark
Here

Sent to
Street Apt. No.: Sander Mueney & Michael Eduardo
or PO Box No. 1718 Olive St
City, State, ZIP+4[®] Paradise, CA 92177

PS Form 3800 August 2006 See Reverse for Instructions

POSTNET[®] barcode area with address: 7009 2820 0003 3582 9543

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sander Mueney & Michael Eduardo
1718 Olive St
Paradise, CA 92177



9590 9402 7750 2152 1087 76

2. Article Number (Transfer from service label)

7009 2820 0003 3582 9543

PS Form 3811, July 2020 PSN 7530-02-000-9063

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail[®]
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express[®]
- ☐ Registered Mail[™]
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation[™]
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

16 day notice

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sandy Murray & Michael
Edwards

1718 Olive St
Faratka, FL 32177



9590 9402 7750 2152 1087 76

2. Article Number (Transfer from service label)

7009 2820 0003 3582 9543

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Signature]

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

15 day
Notice

Domestic Return Receipt

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

9589 0710 5270 0937 6881 56

Certified Mail Fee Extra Services & Fees (check box, add fee as appropriate) ☐ Return Receipt (hardcopy) \$ _____ ☐ Return Receipt (electronic) \$ _____ ☐ Certified Mail Restricted Delivery \$ _____ ☐ Adult Signature Required \$ _____ ☐ Adult Signature Restricted Delivery \$ _____		Postmark Here
Postage Total Postage and Fees \$ _____		

Sent by Sandy Murry + Michael Edwards
 Street and PO Box No. 1718 Olive St
 City, State, ZIP+4® Palmdale CA 93271

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

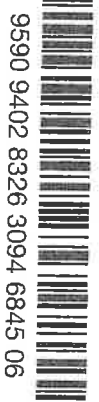
PLACE STAMP OR METRIC HERE TO THE RIGHT OF THE DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sandy Murry + Michael Edwards
1718 Olive St
Palmdale CA 93271



9590 9402 8326 3094 6845 06

2. Article Number (Transfer from service label)

9589 0710 5270 0937 6881 56

PS Form 3811, July 2020 PSN 7530-02-000-9053 N.O.#. 265-105 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

- A. Signature ☒ Agent ☐
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| ☐ Adult Signature | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Collect on Delivery Restricted Delivery | |
| Insured Mail (over \$500) | |
| Restricted Delivery | MD C.O. |

After 5 days, return to

CITY OF PALATKA

201 N. 2nd Street
PALATKA, FLORIDA
32177-3735

CERTIFIED MAIL



9589 0710 5270 0937 6881 56

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 32177
02711
0006138641
\$010.44
MAR 05 2026

*Sandy Murray + Michael Edwards
1718 Olive St
Palatka FL 32177*

2E 1889 2E60 0225 0120 6856

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent to *Sandy Murray Michael Edwards*
Street and Apt. No., or PO Box No. *1317 Washington St*
City, State, ZIP+4[®] *Palatka FL 32177*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

SENDER, COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Sandy Murray Michael Edwards
1317 Washington St.
Palatka FL 32177

2. Article Number (Transfer from service label)
9589 0710 5270 0937 6881 32

PS Form 3811, July 2020 PSN 7530-02-000-9053 N.O.H. 0685-105 Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

3. Service Type

☐ Adult Signature	☐ Priority Mail Express [®]
☐ Adult Signature Restricted Delivery	☐ Registered Mail [™]
☐ Certified Mail [®]	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation [™]
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	
☐ Insured Mail (over \$500)	

1 Insured Mail Restricted Delivery (over \$500)

MD CE.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

9589 0710 5270 0937 6881 32

CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total Postage and Fees \$

Sent to *Sandy Murray Michael Edwards*
Street and Apt. No., or PO Box No. *1317 Washington St*
City, State, ZIP+4[®] *Palatka FL 32177*

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

After 5 days, return to

CITY OF PALATKA

201 N. 2nd Street
PALATKA, FLORIDA
32177-3735

CERTIFIED MAIL



9589 0710 5270 0937 6881 32

REGISTERED MAIL



US POSTAGE
ZIP 32177
027H
0006130641
\$010.44
MAR 05 2026

*Shirley Murray + Michael Steward
1317 Washington St
Palatka FL 32177*

Sale Date To is required when **Sale Date From** is entered.
Sale Date From is required when **Sale Date To** is entered.
Sale Price To is required when **Sale Price From** is entered.
Sale Price From is required when **Sale Price To** is entered.
Sale Price To cannot be less than **Sale Price From**.
Square Feet To is required when **Square Feet From** is entered.
Square Feet From is required when **Square Feet To** is entered.
Square Feet To cannot be less than **Square Feet From**.
At least one **Range** item must be entered to select this **Filter** item.
Enter at least one **Range** item:
Sale Price From

Sale Price To

Sale Date From

Sale Date To

Then, Select **Filter(s)** if desired:
Square Feet From



Square Feet To

Vacant/Improved

Any ☐ Any

Qualified Sale

Any ☐ Any

Property Use

Any ☐ Any

Land Use

Any ☐ Any

Taxing District

Any ☐ Any

No Parcel History is available to view.

- [Search](#)
- [Reset Search](#)

Search Results Help Download
1 Parcel.

42-10-27-6850-2450-0400 | 43538
MURRAY SANDY + MICHAEL A EDWARDS (TIC)
1317 WASHINGTON ST PALATKA 32177

Your **Parcel Results Download** is being prepared and downloaded.

This may take a few moments...

Please click the **Close** button when the download is complete.

Close

Interim Parcel Details | 42-10-27-6850-2450-0400 | 43538 Help

Parcel:

42-10-27-6850-2450-0400

Owner:

MURRAY SANDY + MICHAEL A EDWARDS (TIC)

VID:

43538

Staff Area:

3

911 Address:

1317 WASHINGTON ST

PALATKA 32177

Mailing Address:

1718 OLIVE ST

PALATKA FL 32177

Subdivision:

PALATKA BLKS

Owner Id / Parcels:

137817 / 3

Description:

PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2 OF LOT 4

Tax Roll Year

2025 ▼

- [TRIM](#)
- [Tax Bill](#)
- [GIS](#)
- [Map](#)
- [Email](#)
- [PRC](#)
- [E-File](#)

[Main](#)[Value](#)[Land](#)[Sales](#)[Improvements](#)[Features](#)[Tax](#) [Cap](#)[Images](#)

Summary

Just Value of Land: 1,580

OBXF Value: 130

Improvement Value: 26,610

Brenda Bridges
Putnam County Tax Collector
PO Box 1339 PALATKA, FL 32178-1339

2024 Delinque. Estate Taxes
Certificate#: 2025-0014968

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

MURRAY SANDY + MICHAEL A EDWARDS (TIC)
1718 OLIVE ST
PALATKA, FL 32177

Property Description: PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2
OF LOT 4

Location : 1317 WASHINGTON ST PALATKA

Account Number	Control Number	ESCROW	ASSESSED	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
42-10-27-6850-2450-0400	43538		\$29,830	\$0	\$29,830	010

Calculation Date: 07/07/2025

Certificate Face: 997.19

Certificate Fee Detail

Fee	Fee Amount	Fee Payment	Fee Balance
ADVS Ad Valorem	552.25	0.00	552.25
NAVS Non Ad Valorem	340.15	0.00	340.15
INTP Interest Penalty	40.16	0.00	40.16
COMM Commission	46.63	0.00	46.63
AVRF Advertising Fee	3.00	0.00	3.00
ACTN Auction Fee	15.00	0.00	15.00
COLF Collector Fee	6.25	0.00	6.25
CINT Certificate Interest (14.00)	49.86	0.00	49.86

Please pay by cash, cashier's check, money order or certified funds to Putnam County Tax Collector
PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**ADDITIONAL CHARGES MAY OCCUR IF A COUNTY CERTIFICATE IS
PURCHASED BY AN INDIVIDUAL BEFORE YOUR PAYMENT IS RECEIVED**

Brenda Bridges
Putnam County Tax Collector
PO Box 1339 PALATKA, FL 32178-1339

2024 Delinquent Real Estate Taxes
Certificate#: 2025-0014968

www.PutnamTax.com

TAXES BECOME DELINQUENT APRIL

ACCOUNT NUMBER	CONTROL NUMBER	ESCROW	ASSESSED	EXEMPTION	TAXABLE VALUE	MILLAGE CODE
42-10-27-6850-2450-0400	43538		\$29,830	\$0	\$29,830	010
AMOUNT DUE IF RECEIVED BY	07/31/2025 \$1,053.30	08/31/2025 \$1,053.30	09/30/2025 \$1,053.30	10/31/2025 \$1,061.61	11/30/2025 \$1,073.24	

Please pay by cash, cashier's check, money order or certified funds to Putnam County Tax Collector PO Box 1339 PALATKA, FL

MURRAY SANDY + MICHAEL A EDWARDS
1718 OLIVE ST
PALATKA, FL 32177
PALATKA KENNERLYS ADD MB3
OF LOT 4

RETURN WITH PAYMENT

12024043538000000892400014210276850245004000



TAX COLLECTOR
Proudly Serving Putnam County

PUTNAM COUNTY 2025 REAL ESTATE
Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ACCOUNT NUMBER	CONTROL	ESCROW	DELINQUENT TAX YEAR(S) NOT INCLUDED IN THIS
42-10-27-6850-2450-0400	43538		PRIOR YEAR(S) DELINQUENT TAX DUE - CALL (386) 329-0276

ACCOUNT NUMBER: 42-10-27-6850-2450-0400

Parcel 911 Addresss:
1317 WASHINGTON ST PALATKA

MURRAY SANDY + MICHAEL A EDWARDS (TIC)
1718 OLIVE ST
PALATKA, FL 32177

Property Description:
PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2
OF LOT 4

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
PUTNAM COUNTY GENERAL FUND	8.7418	26,340	0	26,340	230.26
SCHOOL LOCAL REQUIRED EFFORT	3.0410	28,320	0	28,320	86.12
SCHOOL DISTRICT DISCRETIONARY	0.7480	28,320	0	28,320	21.18
SCHOOL DISTRICT CAPITAL OUTLAY	1.5000	28,320	0	28,320	42.48
VOTED DISTRICT SCHOOL DEBT	1.5760	28,320	0	28,320	44.63
ST. JOHNS RIVER WATER MGMT	0.1793	26,340	0	26,340	4.72
CITY OF PALATKA	6.2397	26,340	0	26,340	164.35
TOTAL MILLAGE	22.0258		TOTAL AD VALOREM TAXES		593.74

EXEMPTIONS

Save Time! Pay Online



Don't stand in line!
Process your payment on-line at:
www.PutnamTax.com

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
SOLID WASTE PALATKA LANDFILL	121.00	1	121.00
PALATKA FIRE PROTECTION	212.23	1	212.23
TOTAL NON-AD VALOREM ASSESSMENTS			\$333.23
COMBINED TAXES AND ASSESSMENTS			926.97

PLEASE PAY IN U.S. FUNDS FROM A U.S. BANK (NO POSTDATED CHECKS) TO: PUTNAM COUNTY TAX

IF PAID BY	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026	April 1, 2026 Delinquent Penalties and Fees Apply
PLEASE PAY	889.89	899.16	908.43	917.70	926.97	

PUTNAM COUNTY 2025 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

ACCOUNT NUMBER
42-10-27-6850-2450-0400
PROPERTY ADDRESS
1317 WASHINGTON ST PALATKA
CONTROL NUMBER
43538

MURRAY SANDY + MICHAEL A EDWARDS
1718 OLIVE ST
PALATKA, FL 32177



TAX COLLECTOR
Proudly Serving Putnam County

P.O. BOX 1339
Palatka, FL 32178
(386) 329-0282

Contact Phone Number:

()

PAY ONLY ONE AMOUNT

☐	Nov 30, 2025 889.89
☐	Dec 31, 2025 899.16
☐	Jan 31, 2026 908.43
☐	Feb 28, 2026 917.70
☐	Mar 31, 2026 926.97

12025043538000000926970014210276850245004007



Case #: 2025105

Case Date: 07/07/25

Case Type:

Name: City Employee MD

Address: 205 N 2nd St

Complainant Phone: 3863290100

Violation Description: Property Maintenance

Code Board Meeting Date:

Compliance Deadline:

Complaint Type: Property Maintenance

Abatement Status :

Foreclosure Status:

CRA District Status: NO

Closed :

Status: Open-Pending Compliance

Assigned To: Melissa Dreyer

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
42-10-27-6850-2450-0400	1317 WASHINGTON ST PALATKA	PALATKA KENNERLYS ADD MB3 P161, BLK 245 E1/2 OF LOT 4	MURRAY SANDY + MICHAEL A EDWARDS (TIC)		

Activities

Date	Activity Type	Description	Employee	Status
07/07/2025	Inspection	upon inspection several violations were found	Melissa Dreyer	Completed

Violations

Date	Violation	Description	Notes	Status
07/07/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a)All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced.(b)Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c)Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as	Rotten/Weakened wood	Open

07/07/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew. (a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.	30-169 (D) Mold/Mildew on the front of the home.	Open
07/07/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.	30-169(A) replace decorative element (latus on the porch window)	Open ✓
07/07/2025	Sec. 30-171.- Windows	(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted. (Ord. No. 14-21 , § 1, 7-10-2014)	Broken/boarded windows.	Open ✓
07/07/2025	Sec. 30-32(a).- Prohibited Conditions and Public Nuisances	(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting	30-32 (A11) Roof in disrepair	Open ✓

...ing the economic value or enjoyment of surr... or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

07/07/2025 Sec. 30-32(a).- Prohibited Conditions and Public Nuisances

(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

30-32 (A2)
Overgrown grass, weeds and vines on the home

Open

Uploaded Files

Date
07/07/2025

File Name



07/07/2025



07/07/2025



07/07/2025



07/07/2025





CODE VIOLATION WARNING NOTICE

MURRAY SANDY + MICHAEL A EDWARDS (TIC)
1718 OLIVE ST
PALATKA, FL 32177

Re: Case Number 2025105
Subject Property: 1317 WASHINGTON ST PALATKA, ,
Property ID Number: 42-10-27-6850-2450-0400

Dear MURRAY SANDY + MICHAEL A EDWARDS (TIC):

All properties must follow applicable regulations within the district the property is located. It is the property owner's responsibility to verify any necessary approvals prior to beginning repairs. This applies to residential, commercial, historical, or industrial properties.

IN ACCORDANCE WITH CITY OF PALATKA MUNICIPAL CODES YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF PALATKA CITY CODE:

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

(a) All deteriorated structure, decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

Sec. 30-171.- Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted.
(Ord. No. 14-21, § 1, 7-10-2014)

Sec. 30-32(a).- Prohibited Conditions and Public Nuisances

(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

Sec. 30-32(a).- Prohibited Conditions and Public Nuisances

(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

Corrective Action The following action must be taken to correct the above stated violation:

30-169(B) Rotten/weakened wood must be repaired/replaced 30-169(D) Mold/Mildew on the front of porch must be removed 30-169(A) Replace decorative element on porch screen area (Latus) 30-32(A11) Roof is in disrepair must replace/repair 30-32(A2) Grass/weeds needs to be mowed vines need to be removed from the building. Grass should not be more than 18 inches high. 30-171 Windows cannot be boarded up.

Must replace missing/broken windows with glass. This serves as a 15-day notice. I will do a follow up on 7/28/2025. If you have questions or concerns, please feel free to contact me at 386-240-5309 or email mdreyer@palatka-fl.gov

WARNING NOTICE: YOU ARE IN VIOLATION OF CITY OF PALATKA MUNICIPAL CODE. SHOULD THE VIOLATION CONTINUE BEYOND THE TIME SPECIFIED FOR CORRECTION, OR SHOULD THE VIOLATION BE REPEATED, A CITATION MAY BE ISSUED TO YOU AND/OR YOUR CASE MAY BE PRESENTED TO THE PALATKA CODE ENFORCEMENT BOARD. THE ISSUANCE OF A CITATION WILL REQUIRE A FINE TO BE PAID OR REQUIRE YOUR APPEARANCE BEFORE THE PALATKA CODE ENFORCEMENT BOARD. **THE CODE ENFORCEMENT BOARD MAY IMPOSE A FINE OF UP TO \$250 FOR EACH DAY UNTIL THE VIOLATION IS CORRECTED. COSTS OF PROSECUTION WILL BE CHARGED IF YOUR CASE APPEARS ON THEIR AGENDA. COSTS AND/OR FINES WILL BECOME A LIEN AGAINST YOUR PROPERTY IF LEFT UNPAID.** APPEALS MUST BE MADE WITHIN 30 DAYS OF HEARING TO THE PALATKA CITY COMMISSION.

As directed by the code enforcement officer, failure to comply with result in Code Enforcement Magistrate Hearing which is held at 1:30 p.m. every 3rd Tuesday of the Month at City Hall at City Hall, 201 N. 2nd Street, Palatka, FL.

Melissa Dreyer
Code Enforcement Officer



October 27, 2025

Dear Mr. Michael Edwards,

I hope this finds you doing well. I am following up on your case and the progress of the reconstruction of your house. I would like to close your case by the end of 2025 if possible. I do understand that you are doing it as you can and as your help is available. I also understand if it does go into 2026 it will be acceptable if you continue to work on it. Please follow up with me as to where your progress is currently. I hope you have a great day,

If you have any questions or concerns, please feel free to call me at 386-312-2091

Thank you

MELISSA DREYER

Code Compliance Officer

386-240-5309

mdreyer@palatka-fl.gov

<https://palatka-fl.gov>

205 N 2nd Street Palatka, FL



February 23, 2026

Dear Mr. Michael Edwards

I hope this finds you doing well. I am following up on your property at 1317 Washington St Palatka. I've noticed there has been no activity since August of 2025. We are currently bringing outstanding cases that have stagnated before the Magistrate to be heard, I do not know when your case will be put on the docket and fines are being applied to the property. However, I don't want to see that happen to you. I'm not out to take your money nor your property I just want to see you bring it into compliance. All I am asking you to repair is the violations that are visible from the roadside. I have enclosed the violation letter for a reminder. If you have any questions, please feel free to contact

MELISSA DREYER

Code Compliance Officer
386-240-5309-Cell
386-310-2091- Office
mdreyer@palatka-fl.gov
<https://palatka-fl.gov>
205 N 2nd Street Palatka, FL



2025-105 1317 Washington St **A1**
Sec 30-169 Rotten or Weakened Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques.



2025-105 1317 Washington St **A2**
Sec 30-169 Rotten or Weakened Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials



2025-105 1317 Washington St

A3

Sec 30-171 Windows

Every broken, cracked or missing window shall be repaired or replaced with glass.



2025-105 1317 Washington St

A4

Sec 30-171 Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass.



2025-105 1317 Washington St **A5**

Sec 30-169 Decorative Elements/ Lattice boarded
window

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .



2025-105 1317 Washington St **A6**

Sec 30-169 Decorative Elements/ Lattice boarded window

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .



2025-105 1317 Washington St
Sec 30-32(10) Roof in Disrepair

A7

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material,



2025-105 1317 Washington St

A8

Sec 30-32(10) Roof in Disrepair

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material,



2025-105 1317 Washington St **B1**

Sec 30-169 Rotten Weaken Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques.



2025-105 1317 Washington St **B2**

Sec 30-169 Rotten Weakened Wood

Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the



2025-105 1317 Washington St

B3

Sec 30-171 Windows

Every broken, cracked or missing window shall be repaired or replaced with glass.



2025-105 1317 Washington St

B4

Sec 30-171 Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass.



2025-105 1317 Washington St

B5

Sec 30-169 Decorative Elements/ Lattice boarded
window

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .



2025-105 1317 Washington St

B6

Sec 30-169 Decorative Elements/ Lattice boarded

(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced .



2025-105 1317 Washington St

B7

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material



2025-105 1317 Washington St

B8

Sec 30-32(10) Roof in Disrepair

Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material,



HEARING: March 17, 2026

Round River Property Management LLC
LOCATION 215 S 4th St
PALATKA FL

CASE: 2025-095
ZONING-DR

ORIGINAL VIOLATIONS

1. Sec 30-169 Building fronts and sides abutting streets or public areas
2. Sec 30-171 Windows

Descriptions

1. (A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced
2. Every broken, cracked or missing window shall be repaired or replaced with glass

NOTICES SENT

FIRST OBSERVED 06/26/2025
NOTICE FOR THIS HEARING SENT: 11/04/2025
GREEN CARD SIGNED YES
COMPLEX POSTING: 11/04/2025
SITE POSTING: 11/7/2025
TOTAL FINES: \$2150.00

FIRST OBSERVED 6/26/2025
NOTICE FOR THIS HEARING SENT: 3/17/2026
GREEN CARD SIGNED:
COMPLEX POSTING: 3/05/2026
SITE POSTING: 3/13/2026
TOTAL FINES:

COMMENTS:

DEMONSTRATIVE EVIDENCE: True & accurate photos that show the property's status and past judgments and liens.

STAFF RECOMMENDATION: Seeking Official Lien on Property

SPECIAL MAGISTRATE'S RECOMMENDATIONS:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case **2025-095**

Round River Property Management LLC
Respondent

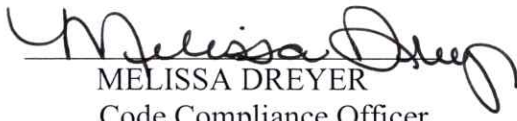
AFFIDAVIT OF SERVICE

STATE OF FLORIDA
(COUNTY OF PUTNAM)

BEFORE ME, the undersigned authority appeared MELISSA DREYER, who after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at SITE 215 S 4th St Palatka, Fl. at 9:30 a.m. on the **6th of March 2026**
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the **17th day of March 2026**
 - Hearing Notice Posted in the Palatka Daily News Paper




MELISSA DREYER
Code Compliance Officer

SWORN to and subscribed before me this **6th day of March 2026**, by
MELISSA DREYER who is personally known to me.


Notary Public

25.095 11.3

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rund River management LLC
122 Hanson Rd
Interlachen FL
32148



9590 9402 7750 2152 1076 49

2. Article Number (Transfer from service label)

589 0710 5270 0937 6876 47

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Kebrows*

☒ Agent
☐ Addressee

B. Received by (Printed Name)

Kebrows

C. Date of Delivery

11/3/2025

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

CC MD.

N.O.H.

Domestic Return Receipt

PALATKA, FLORIDA
SPECIAL MAGISTRATE

CITY OF PALATKA, FLORIDA
Petitioner,

vs.

Round River Property Management LLC

Respondent(s),

Case# 2025-095

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

Pursuant to Sections 162.02 and 162.12, Florida Statutes, and City of Palatka Ordinance 03-36, the undersigned Code Enforcement Director hereby gives notice of an uncorrected violation of the Municipal Code of Palatka, Florida as more particularly described herein, and hereby requests a public hearing before the City of Palatka Special Magistrate for the following reasons:

1. Violation of Municipal Code City of Palatka, Florida:
Sec 30-169 Building fronts and sides abutting streets or public areas
Sec 30-171 Windows
2. Location/address where the violation exists: 215 S 4th St Palatka, Florida 32177
3. Name and address of owner/person in charge of location where violation exists:
Round River Property
Management LLC
4. Description of violation
 1. Deteriorated structural & decorative elements
 2. Broken, cracked, missing windows
5. Date violation first observed: 6/26/2025
6. Date owner/person in charge given Notice of Violation: 6/26/2025
7. Date on/by which violation was to be corrected: 7/11/2025
8. Date of Reinspection: 7/31/2025
9. Results of Reinspection's: Non-Compliance

Based on the foregoing, the undersigned Code Inspector hereby certifies that the above-described violation continues to exist, that attempts to secure compliance with the Municipal Code of Palatka, Florida have failed as aforesaid, and that the violation should be referred to the City of Palatka Special Magistrate for a public hearing.

DATED this 6th day of March 2026

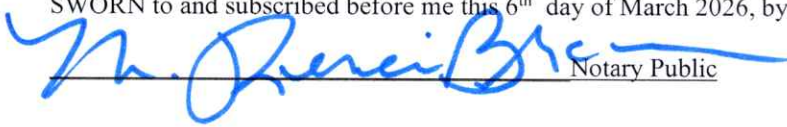
CITY OF PALATKA CODE COMPLIANCE

Melissa Dreyer




Code Compliance Officer

SWORN to and subscribed before me this 6th day of March 2026, by Melissa Dreyer, who is personally known to me.


Notary Public

Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia G. Carty, CPA
City Manager

Lorenzo Aghemo
Planning Director

Christy Lowe
Code Compliance Coordinator

Harold Bartelli
Code Compliance Officer

Mellisa Dreyer
Code Compliance Officer

Jane West, Esq.
City Attorney

March 4, 2026
Round River
Property Management LLC
215 S4th St
Palatka FL 32177

**CODE ENFORCEMENT, SPECIAL MAGISTRATE
CITY OF PALATKA, FLORIDA
NOTICE OF HEARING TO IMPOSE ADMINISTRATIVE FINE & LIEN**

CASE # 2025-095
RE: Parcel: #42-10-27-6850-0130-0020

In accordance with Chapter 162, Florida Statutes (1989) sec 2-81 & 2-83, the Palatka City Commissioners, created the Special Magistrate Program. The purpose of said Special Magistrate is to promote, protect and improve the health, safety, and welfare of the citizens of the City of Palatka and to provide an equitable, effective method of enforcing the technical codes in force in the City.

You are hereby formally notified that on the **17th DAY OF March at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. **A public hearing was conducted on May 2, 2025 at 1:30p.m. and you were/were not present before the Special Magistrate on the date to answer these charges and to present your side of the case. The Special Magistrate issues a Finding that you were in violation of City Codes and that you had 120 days to correct the violations listed in the Statement of Violations and Request for Hearing issued to you on 5/2/2025. The 120-day period ended on 9/17/2025 You are advised that a public hearing to impose administrative fine & Lien will be conducted on APRIL 15, 2025 at 1:30 p.m.** Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property. **THE FLORIDA CONSTITUTION PROTECTS HOMESTEADED PROPERTY FROM FORECLOSURE PROCEEDINGS. IF YOUR PROPERTY IS HOMESTEADED, THE CITY OF PALATKA WILL NOT FORECLOSE ON YOUR PROPERTY.**

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination. Please be prepared to present evidence at this meeting concerning the amount of time necessary to correct the alleged violation, should you be found in violation of the City Code. If you desire to appeal, you are responsible for obtaining a verbatim record of the proceedings, which includes testimony and evidence upon which the appeal is to be based.

If you require further information concerning this case, please call (386) 312-2091
Sincerely, Melissa Dreyer/ CODE COMPLIANCE OFFICER

Sale Date To is required when Sale Date From is entered.
Sale Date From is required when Sale Date To is entered.
Sale Price To is required when Sale Price From is entered.
Sale Price From is required when Sale Price To is entered.
Sale Price To cannot be less than Sale Price From.
Square Feet To is required when Square Feet From is entered.
Square Feet From is required when Square Feet To is entered.
Square Feet To cannot be less than Square Feet From.
At least one Range item must be entered to select this Filter item.
Enter at least one Range item:
Sale Price From

Sale Price To

Sale Date From

Sale Date To

Then, Select Filter(s) if desired:
Square Feet From

Square Feet To

Vacant/Improved

Any

Qualified Sale

Any

Property Use

Any

Land Use

Any

Taxing District

Any

No Parcel History is available to view.

- [Search](#)
- [Reset Search](#)

Search Results Help Download

1 Parcel.

42-10-27-6850-0130-0022 | 98083

ROUND RIVER PROPERTY MANAGEMENT LLC

215 S 4TH ST # APT 1 PALATKA 32177

Your **Parcel Results Download** is being prepared and downloaded.

This may take a few moments...

Please click the **Close** button when the download is complete.

Close

Interim Parcel Details | 42-10-27-6850-0130-0022 | 98083 Help

Parcel:

42-10-27-6850-0130-0022

Owner:

ROUND RIVER PROPERTY MANAGEMENT LLC

VID:

98083

Staff Area:

C

911 Address:

215 S 4TH ST # APT 1

PALATKA 32177

Mailing Address:

122 HANSON RD

INTERLACHEN FL 32148

Subdivision:

PALATKA BLKS

Owner Id / Parcels:

158732 / 2

Description:

DICKS MAP OF PALATKA MB2 P46 BLK 13 PT OF LOTS 2 + 3 OR1193 P1192

Tax Roll Year

2025 ▼

- [TRIM](#)
- [Tax Bill](#)
- [GIS](#)
- [Map](#)
- [Email](#)
- [PRC](#)

[Main](#)[Value](#)[Land](#)[Sales](#)[Improvements](#)[Features](#)[Tax](#) [Cap](#)[Images](#)

Additional 911 Addresses

215 S 4TH ST APT 2 PALATKA 32177

Summary

Just Value of Land: 9,450

OBXF Value: 0

City of Palatka
Code Enforcement

Community Affairs Department
386.329.0100 ext 331
CodeEnforcement@palatka-fl.gov

RECEIVED
6/25/25
C. Lawe

CODE COMPLAINT FORM

Date: 6/25/25 Time: 9:00 am
Complaint made by: _____ Phone: _____ In person: ☒ Email: _____
Employee Taking Complaint: Christy Lawe
Complainant Name: 777 1106 Phone: 386-916-9633
Location of Violation: 215 S. 4th Street

Nature of Complaint (Violation): Dumpster sitting 8-9 months in front yard and not in use. Stopped work on property before Christmas 2024. Broken window and board on window. Needs painting.

Results of Inspection: decon elem. steps - 1169 (A)

3032(A) Overgrown grass/vines

3032(A) Broken / boarded window / missing window pane
Back Corner West Pro dumpster

3032(A) Veg growing on structure. Vent hose.

42-10-27-6850-0130-0022 Print 30-1169 (A)

Downtown Dist

Inspector Assigned: _____ Case #: 2025-095

Date of Inspection: _____

(Complaints are worked in order of receipt. Please allow a minimum of 30 days for Code Enforcement to investigate your complaint and notify the property owner(s) of violation(s) if, in fact, code violation(s) exist.)

2-prior cases Permit # P24-000114

2024-046 M24-000299

2022-054

July 11, 2024



HPB Case 24-12

CERTIFICATE OF APPROPRIATENESS

HISTORIC PRESERVATION BOARD APPROVAL FOR

215 S. 4th Street
Palatka, Florida 32177

THIS CERTIFICATE OF APPROPRIATENESS WAS ISSUED BY THE PALATKA HISTORIC DISTRICT PLANNING BOARD FOR AUTHORIZATION OF THE FOLLOWING WORK AT 215 S. 4th Street, Palatka, FL 32177 IN THE PALATKA SOUTH HISTORIC DISTRICT:

Exterior repairs to the siding and trim using pine boards.
Painting with the same blue currently on the structure.
Repairing and replacing roof with aluminum sheeting.
Repair railings on front porch and paint white.
Remove $\frac{3}{4}$ wall on balconies and replace with railings similar to front porch.
Install fans on front porch.
Install lamp fixtures at the entry doors.

The HPB voted unanimously to approve the COA at the July 11, 2024 meeting.

Please submit this Certificate of Appropriateness to the Building Inspection Division with Putnam County when applying for a building permit, or demolition, as necessary.

By: 
Lorenzo Aghemo, Planning Director

The City of Palatka and the Historic Preservation Board bear no responsibility in maintaining a record of this Certificate of Appropriateness. Please keep a copy for your records for future reference.



Case #: 2025095

Case Date: 06/26/25

Case Type:

Name: Patti Vost

Address:

Complainant Phone: 386-916-9633

Violation Description: Property Maintenance

Code Board Meeting Date:

Compliance Deadline:

Complaint Type: Property Maintenance

Abatement Status :

Foreclosure Status:

CRA District Status: NO

Closed :

Status: Open-Pending Compliance

Assigned To: Melissa Dreyer

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
42-10-27-6850-0130-0022	215 S 4TH ST # APT 1 PALATKA	DICKS MAP OF PALATKA MB2 P46, BLK 13 PT OF LOTS 2 + 3 OR1193, P1192	ROUND RIVER PROPERTY MANAGEMENT LLC		

Activities

Date	Activity Type	Description	Employee	Status
06/26/2025	Inspection	followed up on a complaint.	Melissa Dreyer	Completed

Violations

Date	Violation	Description	Notes	Status
06/26/2025	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a)All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced.(b)Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti,	(A) Concrete decorative element at steps on left side.	Open

litter or other debris. Where surfaces were once painted, not more than ten percent of the surface may be free of paint or stain.(c)Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition.(d)Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

06/26/2025

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

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30-169(B) Paint needs to match the home

Open

06/26/2025

Sec. 30-171.- Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted.
(Ord. No. 14-21 , § 1, 7-10-2014)

Broken window top front, missing windowpane in the top right side, boarded window bottoms right side

Open

06/26/2025

Sec. 30-32(a).- Prohibited
Conditions and Public
Nuisances

pose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

overgrown grass,
vines on side of
home.

Open

Attached Letters

Date	Letter	Description
06/26/2025	Web Form - Citizen Complaint Form	
06/26/2025	Public Information Request	
06/26/2025	Notice of Violation without Description	
06/26/2025	Notice of Violation with Description	

Notes

Date	Note	Created By:
2025-06-26	Followed up on the complaint that was called in. Found several violations.	Melissa Dreyer
2025-06-26	Property owner does have a COA.	Melissa Dreyer

Uploaded Files

Date	File Name
06/26/2025	27062058-COA.pdf
06/26/2025	27058995-100_4153.JPG
06/26/2025	27058979-100_4150.JPG
06/26/2025	27058968-100_4148.JPG



CODE VIOLATION WARNING NOTICE

ROUND RIVER PROPERTY MANAGEMENT LLC
122 HANSON RD
INTERLACHEN, FL 32148

Re: Case Number 2025095
Subject Property: 215 S 4TH ST # APT 1 PALATKA, ,
Property ID Number: 42-10-27-6850-0130-0022

Dear ROUND RIVER PROPERTY MANAGEMENT LLC:

All properties must follow applicable regulations within the district the property is located. It is the property owner's responsibility to verify any necessary approvals prior to beginning repairs. This applies to residential, commercial, historical, or industrial properties.

IN ACCORDANCE WITH CITY OF PALATKA MUNICIPAL CODES YOU ARE HEREBY NOTIFIED THAT YOU ARE IN VIOLATION OF PALATKA CITY CODE:

Sec. 30-169. - Building fronts and sides abutting streets or public areas.

(a) All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced. (b) Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew.

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Sec. 30-171. - Windows

(a) Every broken, cracked or missing window shall be repaired or replaced with glass. (b) All windows must fit tightly and have sashes of proper size and design. Sashes with rotten wood, broken joints or loose mullions or muntins shall be replaced. (c) Window openings in upper floors of that portion of the building having street visibility shall not be filled or boarded up. Window panes shall not be painted.
(Ord. No. 14-21 , § 1, 7-10-2014)

Sec. 30-32(a).- Prohibited Conditions and Public Nuisances

Close
(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (4) Property being inhabited by, or providing a habitat for, rodents, vermin, reptiles, or other wild animals. (5) Property providing a breeding place for mosquitoes. (6) Property being a place, or being reasonably conducive to serving as a place, for illegal or illicit activity. (7) Property threatening or endangering the public health, safety, or welfare of city residents. (8) Property reasonably believed to cause currently, or potentially to cause in the future, ailments or disease. (9) Property adversely affecting and impairing the economic value or enjoyment of surrounding or nearby property. (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

Corrective Action The following action must be taken to correct the above stated violation:

Sec 30-171 Windows: All broken/missing windows need to be replaced. Windows that are boarded up need to be replaced/repared. Sec 30-32(A) Overgrown grass/vine. Grass must be mowed to mimic the neighborhood. Vegetation needs to be removed from the side of the home. Sec 30-169(A) Decorative element: Repair the concrete pillar at the front steps on the left side. Sec 30-169(B) Paint must match the rest of the home Paint the freshly replaced wood on the front of the home to match the rest of the home. This serves as a 15-day notice. If you have any questions or concerns, please feel free to contact me at 386-240-5309 or email at mdreyer@palatka-fl.gov

WARNING NOTICE: YOU ARE IN VIOLATION OF CITY OF PALATKA MUNICIPAL CODE. SHOULD THE VIOLATION CONTINUE BEYOND THE TIME SPECIFIED FOR CORRECTION, OR SHOULD THE VIOLATION BE REPEATED, A CITATION MAY BE ISSUED TO YOU AND/OR YOUR CASE MAY BE PRESENTED TO THE PALATKA CODE ENFORCEMENT BOARD. THE ISSUANCE OF A CITATION WILL REQUIRE A FINE TO BE PAID OR REQUIRE YOUR APPEARANCE BEFORE THE PALATKA CODE ENFORCEMENT BOARD. **THE CODE ENFORCEMENT BOARD MAY IMPOSE A FINE OF UP TO \$250 FOR EACH DAY UNTIL THE VIOLATION IS CORRECTED. COSTS OF PROSECUTION WILL BE CHARGED IF YOUR CASE APPEARS ON THEIR AGENDA. COSTS AND/OR FINES WILL BECOME A LIEN AGAINST YOUR PROPERTY IF LEFT UNPAID.** APPEALS MUST BE MADE WITHIN 30 DAYS OF HEARING TO THE PALATKA CITY COMMISSION.

As directed by the code enforcement officer, failure to comply with result in Code Enforcement Magistrate Hearing which is held at 1:30 p.m. every 3rd Tuesday of the Month at City Hall at City Hall, 201 N. 2nd Street, Palatka, FL.

Melissa Dreyer
Code Enforcement Officer



2025-095 By Melissa Dreyer 2A
215 S 4th St 11/6/2025

Sec 30-169 Building fronts and sides
Abutting streets or public areas

30-169(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced



2025-095 218 S 4th St

2B

Sec 30-169 Decorative Element

30-169(A) All deteriorated structural and decorative elements visible from a public right of way shall be repaired or replaced



2025-.095 1C By Melissa Dreyer
214 S 4th St

Sec 30-171 Windows

30-171 Every Broken, cracked or missing window shall be repaired or replaced with glass



2025-095 215 S 4th St

2C

Sec 30-171 Windows

Every broken, cracked or missing window shall be repaired or replaced with glass

