

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
PLANNING BOARD MEETING
April 7, 2026 at 4:00 PM

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- a. Approval of the February 2026 Minutes

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. **PB Case 26-04**
Request for approval of a Planned Unit Development (PUD)
Address: 201, 211, 225, 229, 300, 320 Saint Johns Ave. and 301 Reid St.,
Palatka, FL 32177
Parcel Nos.: 42-10-27-6850-0120-0101; 42-10-27-6850-0120-0020;
42-10-27-6850-0120-0011; 42-10-27-6850-0120-0010; 42-10-27-6850-
0150-0060; 42-10-27-6850-0150-0090, 42-10-27-6850-0150-0040 and
42-10-27-6850-0110-0100
- b. **Case PB 26-01**
Request to Annex, Amend Future Land Use Map and Rezone
Parcel No.: 02-10-26-0000-0630-0011
Address: 404 Mission Rd., Approx. 0.39-Acre
- c. **PB Case 26-05**
Amendment to McLaury Cove PUD

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

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

ED KILLEBREW
CHAIRMAN

CHASE BARNES
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PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



**PLANNING BOARD
MINUTES
CITY OF PALATKA
February 3, 2026**

1. CALL TO ORDER

a. Invocation

Invocation led by Pastor Mulberry.

b. Pledge of Allegiance

Pledge of Allegiance led by Chair Killebrew.

c. Roll Call

Present:

Chase Barnes

Earl Wallace

Andrew Burnett

Ed Killebrew

Tom Dolan

Absent:

Eddie Wilson

George Deloach

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Allegra Kitchens, Former Commissioner; Jim Troiano, Applicant; Pastor Mulberry via Zoom

d. Appeal Procedures & ExParte Communication

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

2. APPROVAL OF MINUTES

a. Approve January 6, 2026, Minutes.

Motion to approve January 6, 2026, Planning Board meeting minutes by Mr. Barnes, seconded by Mr. Burnett. The motion passed unanimously

3. PUBLIC COMMENTS

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

None were heard.

4. REGULAR BUSINESS

a. **PB Case 25-29 Request for Conditional Use**

Address: 229 St. Johns Ave.

Owner: Beck/Sloan Properties

Request for a Conditional Use Permit for the addition of a third story and eight (8) additional hotel rooms.

Lorenzo Aghemo, Planning Director presented the request and explained that this request is part of the larger redevelopment effort occurring along the 200 block of St. Johns Avenue. The applicant's representative, Jim Troiano, addressed the Board and described the project as part of a coordinated boutique hotel concept spanning several downtown properties. He explained that the development team has been working with architects, interior designers, acoustical consultants, and hospitality specialists to ensure a first-class redevelopment project that reflects the historic character and economic future of downtown Palatka.

Board discussion focused on the total number of hotel rooms proposed across the various parcels and the relationship between the 200 block improvements and the future redevelopment of the James Hotel. Staff clarified that, if approved, the cumulative total for the 200 block would be 27 hotel rooms, inclusive of previously approved units. Questions were also raised regarding whether the James Hotel would be required as the central check-in or anchor facility before the proposed rooms could become operational.

Mr. Troiano clarified that while the James Hotel remains the long-term anchor of the redevelopment vision, the immediate operation of the proposed hotel rooms will rely on interim check-in services from the 225 St. Johns Avenue building and electronic phone-based check-in systems. The James Hotel will be restored as a later phase due to the complexity and scale of the project.

Allegra Kitchens spoke in support of the project and the restoration of the historic downtown character, while urging the Board to ensure continued progress toward rehabilitation of the James Hotel. Concern was expressed that the additional rooms should remain tied to the long-term redevelopment commitment for the James Hotel.

Board members discussed concerns regarding the preservation of the James Hotel, the sequencing of the redevelopment, and the importance of ensuring the long-term vision remains intact. Members acknowledged the significance of the proposed investment and the potential positive economic impact on downtown Palatka. The possibility of future Planned Unit Development (PUD) approvals serving as an additional layer of assurance was also discussed.

Motion to approve conditional use by Mr. Barnes. Second, by Mr. Wallace. The motion passed unanimously.

b. **PB Case 25-30 Request for Conditional Use**

Address: 225 St. Johns Ave.

Owner: Beck/Sloan Properties

Request for a Conditional Use Permit to establish four (4) hotel rooms on the second floor of the existing building.

Lorenzo Aghemo, Planning Director, presented the request and recommended approval, noting that the

proposal is consistent with the larger downtown redevelopment concept previously discussed.

The applicant's representative, Mr. Jim Troiano, explained that the second-floor hotel rooms were identified as an additional opportunity to expand lodging capacity in support of the downtown revitalization effort. The proposed layout includes four hotel rooms, elevator access, and an interior shared event or garden space.

Public comment was received in support of the project, with additional remarks regarding the future PUD process and the need for coordination among the multiple redevelopment approvals.

Board discussion centered on clarification of the staff conditions, particularly the language related to unity of title. Staff confirmed that the condition is intended to encourage consideration of a unity of title rather than mandate it.

Motion to approve conditional use by Mr. Barnes. Second, by Mr. Wallace. The motion passed unanimously.

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

Motion to adjourn by Mr. Barnes 5:02 PM

FEB 20 2026



REZONING APPLICATION

DATE RECEIVED: PB 26-04
 APP NUMBER: PB - _____
 HEARING DATE: _____

Application Requirements

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

REQUIRED ATTACHMENTS: (Checks payable to the City of Palatka)

- ☒ Site Plan (for planned development) ☒ Letter of Authorization ☒ Project Narrative
☐ Copy of Recorded Deed ☒ Legal Description ☒ Application Fee (Checks payable to the City of Palatka)

Property Information

1. Property Address: See Attached
2. Parcel Number: See Attached
3. Lot size/acreage: See Attached
4. Current Property Use: Vacant (Blighted) Structures
5. Current Future Land Use Map Designation: Com
6. Proposed Future Land Use Map Designation (if applicable): Same
7. Proposed Use: Downtown Redevelopment
8. Current Zoning Designation: DR Requested Zoning Designation: PUD (with DR)
9. Square footage of any proposed structures: See Attached Number & types of structures on property: See Attached

Applicant Information

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

Owner Name(s): See Attached

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

Name(s): James Troiano
 Mailing Address: 2000 Reid Street Palatka, FL 32177
 Phone Number(s): (386) 328-0344 x344 Email: Jimtroiano@CheckCheck.com

To Be Notarized

Name (Print Name): James Troiano

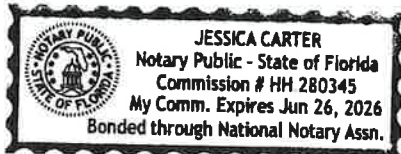
Signature: [Signature] Date: 02/20/2026

STATE OF Florida County of Putnam

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

WITNESS my hand and official seal, this 20th day of February A.D. 2026

(Notary Seal)



[Signature]
Notary Public

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

For Official Use Only

Date Submitted: _____ FLUM Designation: _____

Received By: _____ Preliminary Review by: _____

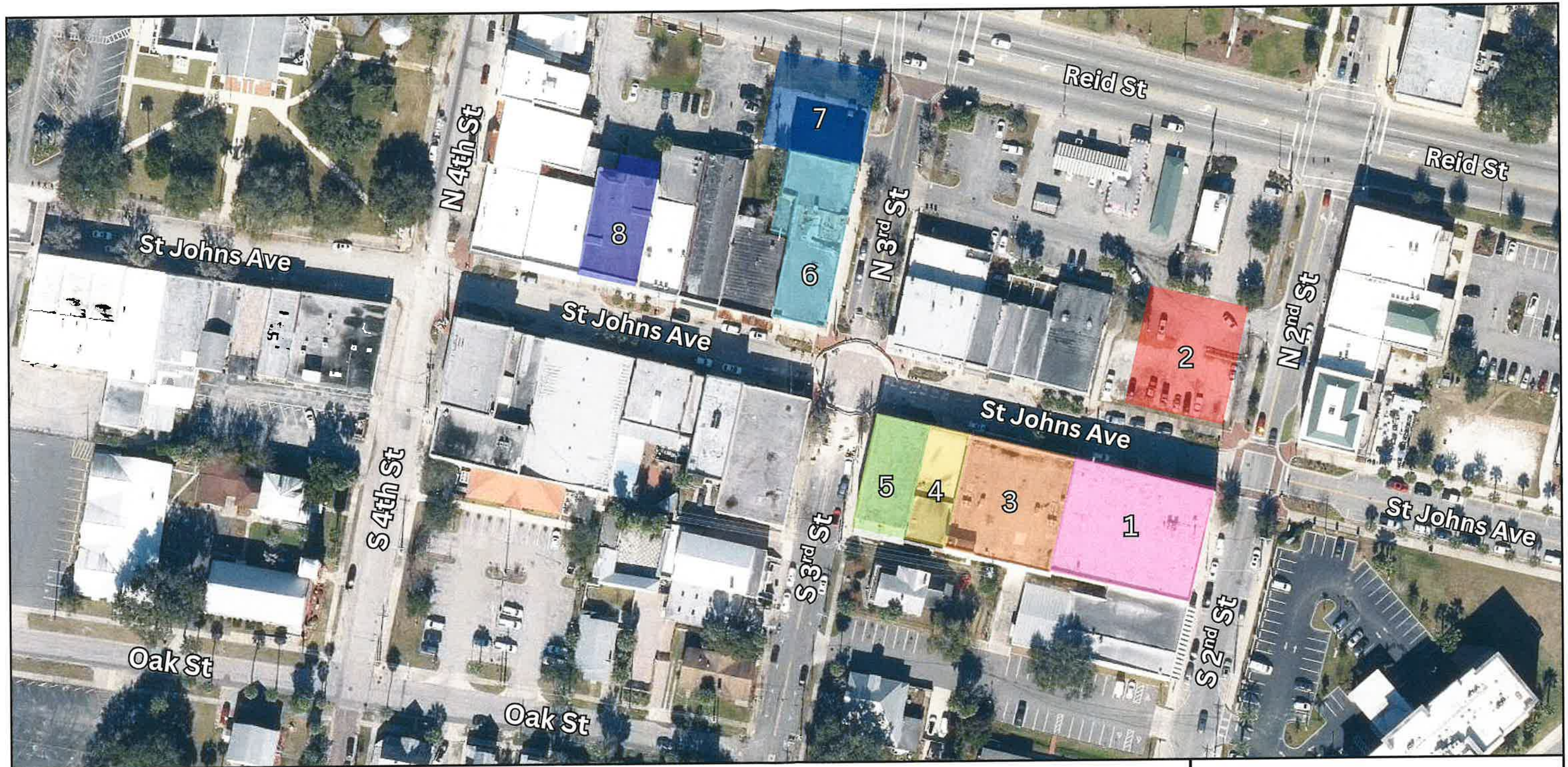
Confirmed Current Zoning: _____ Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____ Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee



Address Color Key:

1. 201 St. Johns Ave

2. Unidentified Property

3. 211 St. Johns Ave

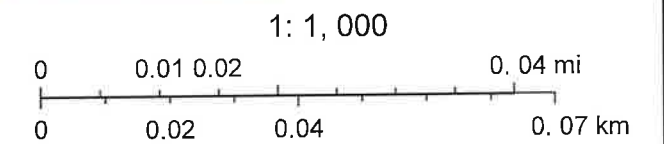
4. 225 St. Johns Ave

5. 229 St. Johns Ave

6. 300 St. Johns Ave

7. 301 Reid St

8. 320 St. Johns Ave



Conceptual Site Map

Rezoning Application - Continuation

Property Addresses:

- 201, unassigned, 211, 225, 229, 300 and 320 St. Johns Avenue, as well as 301 Reid Street Palatka, Florida 32177 and 301 Reid Street Palatka, Florida 32177

Parcel #'s:

42-10-27-6850-0120-0101; 42-10-27-6850-0110-0100; 42-10-27-6850-0120-0020; 42-10-27-6850-0120-0011; 42-10-27-6850-0120-0010; 42-10-27-6850-0150-0060; 42-10-27-6850-0150-0040 and 42-10-27-6850-0150-0090.

Lot Size/Acreage:

- 201 SJA: .27 acres
- Unassigned: .22 acres
- 211 SJA: .21 acres
- 225 SJA: .08 acres
- 229 SJA: .10 acres
- 300 SJA: .18 acres
- 301 Reid: .18 acres
- 320 SJA: .13 acres

Square footage of any proposed structures:

- Undetermined development at the corner of Second Street and St. Johns Avenue
- Addition to 201 (third floor): Approximately 6,000 square feet of space
- Addition to 229 (third floor): Approximately 4,475 square feet of space
- Addition to 300 (third floor and new addition): Approximately 10,000 square feet of space
- Undetermined development at 301 Reid Street

Number and types of structures on property:

- 201: One (1) two story block/brick construction building
- Unassigned: Vacant lot
- 211: One (1) two story block/brick construction building
- 225: One (1) two story block/brick construction building
- 229: One (1) two story block/brick construction building
- 300: One (3) story block/brick construction building
- 301: Vacant lot
- 320: One (3) story block/brick/wood construction building

Owners Names:

- Beck/Sloan Properties, Inc. 2000 Reid Street Palatka, Florida 32177
- The Hotel James Palatka, LLC. Post Office Box 639 Palatka, Florida 32177
- St. Johns Avenue Development, LLC. 3400 Crill Avenue, Palatka, Florida 32177

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

Date: 02/23/2026 OPER ID: AROMERO RECEIPT NO: F001193

RECEIVED FROM: ST. JOHNS PUD

AMOUNT RECEIVED: 2,000.00 TYPE: CK CHECK: 11422

CHANGE DUE: 0.00

TOTAL RECEIVED: 2,000.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,000.00		ST. JOHNS PUD PUD APPLICATION FEE

**Case PB 26-01 Annex, Amend Future Land Use Map and Rezone
Parcel No.: 02-10-26-0000-0630-0011
Address: 404 Mission Rd., Approx. 0.39-Acre
Applicants: Zaddy Property Holdings LLC**

STAFF REPORT

DATE: February 19, 2026
TO: City of Palatka Planning Board
FROM: STAFF

APPLICATION REQUEST

Request to annex one parcel, approximately 0.39 acre, into the City of Palatka to connect to the City's water service system, established residential dwelling is located on the parcel; amend the Future Land Use Map from Putnam County Urban Service (US) to City of Palatka Residential Medium (RM), and rezone from Putnam County Residential, Single-Family (R-1A) to City of Palatka Residential, Two-Family (R-2).

Public notice included legal advertisement in the Palatka Daily News, property posting, and mailed notices to property owners within 150 feet of the subject property.

Background

The application is for approx. 0.39-acre parcel located at 404 Mission Rd. The parcel has a duplex, residential dwelling unit on it. The intent of the applicant is to have City water at the property. The proposed annexation will allow connection to the City's water system. This parcel is contiguous to the City boundaries.

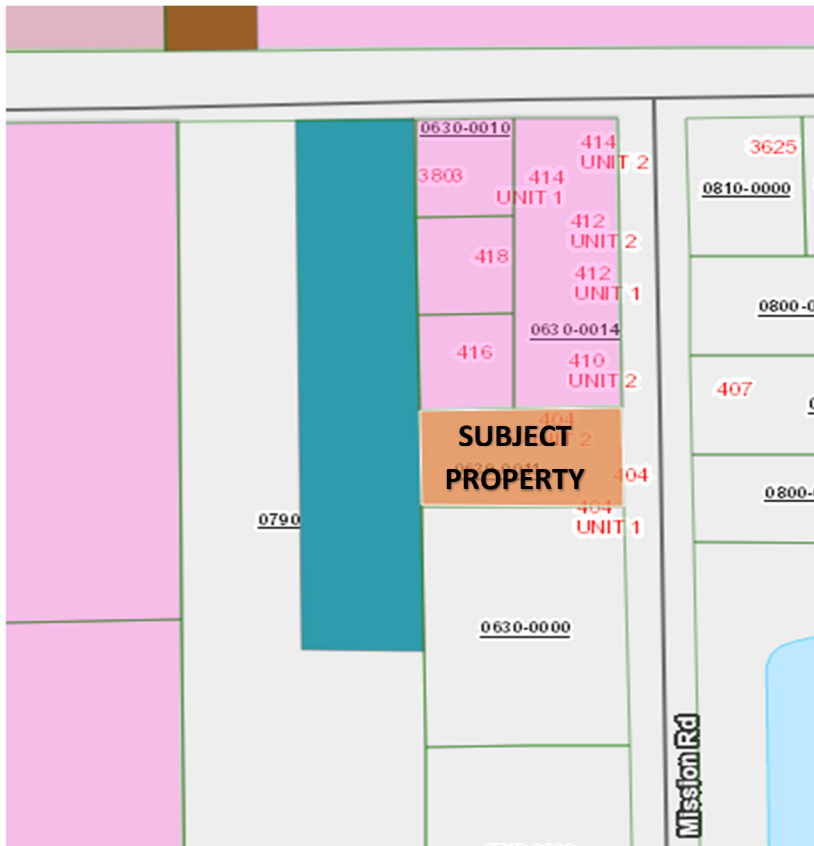


Figure 1: Subject site with City boundaries shown.

Table 1: Current and Proposed Future Land Use Map and Zoning Designations

	Actual Use	FLUM	ZONING
Property Existing	Residential	Putnam County Urban Service (US)	Putnam County Residential, Single Family (R1-A)
Property Proposed	Residential	City of Palatka Residential Medium (RM)	City of Palatka Residential Two-family (R-2)
North	Residential	City Residential Medium (RM)	City Residential Two-Family (R-2)
South	Residential	County Urban Service (US)	County Residential Single-Family (R-1A)
East	Residential	County Urban Service (US)	County Residential Single-Family (R-1A)
West	Vacant	County Urban Service (US)	County Residential Single-Family (R-1A)

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation standards and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact”.

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary. As shown previously, in **Figure 1:** Subject site, the property is contiguous to the City limits to the North of the parcel.

Compactness: The statute provides a definition for compactness that requires an annexation to be for properties in a single area and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns. Annexing this property meets the standard of compactness and it does not create an enclave or pocket.

Connection to Water and Sewer: Water is available to the site in question. The applicant desires to connect to the City water system. The system has sufficient capacity to service this parcel and is adequate to handle the annexation of the site.

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

Future Land Use Change Analysis

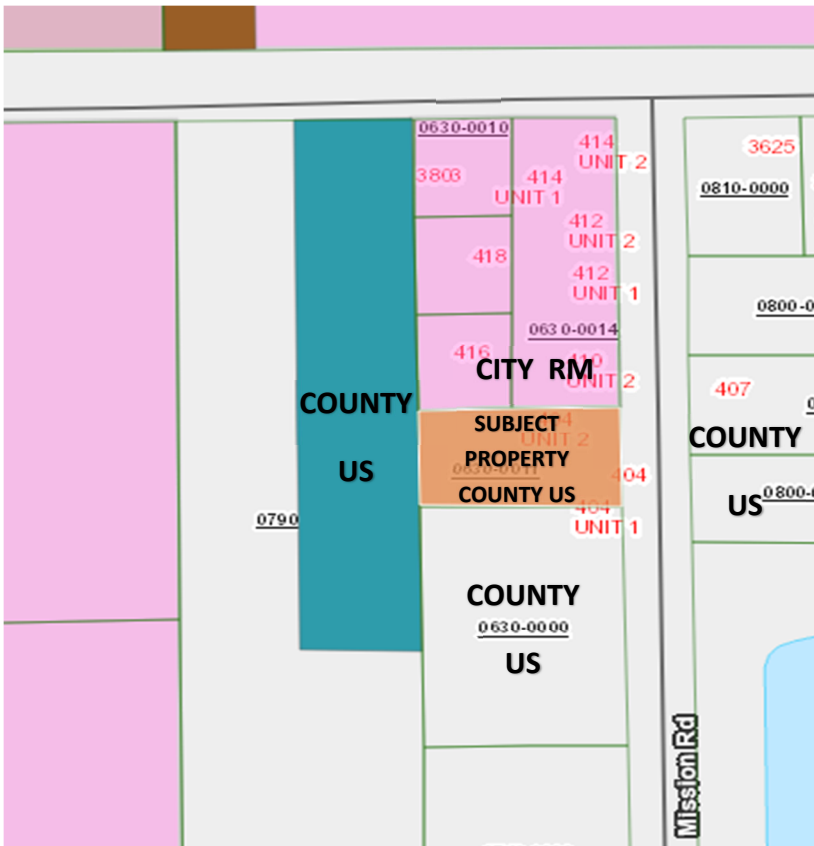


Figure 2: Current Future Land Use

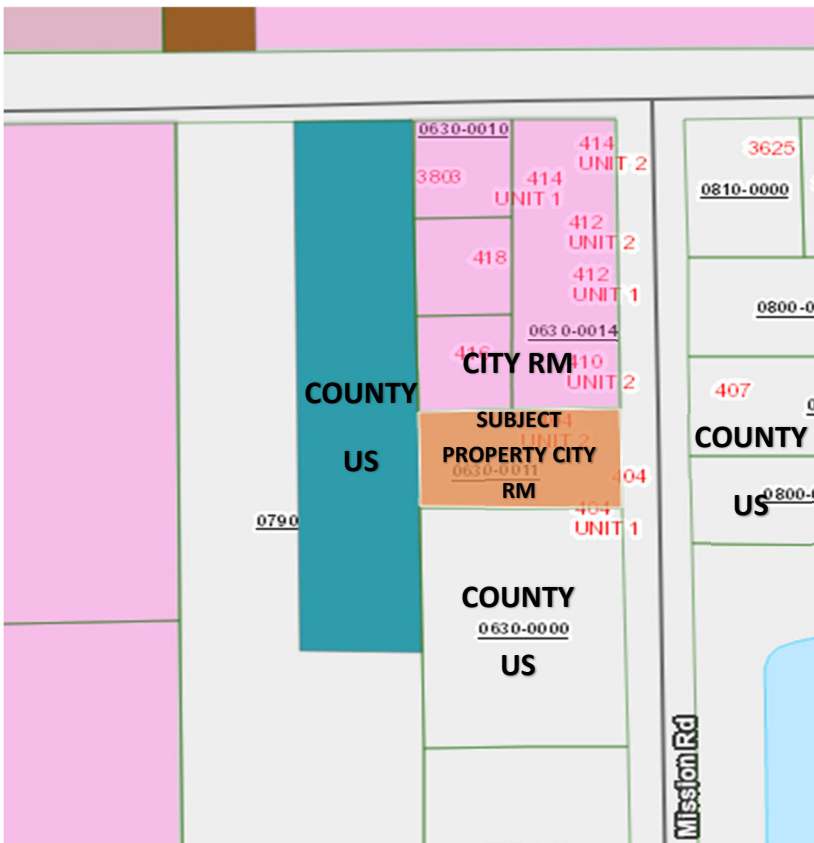


Figure 3: Proposed Future Land Use

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

Response: Staff is not aware of any soil or topography conditions that would present major problems for additional future development of this property in accordance with all applicable land development regulations. Nor is staff aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.

Response: The 0.39 acre to be designated Residential Medium (RM) is consistent with the Comprehensive Plan.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests:

- Low-intensity, low-density, or single-use development or uses.
- Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Radial, strip, isolated, or ribbon development patterns.
- Development that fails to adequately protect and conserve natural resources and agricultural activities
- Development that fails to maximize use of existing and future public facilities and services.
- Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
- Development that fails to provide a clear separation between rural and urban uses.
- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The annexation of this parcel would not contribute to urban sprawl and will not create an undo burden on the water system. The property is located within a completely developed residential area with urban services. The future use of this parcel will stay residential.

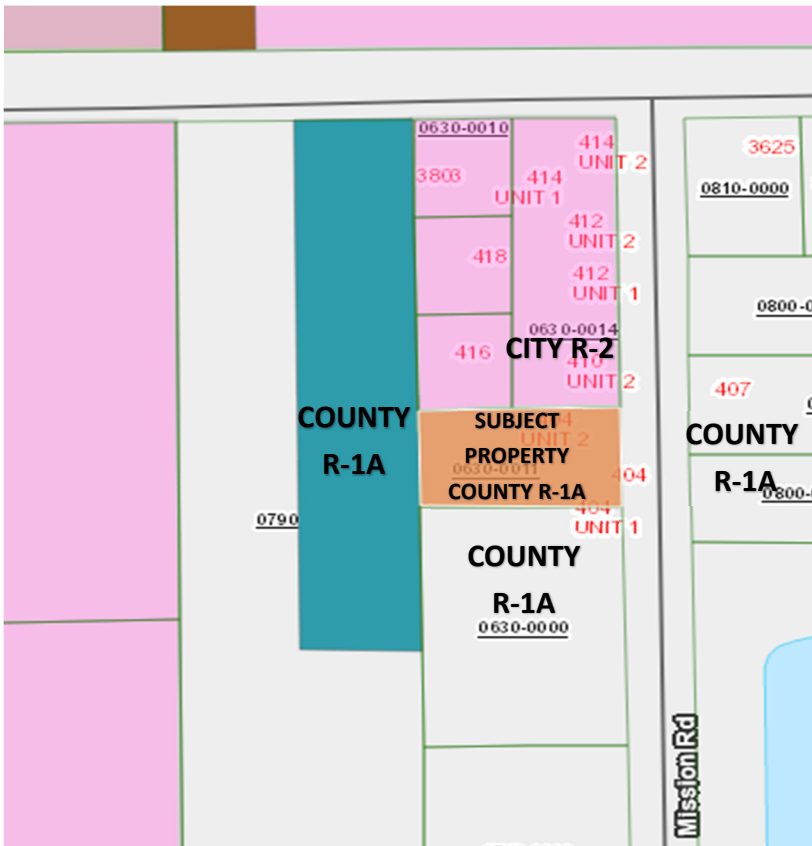


Figure 4: Current Zoning

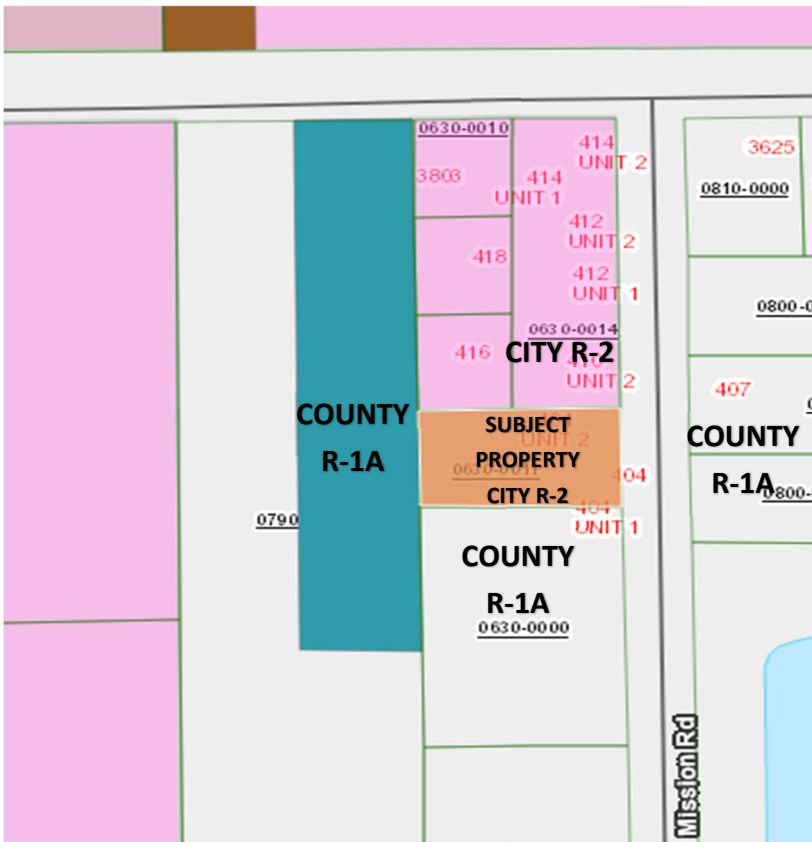


Figure 5; Proposed Zoning

Zoning Analysis

Section 94-38(f)(1) requires that the report and recommendations of the Planning Board to the City Commission required by subsection 94-38(e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

- a. *Whether the proposed change is in conformity with the Comprehensive Plan:*
Response: The subject property currently has a Putnam County Residential, Single-Family (R-1A) land use classification. The proposed rezoning to Residential, Two-Family (R-2) will be consistent with the proposed Residential Medium (RM) future land use designation and conforms with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is mainly residential land uses. The proposed land use will not alter existing land use patterns.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The rezoning will extend the adjacent Residential, Two-Family (R-2) district and will not create an isolated district.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: The subject property is an established residential use which is adjoining properties already developed as residential. There will be no increase in population or overtaxing of the load on public facilities.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: Surrounding parcels are developed residential. Amending the property zoning to City of Palatka Residential, Two-Family (R-2) will keep proposed conditions within the same uses.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: The annexation of the parcel triggers the need to designate a future land use and zoning district. Conditions in the area of the subject parcel will remain unchanged.
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
Response: The immediate neighborhood around the subject parcel is a long-established residential area. Any existing living conditions will not change with approval.
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
Response: The traffic patterns in the area are already established. The rezoning will not significantly increase traffic congestion.
- i. *Whether the proposed change will create a drainage problem.*

Response: There should be no impact on drainage in the area.

- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

Response: No reduction in light and air to adjacent areas is expected.

- k. *Whether the proposed change will adversely affect property values in the adjacent areas.*

Response: There should be no impact on property values as it will remain the same as the existing use in the immediate surroundings.

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*

Response: The proposed rezoning will not be a deterrent for the improvement of adjacent property.

- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Response: The proposed rezoning will not grant a special privilege to the property owner.

- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

Response: The zoning classifications for the use in this area do not differ substantially. The reason for amending the existing zoning is due to the annexation of the parcel into the city limits.

- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

Response: The immediate area is residential in nature. The zoning already exists and is a part of the neighborhood.

- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Response: It is not impossible, but the purpose of this request is to obtain water services from the City in order to serve the existing dwelling unit. The property has a proposed use of residential, this zoning is already established in this neighborhood.

- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

Response: Not applicable.

Staff Recommendation

1. Staff recommends approval of the request to annex approximately 0.39-acre property into the City and;
2. Staff recommends approval of the request to amend the Future Land Use Map from Putnam County Urban Service (US) to City of Palatka Residential Medium (RM) and;
3. Staff recommends approval of the request to rezone from Putnam County Residential Single-Family (R-1A) to City of Palatka Residential Two-Family (R-2).



ANNEXATION APPLICATION

PB 26-01

DATE RECEIVED: 12/30/25
APP NUMBER: PB -
HEARING DATE:

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments. **Advertising fees to be paid by the applicant. Property Disclosure form required.**
(Checks payable to the City of Palatka)

Annexation: \$700.00

- | | |
|---|--|
| ☒ Application Fee | ☒ Site Map |
| ☒ Copy of Recorded Deed | ☐ Project Narrative |
| ☒ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 404 Mission Rd, Palatka FL 32177
- Parcel Number: 02-10-24-0000-0630-0011
- Parcel Dimensions: 0.39
- Current Property Use: Residential
- Current Future Land Use Map Designation: City: County: US
- Proposed Future Land Use Map Designation (if applicable): City: RM County: US
- Proposed Use: Residential
- Current Zoning Designation: PC R-1A Requested Zoning Designation: City N/A R-2
- Square footage of any proposed structures N/A Number & types of structures on property 1 Duplex

Applicant Information

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

Owner Name(s): Zaddy Property Holdings LLC
Mailing Address: 775 Fruit Cove Rd, St Johns FL 32259
Phone Number(s): 386-983-1391 Email: ZPH0422@gmail.com

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

Name(s):
Mailing Address:
Phone Number(s): Email:

To Be Notarized

Name (Print Name): Jonathan Tser

Signature: [Signature] Date: 12-30-2025

STATE OF Florida County of Putnam

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

WITNESS my hand and official seal, this 30 day of December A.D. 2025

(Notary Seal)



[Signature]
Notary Public

My commission expires: 8-18-2029 State of FL at Large.
Type of Identification Produced: FL ID

For Official Use Only

Date Submitted: _____ FLUM Designation: _____
Received By: _____ Preliminary Review by: _____
Confirmed Current Zoning: _____ Date Legal Ad Ran: _____
(Allowable) Requested Zoning: _____ Sign(s) Posted Date: _____
Surrounding property owner's notices sent: _____

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee



FLU AMENDMENT REZONING APPLICATION

2/18/24
Revised per applicant by Renee Brown
Planner

DATE RECEIVED: 12/30/2025
APP NUMBER: PB -
HEARING DATE:

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments. **Advertising fees are to be paid by the applicant.**

(Checks payable to the City of Palatka)

- | | |
|--|--|
| ☐ Application Fee | ☐ Site Map |
| ☐ Copy of Recorded Deed | ☐ Project Narrative |
| ☐ Legal Description | ☐ Site Plan (for planned development) |
| ☐ Letter of Authorization | ☐ Supplementary Information |
| ☐ Survey | |

Property Information

- Property Address: 404 Mission Rd, Palatka FL 32177
- Parcel Number: 02-10-26-0000-0630-0011
- Parcel Dimensions: 0.39
- Current Property Use: Residential
- Current Future Land Use Map Designation: City: County: US
- Proposed Future Land Use Map Designation (if applicable): City: RM County: US
- Proposed Use: Residential
- Current Zoning Designation: R-1A Requested Zoning Designation: City W/A R-2
- Square footage of any proposed structures: N/A Number & types of structures on property: 1 Duplex

Applicant Information

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

Owner Name(s): Zaddy's Property Holdings LLC
Mailing Address: 775 Fruit Cove Rd, St Johns FL 32259
Phone Number(s): 386-983-1391 Email: zph0422@gmail.com

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

Name(s):
Mailing Address:
Phone Number(s): Email:

To Be Notarized

Name (Print Name):

Signature:

Date:

STATE OF

County of

Before me this day personally appeared

application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this

30 day of December A.D. 2025

(Notary Seal)



Notary Public

My commission expires:

8-18-2029

State of

FL

-at Large.

Type of Identification Produced:

For Official Use Only

Date Submitted:

FLUM Designation:

Received By:

Preliminary Review by:

Confirmed Current Zoning:

Date Legal Ad Ran:

(Allowable) Requested Zoning:

Sign(s) Posted Date:

Surrounding property owner's notices sent:

Attachments Reviewed:

- ☐ Copy of Recorded Deed
- ☐ Legal Description
- ☐ Survey
- ☐ Letter of Authorization
- ☐ Application Fee

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

Date: 12/30/2025

OPER ID: AROMERO

RECEIPT NO: F001094

RECEIVED FROM: 404 MISSION RD

AMOUNT RECEIVED: 706.00 TYPE: PP PP / 2191
AUTH CODE: 189087325

CHANGE DUE: 0.00

TOTAL RECEIVED: 706.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
700.00		404 MISSION RD ANNEX, FLUM, REZONE APPLICATION FEE
6.00		ZONING CONVENIENCE FEE

Prepared by:
Joyce Norris
Guaranty Title Company of Palatka
213 N. 4th Street
Palatka, Florida 32177

File Number: 19520

General Warranty Deed

Made this November 13, 2025 A.D. By **Marc G. Spalding and Linda J. Spalding, Individually and as Trustees of The Marc & Linda Spalding Family Trust, dated April 24, 2014** whose address is Post Office Box 39, San Mateo, Florida 32187, hereinafter called the grantor, to **Zaddy's Property Holdings, LLC., a Florida Limited Liability Company**, whose post office address is: 775 Fruit Cove Road, Jacksonville, Florida 32259, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of One Hundred Ninety Six Thousand dollars & no cents (\$196,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Putnam County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **02-10-26-0000-0630-0011**

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

To Have and to Hold, the same in fee simple forever.

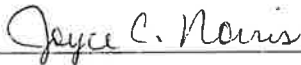
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2025.

Prepared by:
Joyce Norris
Guaranty Title Company of Palatka
213 N. 4th Street
Palatka, Florida 32177

File Number: 19520

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



Witness Printed Name Joyce Norris
Witness Address: 213 N 4th Street, Palatka, FL, 32177



Witness Printed Name Madison Ramos
Witness Address: 213 N 4th Street, Palatka, FL, 32177



Witness Printed Name Marc G. Spalding (Seal)
Witness Address: Post Office Box 39, San Mateo, Florida 32187

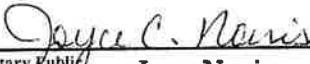


Witness Printed Name Linda J. Spalding (Seal)
Witness Address: Post Office Box 39, San Mateo, Florida 32187

State of Florida
County of Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of November, 2025, by **Marc G. Spalding and Linda J. Spalding, Individually and as Trustees of The Marc & Linda Spalding Family Trust, dated April 24, 2014** who is/are personally known to me or who has produced _____ as identification.





Notary Public
Print Name: Joyce Norris
My Commission Expires: 4/11/2029

Prepared by:
Joyce Norris
Guaranty Title Company of Palatka
213 N. 4th Street
Palatka, Florida 32177

File Number: 19520

Schedule "A"

A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 212.5 FEET EAST FROM THE NORTH WEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 346.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 96.51 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 176.97 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF MISSION ROAD (AS NOW ESTABLISHED); THENCE NORTH AND ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF MISSION ROAD (AS NOW ESTABLISHED), 96.51 FEET; THENCE WEST, AND PARALLEL WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 176.97 FEET TO THE POINT OF BEGINNING AND TO CLOSE. THE ABOVE DESCRIBED PROPERTY BEING A PART OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

[TO BE COMPLETED AND EXECUTED BY THE PROPERTY OWNER(S) FOR EACH APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT OR DEVELOPMENT ORDER]

TO: CITY OF PALATKA PLANNING DIRECTOR, OR HIS OR HER OFFICIALLY DESIGNATED REPRESENTATIVE

STATE OF FLORIDA CITY
OF PALATKA

BEFORE ME, the undersigned authority, this day personally appeared Jonathan ISO, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☐ individual or ☒ Mgr [position - e.g., president, partner, trustee] of Zeddys Property Holdings LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment, Rezoning or Development Order approval with the City of Palatka.
2. Affiant's address is: 775 Fruit Cove Rd
Saint Johns FL 32259
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

CITY OF PALATKA PLANNING DEPARTMENT

7. Under penalty of perjury, Affiant declares that Affiant has examined this Affidavit and to the best of Affiant's knowledge and belief, it is true, correct, and complete.

FURTHER AFFIANT SAYETH NAUGHT.



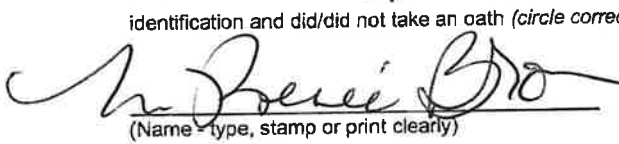
Jonathan Iser, Affiant
(Print Affiant Name)



NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA CITY
OF PALATKA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 30 day of December, 2025 by _____ (name of person acknowledging). He/she is personally known to me or has produced FL DL (type of identification) as identification and did/did not take an oath (circle correct response).

 (Name - type, stamp or print clearly)  (Signature)

My Commission Expires on: 8-18-2029

EXHIBIT "A"
PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

Affiant must identify all entities and individuals owning five percent or more ownership interest in the Property. Affiant must identify individual owners. For example, if Affiant is an officer of a corporation or partnership that is wholly or partially owned by another entity, such as a corporation, Affiant must identify the other entity, its address, and the individual owners of the other entity. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.

Name

Address

Jonathan Iser

775 Fruit Cove Rd St Johns FL 32259

Zach Ford

124 Heidt Loop Rd Palatka FL 32177

Jonathan Iser

(Name in print)

Zaddys Property Holdings LLC

(Name of company, if applicable)

(Address, City, State, Zip)

Mgr

(Title)

(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY
OF PALATKA

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or

[] online notarization, this 30 day of December, 2025, by Jonathan Iser

(name of person making statement). ☒ He/she is personally known to me or has produced

FL DL (type of identification) as identification.

Michelle Renee Brown

(Name in print)

Michelle Renee Brown

(Signature)

My Commission Expires on: 8-18-2029

NOTARY'S SEAL OR STAMP

Disclosure of Beneficial Interest - Property form

Page 4 of 4



Application for Determination of Water and Sewer Availability

This application must be typed or printed in black ink and submitted to:

City of Palatka
Water & Sewer Utilities Dept.
1010 Ocean St.
Palatka, FL 32177

Date Received:
12/30/2025

TO BE COMPLETED BY APPLICANT	
1. Date: <u>12/30/2025</u>	2. Property Address: <u>404 Mission Rd</u>
3. Parcel Number: _____	4. Current Property Use: <u>Residential</u>
5. Type of Service Requested (check one) ☒ Water ☐ Sewer ☐ Water & Sewer	6. Reason(s) for Request: <u>Well just went out</u> _____ _____ _____
7. Owner(s) of Record: <u>Zach Ford</u> Owner Address: _____ Phone Number: <u>386-983-8495</u> Email Address: <u>zph0422@gmail.com</u> Owner(s) signature _____ Date _____	

FOR OFFICIAL USE ONLY			
1. Date Submitted: <u>12/30/25</u>	2. Received By: <u>EH</u>	3. Preliminary review by: _____	4. Work Order assigned: _____
5. Water & Sewer (check) ☒ Water Available ☐ Sewer Available ☐ Extension Required (see map) ☐ Costs		6. Comments from Water & Sewer: <u>Water is available from a 2-inch water main.</u> _____ _____	
7. Date forwarded to B & Z: (if connection is going to be made) _____	8. Date BZ Received from Water/Sewer: _____	9. B & Z comments: _____ _____	

1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0109
Fax (386) 385-5275



Utilities Department

To: Zack Ford
From: Eli Higginbotham, Water & Sewer Superintendent
Date: December 30, 2025
RE: 404 Mission Rd. Water & Sewer Availability

Water is available from 2-inch water main located on the west side of Mission Rd.

Sewer is not available at this location.

The property is contiguous to the city limits on the North side and will need to annex into the city to connect to city utilities. You will need to start the annexation process and go through the City Planning Department before water can be installed.

Thank you,
Eli Higginbotham, W & S Superintendent

404 MISSION RD # UNIT 1
PALATKA, FLORIDA 32177
PARCEL 02-10-26-0000-0630-0011
CONTAINING 0.39± ACRES

NORTH WEST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 10 SOUTH, RANGE 26 EAST.

212.5' (REC)

POINT OF COMMENCEMENT

POINT 212.5 FEET EAST FROM THE NORTH
WEST CORNER OF THE SOUTHWEST
QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 10 SOUTH,
RANGE 26 EAST.

WEAVER ROAD

R/W

R/W PER O.R. BOOK
1820, PAGE 603

R/W

R/W

PARCEL 02-10-26-0000-0630-0010

PARCEL 02-10-26-0000-0630-0012

PROPERTY 1
O.R. BOOK 1820, PAGE 603

SOUTH 346.21' (REC)

W/LINE DEED BOOK
215, PAGE 570

PARCEL 02-10-26-0000-0630-0013

75' (REC)

101.97' (REC)

POINT OF BEGINNING

WEST 176.97' (REC)

FPL RIGHT OF WAY EASEMENT
O.R. BOOK 66, PAGE 479
O.R. BOOK 67, PAGE 24

SOUTH 96.51' (REC)

SUBJECT PROPERTY

NORTH 96.51' (REC)

EAST 176.97' (REC)

PARCEL 02-10-26-0000-0630-0000

R/W

LEGEND

(REC) = RECORD
(ACT) = ACTUAL
R/W = RIGHT OF WAY
O.R. = OFFICIAL RECORD

GENERAL NOTES

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF MISSION ROAD AS N00°51'18"W (ASSUMED).
2. MAP DATE: JANUARY 14, 2026.
3. 1" = 20'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

MAP SHOWING

OFFICIAL RECORD BOOK 1841, PAGE 1724

A TRACT OF LAND LYING IN AND BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 212.5 FEET EAST FROM THE NORTH WEST CORNER OF THE SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 2, THENCE SOUTH AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 346.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH AND ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 96.51 FEET; THENCE EAST AND PARALLEL WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 176.97 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF MISSION ROAD (AS NOW ESTABLISHED); THENCE NORTH AND ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF MISSION ROAD (AS NOW ESTABLISHED), 96.51 FEET; THENCE WEST, AND PARALLEL WITH THE NORTH LINE OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, 176.97 FEET TO THE POINT OF BEGINNING AND TO CLOSE. THE ABOVE DESCRIBED PROPERTY BEING A PART OF THOSE LANDS DESCRIBED IN DEED BOOK 215, PAGE 570, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

CERTIFIED TO:

ZADDY'S PROPERTY HOLDINGS LLC

MISSION ROAD

N

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543
120 RAINBOW WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM





RECEIVED

FEB 24 2026

February 24, 2026

Mr. Lorenzo Aghemo, Planning Director
City of Palatka
201 N 2nd Street | Palatka, FL 32177

RE: McLaury Cove PUD – Modification Request

Dear Mr. Aghemo:

Please let this letter serve as notice to the Palatka Planning & Zoning Department regarding our project: McLaury Cove PUD Ord. 2024-13 we are requesting a minor modification to the “Written Description” dated July 1, 2024. The purpose of the minor modification to the PUD is to add thirty foot wide lots as an additional permitted residential use, with development standards for the same.

Modified Residential Site Permitted Uses and Development Standards:

Section 9. a.) Permitted Development Uses of the Development Agreement, approved attached and detached residential dwelling units, and specified development standards. These provisions are modified as follows:

1. Two-family dwellings
2. Patio houses
3. Cluster houses
4. Townhouses
5. Single-Family detached residential dwelling units

10. Development Standards:

Minimum Yard Requirements:

1. Residential Single Family: Thirty-foot lots: Thirty (30) feet/ 3,000 square feet.

a. Front -Twenty (20) feet; Side-Three (3) feet; Rear-Ten (10)

- The request does not seek to change in any approved land use, including the amount and general location thereof, nor any increase in the number of dwelling units or amount of non-residential floor area, or any associated characteristics of any use.
- The driveways and streets depicted on the proposed site plan or development do not significantly alter the general distribution of traffic or modify the public or private rights therein;
- This request does not seek any change to any condition(s) set forth by the City Commission in Ordinances 2024-11, 2024-13; nor 2024-14.

In Appreciation,

Shalene B. Estes, Entitlements Manager

Case PB26-05, Amendment to McLaury Cove PUD

Parcels No.: 10-10-26-0000-0130-0010; 10-10-26-0000-0200-0060

Address: 6201 Saint Johns Avenue, Palatka 32177

Applicant: Forestart USA Real Estate Group Inc.

STAFF REPORT

Date : March 3rd, 2026

From: Lorenzo Aghemo

APPLICATION REQUEST

This is a request for a minor modification to the written description contained in the Development Agreement attached to the McLaury Cove PUD Ordinance No. 2024-13 adopted by the City Commission on January 23, 2025.

Background

The McLaury Cove project is multifamily residential development consisting of 248 fee title townhouse units. The development consisted of two adjoining parcels totaling 24.33 acres, with one being annexed into the city limits. The combined parcels were assigned an amended future land use designation and rezoned to residential R-3 with a Planned Unit Development Overlay. Subsequently, a preliminary plat for two phases was processed and approved. A final plat for Phase 1 was also approved and recorded. Phase 1 consists of 100 lots fee title townhomes.

The applicant is now seeking approval for minor modification to the existing Development Agreement to develop 98 single family homes in Phase 2 instead of the 148 townhome units anticipated.

The requested modification to the Development Agreement are the following:

1. Section 9.a under Permitted Development Uses, add single -family detached residential dwelling units as a permitted use by right
2. Section 10, under Development Standards, Minimum Yard Requirements, add values for townhouses, and add required minimum lot frontage and setbacks for residential single-family dwelling units.

ANALYSIS

The requested modifications are minor in nature and will allow the development of single-family homes instead of the originally planned townhome unit. This will represent a substantial reduction of development intensity providing a more desirable residential product and respond to current market demands. The request does not affect any other provisions set forth in Ordinances 2024-11, 2024-13 and 2024-14 as adopted by the City Commission.

RECOMMENDATION

Staff recommends APPROVAL of the requested modifications to the McLaury Cove PUD Development Agreement as specified in the revised development agreement part of this report.

Attachments: Ordinance No. 2024-13; Proposed modified Development Agreement; Draft Resolution No.2026-R-33.

ORDINANCE NO. 2024-13

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED FROM COMMERCIAL NEIGHBORHOOD (C-1A) TO CITY OF PALATKA MULTI-FAMILY RESIDENTIAL (R-3) WITH A PLANNED UNIT DEVELOPMENT OVERLAY FOR THE FOLLOWING PROPERTY LOCATED AT 6201 ST. JOHNS AVENUE, PALATKA, FL 32177, PARCEL NO.: 10-10-26-0000-0200-0060, PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Petition has been filed before the City Commission of the City of Palatka, Florida, which Petition is on file in the office of the Planning Director, authorized to be signed by the freehold owner of the property sought to be annexed, to wit: Roberts Land 7 Timber Company, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on August 6, 2024, and two public hearings before the City Commission of the City of Palatka on September 26, 2024, and October 10, 2024, and

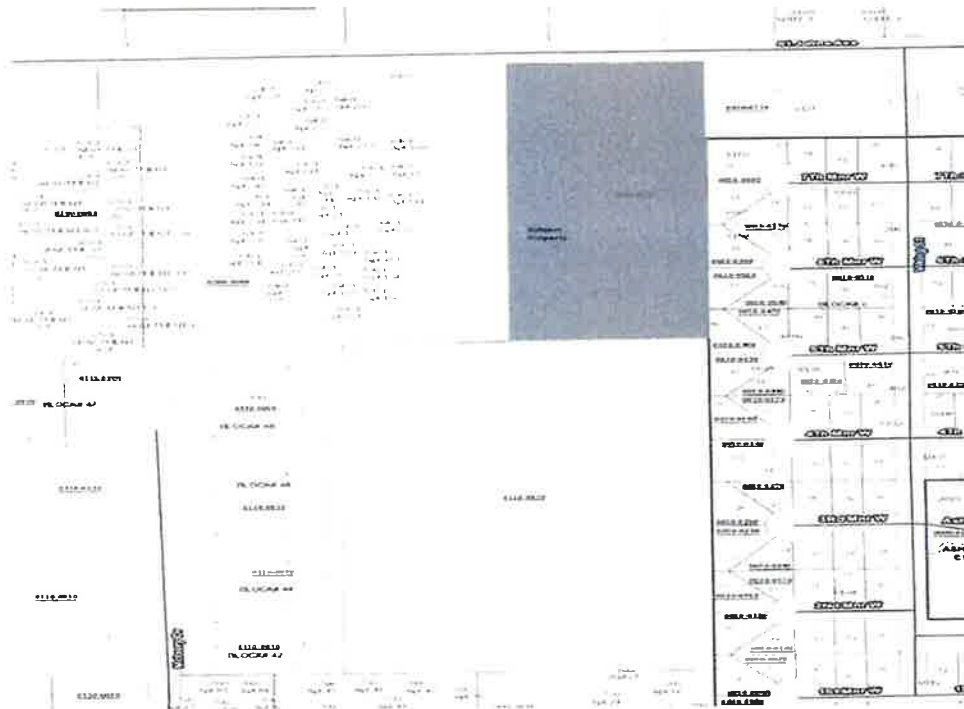
WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted, and

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

Section 1. The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from the present zoning classification of City of Palatka Commercial Neighborhood (C-1A) to City of Palatka Multi-family Residential (R-3) with a Planned Unit Development Overlay said lands being described as follows:

DESCRIPTION OF PROPERTY PT OF NE1/4 OF NW1/4 OR495, P1277 OR546 P686

Putnam County Property Appraiser's Parcel No.: 10-10-26-0000-0200-0060



Section 2. To the extent of any conflict between the terms of this ordinance and the terms of any ordinance previously passed or adopted, the terms of this ordinance shall supersede and prevail.

Section 3: This Ordinance shall become effective immediately upon its final passage by the City Commission.

Section 4. SCRIVENER'S ERROR. The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener's errors, which do not affect the intent of this Ordinance. A corrected copy shall be posted in the public record by the City Clerk.

Section 5. This ordinance is exempt from provisions of the statute, Chapter 2023-309, Laws of Florida, codified as Section 166.041(4) Florida Statutes.

PASSED on first reading by the City Commission of the City of Palatka, Florida, on the 26th day of September 2024.

PASSED AND ADOPTED on second reading by the City Commission of the City of Palatka on this 14th day of October 2024.

CITY OF PALATKA



By: _____

Rafael M. Gomez

Its MAYOR

ATTEST:


CITY CLERK

CITY CLERK'S NOTE:

THIS ORDINANCE IS RECORDED TO CORRECT A SCRIVENER'S ERROR FOUND IN
THE PARCEL NUMBER OF BOOK 1781 PAGE 1818

APPROVED AS TO FORM AND LEGALITY:


CITY ATTORNEY

**DEVELOPMENT AGREEMENT
MCLAURY COVE PUD**

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2026, by and between FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, ROBERTS LAND & TIMBER COMPANY, and 6201 SAINT JOHNS AVENUE LAND TRUST (collectively referred to as the "Developer") and THE CITY OF PALATKA, FLORIDA, a political subdivision of the State of Florida ("City") pursuant to the Florida Local Government Development Agreement Act, Section 163.3220, Florida Statutes.

PREAMBLE

WHEREAS, the Developer is the legal or equitable owner of certain real property located within the boundaries of the City, the legal description of which is attached to this Agreement as Exhibit A ("Property"); and

WHEREAS, the Developer and the City mutually acknowledge their desire to enter into a development agreement for the Property pursuant to Section 163.3220, Florida Statutes, and to be bound by the terms and provisions of this Agreement; and

WHEREAS, the Developer and the City desire to establish certain terms and conditions relating to the future development of the Property and wish to establish certainty as to the Developer's development of the Property; and

WHEREAS, the City finds that this Agreement is consistent with the City's Comprehensive Plan and City Code; and

WHEREAS, this Agreement has been considered by the City Commission at duly noticed public hearings on January 9, 2025 and January 23, 2025, respectively.

NOW, THEREFORE, in consideration of the conditions, covenants and mutual promises set forth in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, and in demonstration of satisfaction of the various goals, objectives and policies of the Comprehensive Plan and the Code, the Developer and City agree as follows:

- 1. Recitals.** The foregoing recitals are true and correct and are incorporated in this Agreement by reference. All exhibits to this Agreement are deemed a part of this Agreement.
- 2. Definitions.** The following terms shall have the following meanings:
"Comprehensive Plan" shall mean the City of Palatka's Comprehensive Plan adopted by the City pursuant to Chapter 163, Part II, Florida Statutes ("Plan").
"City" shall mean the City of Palatka, a political subdivision of the State of Florida, acting by and through the City Commission.

"Development" shall be as defined in Section 380.04, Florida Statutes.

"Developer" shall mean Forestar (USA) Real Estate Group Inc., a Delaware corporation, its successors in interest, successors in title, and assigns.

"Development Order" shall mean a development order or orders, issued by the City authorizing the Developer to proceed with and carry on development upon the Property.

"Development Permit" includes any building permit, rezoning, variance, waiver, development of regional impact, development order, or any other official action of local government having the effect of permitting the development of land.

"Effective Date" shall mean the date of recordation of this Agreement.

"Property" means the real property described in Exhibit A.

Any terms not defined in this Agreement shall have the definition as set forth in the Plan and the Code as they exist on the execution date of this Agreement.

3. **Purpose.** The purpose of this agreement is to set forth the ownership and general location of the parcels to be rezoned to the McLaury Cove Planned Unit Development (PUD). This Agreement is not intended to, nor does it, approve or authorize any amount of development or type of use on the Property, nor does it require the City to approve any Plan amendment, or rezoning, or development order, or development permit for the Property. Rather, the purpose of this Agreement is to set forth requirements and commitments regarding the development of the Property to ensure the Property may be developed during the term of this Agreement under the existing Code and Plan, except as otherwise set forth in this Agreement.
4. **Lands Affected.** The legal description for the lands affected by this Agreement ("Property") is set forth as Exhibit "A." The parcel ID numbers are: 10-10-26-0000-0130-0010 and 10-10-26-0000-0200-0060.

The parcels have approximately 360 linear feet of frontage along Saint Johns Avenue. The parcels are part of the McLaury Subdivision MB 1 PG 1, which is a recorded/platted division of land. Further division of the lands subject to this development agreement will be subject to a replat as defined by Florida Statutes Chapter 177.
5. **Legal and Equitable Owners of Property.** The name of the legal and equitable owners of the land are: Parcel 1) Forestar (USA) Real Estate Group Inc.; and Parcel 2) Forestar (USA) Real Estate Group Inc.
6. **Authority for Agreement.** This Agreement is being entered into pursuant to authority provided in Sections 163.3220 - .3243, Florida Statutes, otherwise known as the Florida Local Government Development Agreement Act ("Act").
7. **Effective Date; Duration of Agreement.** Within fourteen (14) days of approval of this Agreement, the City shall record it in the public records. Once recorded, this Agreement shall be in effect. The Agreement shall run with the land and be binding

on all parties and all persons claiming under it in perpetuity, unless amended, and shall be transferable to future property owners.

8. **Project Plan.** The site plan generally depicts two (2) parcels consisting of approximately 31 acres. The proposed development would consist of a maximum of 248 residential townhome dwelling units and parks along with permissible accessory/ancillary structures. Infrastructure located within the project would include entry roadways, internal roadways, sidewalks, lift stations, and stormwater management areas. The applicant is proposing a maximum density of eight (8) dwelling units per acre.

9. **Development Uses Permitted.** The land uses currently permitted to be developed on the Property under the Comprehensive Plan and City of Palatka Code, residential densities, building intensities, height and other uses are set forth below:

- a) Permitted Development Uses. The City hereby acknowledges that the Plan and the Code allow the development of the Property. Upon execution of this Agreement and for the term thereof, the City confirms and agrees that the Property may be developed and used consistent with land uses, intensities, height, and other provisions of the Plan on the execution date of this Agreement. All permitted uses and conditional uses shall be consistent with Article III, Section 94-144 of the City of Palatka Zoning Code R-2 two-family residential district, or as otherwise provided in this PUD.

1. Two-family dwellings
2. Patio houses
3. Cluster houses
4. Townhouses
5. Single-Family detached residential dwelling units

There is no language in the PUD text that prevents the property from developing under the Live Local Act (Chapter 2023-17) where applicable; however, the Developer is not pursuing any entitlements or benefits under the Live Local Act at the time of this Agreement.

Part of the PUD Property has been used for silvicultural purposes. Silvicultural practices may continue and not subject to tree mitigation in areas of the PUD Property where construction has not commenced, except in upland buffers or preserved wetland areas.

- b) Conditional Uses. The following conditional uses are generally permitted subject to the conditions under Sec. 94-3 of the City's Code: Home occupations.
- c) The development of such **other** land uses, densities and intensities, shall be subject to all provisions of the comprehensive plan, ordinances, and code in effect at such time as the Developer files an application to develop such other uses. An amendment to this Agreement shall not be necessary to file an application to develop the Property with such other uses, densities and intensities.

- d) Developers retain the ability to seek rezoning or approvals for development that is not currently authorized by the Plan or the Code so long as it is consistent with the Comprehensive Plan and land development regulations in effect at such time.

10. **Development Standards:** The standards provided within this section are intended to allow for flexibility in design to foster more innovative development patterns for mixed use development. The intent of the PUD rezoning classification is to design residential uses while preserving open space, promoting environmental preservation all while providing design flexibility in order to create a cohesive place to live. PUDs include a variety of housing types to promulgate varying price points along with convenient access to workplaces, shopping, education and recreation.

Minimum Yard Requirements:

1. Residential Townhouses:
 - a. Front – Twenty (20) feet
 - b. Rear – Fifteen (15) feet (HVAC units may be placed in the required rear yard.)
 - c. Side (Corner lots only) Setbacks – Five (5) feet
2. Residential Single Family: Thirty (30) foot lots:
 - a. Front -Twenty (20) feet
 - b. Rear-Ten (10) (HVAC units may be placed in the required rear yard.)
 - c. Side-Three (3) feet
3. Maximum Height:
 - a. 35 feet
4. Minimum living area for dwelling units:
 - a. 500 square feet

Lot Coverage and Impervious Surface Area:

1. Residential:
 - a. Impervious Surface Area – 70% (Max City of Palatka Comprehensive Plan)

11. **Perimeter Buffering:** Buffering will be provided between all incompatible uses, zoning district boundaries, and required parking buffering. The applicant has provided some exceptions (list below in waivers) to a minimal amount of the buffering requirements.

1. Minimum 10-foot buffer along the perimeter of the entire development.
2. That portion of the development abutting Saint Johns Avenue shall contain an average 20-foot buffer containing an earthen berm or a 6 foot fence and landscaping consistent with the City of Palatka Land Development Code.
3. Shrubs, or a privacy fence shall be arranged to provide a visual screen of 75 percent opacity and achieve a height of at least three feet within three years.
4. At least one shade tree planted for each 30 linear feet, or part thereof, of the boundary of the vehicular use area. The distance between such trees shall not exceed 40 feet.

Incompatibility Buffering:

1. Residential adjacent to Commercial- 10-foot-wide Type A buffer (All buffering between incompatible uses will comply with the City of Palatka Land Development Code).
2. Residential Lots – The required minimum amount of tree plantings for lots may be located outside the individual lot boundary within the overall community.

12. **Parking:**

1. Residential – A minimum of two (2) parking spaces will be provided for each unit plus one guest parking space per every three (3) units.

13. **Access and Roadways:**

1. Access: Access will be provided in the general location as shown on the PUD site plan. Any modifications to the site access location shall be reviewed and approved through an administrative modification by the City of Palatka Planning Department.
2. Pedestrian Access. Pedestrian access shall be provided by sidewalks installed throughout the development and connected to any existing sidewalks along the perimeter of the parcels.

14. **Signage:**

1. Project Signs: The signage within the PUD will comply with the provisions set forth in the LDC standards.
2. Construction/Temporary Signs: All construction/temporary signage will be permitted within the PUD and will comply with the LDC standards.

15. **Sewer/Water Utilities:** This development will connect to City owned sewer and wastewater facilities. The developer will be required to contribute, in part or in whole, to the extension of water and/or sewer lines and to increase capacity of the City infrastructure providing such utilities.

16. **Impact Fees:** The Developer shall pay all applicable impact and connection fees as required by the City of Palatka Code Section 54 and Article VIII, Section 2(b), Florida Constitution, and section F.S. 166.021 and 166.041. Except as otherwise provided in the Code, the Developer shall pay impact fees prior to the issuance of a building permit. The obligation to pay impact fees runs with the land.

17. **Wetlands:** All applicable state and federal regulations for wetland permitting and mitigation shall be met, if applicable. Stormwater ponds will be amenitized with vegetation, walkways, and/or benches.

18. **Stormwater Management:** All development shall be developed in compliance with Policy A.1.1.3 of the City of Palatka Comprehensive Plan. Storm water management systems and appurtenances shall be designed and constructed to accommodate the 25-year frequency, 24-hour duration design storm to meet the standards set forth in Policy D.1.7.1 of the City Comprehensive Plan. Stormwater

ponds with a slope of not less than 4:1 ratio, shall not require fencing around the perimeter. An easement providing access to the stormwater ponds for maintenance shall be provided through the platted lots. Vertical structural development within these easements shall not be permissible.

19. **Phasing:** Construction is anticipated to occur in two phases, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
20. **Permitting:** All construction in the development of a PUD shall proceed only under applicable permits issued by the City and any other regulatory department or agency. No building permit, certificate, or other document authorizing construction or occupancy within a PUD shall be issued except in accordance with the approved development plan, except whereas amended. The Developer must obtain any permits, exemptions, or authorizations which may be required by agencies having jurisdiction over the Property other than the City prior to engaging in development activities upon the Property which may require such permits, exemptions, or authorizations, including any stormwater permits required by any regional, state, or federal agency with jurisdiction over the Property.
21. **Disclosures:**
 1. Any setback reductions from Section 10 of this Development Agreement shall be prohibited.
 2. City of Palatka will not be responsible for the operation and maintenance of any internal roadways created within the development.
 3. Anything not addressed within this Development Agreement will refer back to the regulations within the City of Palatka LDC.
22. **Other Conditions, Terms, Restrictions or Requirements:** The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions.
23. **Public Services and Facilities and Adopted Levels of Service:** Nothing in this Agreement shall limit the application of any adopted levels of service for public facilities and services, that are in effect at the time of this development agreement. In the event the City determines that the impacts of development causes adopted levels of service for water, sanitary sewer, roads, and other public facilities and services to fail concurrent with the impacts of development of the Property, the Developer may propose to mitigate for the impacts of such development and meet the levels of service.
24. **Fees and Costs:** The Developer shall pay all fees required by any ordinance of general application in effect at the time of approval of any development orders and development permits, including impact fees, proportionate share mitigation, fair share, dedications, and exactions imposed on new construction subject to the terms

of any impact fee or infrastructure related agreement entered into between the Developer and the City.

25. **Binding Effect:** The obligations imposed pursuant to this Agreement upon the Developer and upon the Property shall run with and bind the Property as covenants running with the land. This Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and assigns.
26. **Governing Laws:** This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Developer and the City agree that Putnam County, Florida, is the appropriate venue in connection with any litigation between the parties with respect to this Agreement.
27. **Entire Agreement:** This Agreement sets forth the entire agreement and understanding between the parties relating in any way to the subject matter contained in this Agreement and merges all prior discussions between the Developer and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement. This Agreement may not be amended or modified except by written instrument signed by both parties.
28. **Cancellation and Enforcement:** In the event the Developer, its successors and/or assigns fails to act in accordance with the terms of this Agreement, the City shall seek enforcement of such violation upon the Property. Enforcement of this Agreement shall be by judicial or administrative action or code enforcement against any parties or person violating, or attempting to violate, any term set forth in this Agreement, and pursuant to Section 163.3243, Florida Statutes. Each party shall be responsible for its own costs associated with the enforcement of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

ATTEST:

CITY OF PALATKA, FLORIDA

By: _____
Mayor

Date: _____

APPROVED AS TO FORM:

By: _____
FORESTAR (USA) REAL ESTATE GROUP INC.

City Attorney

Date: _____

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RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA, APPROVING A MINOR MODIFICATION TO THE MCLAURY COVE PLANNED UNIT DEVELOPMENT (PUD), PREVIOUSLY APPROVED BY ORDINANCE 2024-13; MODIFYING THE PERMITTED DEVELOPMENT USES AND DEVELOPMENT STANDARDS TO ADD THIRTY-FOOT (30') WIDE SINGLE-FAMILY DETACHED RESIDENTIAL LOTS AS A PERMITTED USE; PROVIDING FOR DEVELOPMENT STANDARDS APPLICABLE THERETO; PROVIDING FOR CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The McLaury Cove Planned Unit Development ("PUD") was approved by the City Commission pursuant to Ordinance 2024-13, together with related Ordinances 2024-11 and 2024-14; and the PUD includes a "Written Description" dated July 1, 2024, setting forth the permitted uses and development standards applicable to the project; and Forestar (the "Applicant") has submitted a written request dated February 24, 2026, seeking a minor modification to the McLaury Cove PUD.

WHEREAS, The purpose of the requested modification is to add thirty-foot (30') wide single-family detached residential dwelling units as an additional permitted residential use within the PUD, with specific minimum yard and lot requirements; and

WHEREAS, The Applicant has represented that the request does not: Change any approved land use, including the amount or general location thereof; Increase the number of dwelling units or non-residential floor area; Significantly alter the general distribution of traffic; Modify public or private rights; or Modify any condition set forth in Ordinances 2024-11, 2024-13, or 2024-14; and

WHEREAS, The City Commission finds that the requested modification is consistent with the Comprehensive Plan, the Land Development Code, and the original intent of the McLaury Cove PUD; and the City Commission further finds that the requested modification qualifies as a minor modification to the PUD and does not materially alter the overall development pattern, intensity, or compatibility of the project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA:

Section 1. Approval of Minor Modification.

The City Commission hereby approves a minor modification to the McLaury Cove PUD, originally approved by Ordinance 2024-13, as follows:

A. Modification to Permitted Uses.

Section 9(a) of the PUD Written Description, relating to permitted development uses, is hereby amended to include:

- Single-Family Detached Residential Dwelling Units (Thirty-Foot Lots)

B. Development Standards for Thirty-Foot Single-Family Lots.
Section 10 (Development Standards) is hereby amended to include the following minimum requirements for thirty-foot (30') wide single-family detached residential lots:

- Minimum Lot Width: Thirty (30) feet
- Minimum Lot Area: 3,000 square feet
- Minimum Yard Requirements:
 - Front Yard: Twenty (20) feet
 - Side Yard: Three (3) feet
 - Rear Yard: Ten (10) feet

Except as specifically modified herein, all other development standards, conditions, and requirements of the McLaury Cove PUD, including those set forth in Ordinances 2024-11, 2024-13, and 2024-14, shall remain in full force and effect.

Section 2. Consistency.

The City Commission finds that this modification:

- Is consistent with the City of Palatka Comprehensive Plan;
- Maintains the character and intent of the approved PUD;
- Does not increase overall density or intensity; and
- Does not adversely impact public facilities, infrastructure, or surrounding properties.

Section 3. Conflicts.

All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 4. Scrivener's Errors.

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

Section 5. Effective Date.

This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida, this 12th day of March, 2026.

CITY OF PALATKA, FLORIDA

By: _____
Roberta Correa, Mayor

ATTEST:

Karen Hayes, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Jane West, City Attorney

DRAFT