

ROBERTA M. CORREA
MAYOR - COMMISSIONER

ANNIE H. DAVIS
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC, FCPC
CITY CLERK

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT

CHANTEL PIERRE, CPA
FINANCE DIRECTOR

AGENDA
CITY COMMISSION WORKSHOP
April 20, 2026 at 7:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call

2. PUBLIC COMMENTS

- a. **Public Comments** - (Speakers limited to three minutes - no action taken on items)
- b. **Commission and Staff Response**

3. DISCUSSION/DIRECTION

- a. Annexation
- b. Vacant Properties
- c. Homelessness

4. COMMISSIONER COMMENTS

5. ADJOURN

Upcoming Events	Board Vacancies
Thursday: April 23, 2026, Regular Commission Meeting 6:00 p.m. Wednesday April 29, Airport Advisory Meeting, 12:00 p.m. Wednesday April 29, 2 nd Budget Workshop 6:00 p.m. Tuesday: May 5, 2026, Planning Board Meeting 4:00 p.m. Thursday: May 7, 2026, Historic Preservation meeting 4:00 p.m. Wednesday: May 13, 2026, CRA 1 st Budget Workshop 6:00 p.m. Thursday: May 14, 2026, Regular Commission Meeting 6:00 p.m. Tuesday: May19, 2026, Special Magistrate 1:30 p.m. Wednesday: May 20, 2026, 3 rd Budget Workshop 6:00 p.m. Tuesday: May 26, 2026, CRA Meeting 5:00 p.m. Thursday: May 28, 2026, Regular Commission Meeting 6:00 p.m.	



MEMORANDUM

TO: Marcia Carty, City Manager
Mayor and Commissioners

FROM: Jane West, City Attorney

RE: Annexation – requiring annexation for the provision of utility services

DATE: March 24, 2026

On March 12, 2026, counsel for Lagasse provided “legal loopholes” to the requirement that the City of Palatka require annexation for the provision of City utility services. Below is an analysis of the case law and Florida Bar Journal article that was provided. For full context, counsel provided the following:

From: Sid Ansbacher <Sid.Ansbacher@fishertousey.com>

Sent: Thursday, March 12, 2026 8:48 AM

To: Jane West <jwest@palatka-fl.gov>

Subject: As discussed

Corr. Corp. Of Am. v. City of Pembroke Pines, 230 So.3d 477 (Fla DCA4 2017), concerning municipality assuming legal duty to serve outside of limits where it offers service without restrictions in unincorporated area.

Sebring Utilities Commn. v. Home Savings, 508 So.2d 26 (Fla. DCA2 1987), holding court will not interfere with municipal provision of services absent discrimination.

City ordinances contemplate services in county without annexation required (86-315, 343, and 345).¹

¹ Sec. 86-315 states, “Water rates outside the city limits shall be as set out in appendix A to this Code, as amended from time to time.”

Sec. 86-345 states, “Conditions for service outside city. (a) All persons desiring to connect their premises onto the sewers of the city outside of the corporate limits of the city shall, as a prerequisite thereto, make application for and be connected to and be a user of the city water supply, and shall pay therefor the charges as prescribed in this chapter. (b) All such charges shall be payable at the Palatka Gas Authority within 20 days from the date the bill is rendered. If not paid at such time, it shall be the duty of the Palatka Gas Authority, to

Additionally, examine Katie Reishmann's Bar Journal article "Up Allen's Creek Without a Paddle," in July/August FBJ p. 60, dissecting limitations of Allen's Creek Properties v. City of Clearwater, 679 So.2d 1172 (Fla. 1996)(relevant limitations are 1. city must provide unconditionally (except presumably for surcharge) where holding itself out as public utility or manifest desire to serve; and 2. The service area must be small relative to the municipality; the larger the service area, the more likely the municipality is holding itself out as a public utility with duty to serve all of the larger area). Additionally, the Allen's Creek Court held that annexation mandate requires uniformity. The City has not required all users (eg, the Barge Port) to annex.

The “loopholes” provided by counsel are simply cases that support the desire to obtain city utilities without annexation, the cases are based upon distinguishable facts. However, the steps that Palatka takes now will establish precedent that may obligate the City to provide water and sewer services without annexation for years to come, and potentially in perpetuity. Below is an analysis of legal precedent provided together with legal recommendations on how to proceed.

**Florida law starts from a clear default:
A municipality generally has no obligation to
provide utility services outside its boundaries.**

Florida law starts from a clear default: A municipality generally has no obligation to provide utility services outside its boundaries. This principle is reaffirmed by multiple authorities, including: *Allen's Creek Properties, Inc. v. City of Clearwater*, 679 So.2d 1172 (Fla. 1996) and *Corrections Corporation of America, Inc. v. City of Pembroke Pines*, 230 So.3d 477 (Fla. 4th DCA 2017).

However, there are two major exceptions to this default position that can be boiled down to contracts and conduct. First, if there is a contractual obligation to provide services and second, whether the City has engaged in conduct that imposes a duty. For example, a duty would arise if the city has affirmatively manifested an intent to serve an area; or, if the city holds itself out as the public utility for an area. In the *Pembroke Pines* case, the city entered an interlocal agreement with the county, it expressed a willingness to serve, it had capacity and it had served surrounding properties. The Court therefore held that the City had assumed a legal duty to provide services.

The City of Palatka's actions are highly distinguishable. First, Palatka lacks an interlocal service agreement with Putnam County. Despite our efforts to propose the same, Putnam County officials emphatically expressed no interest in entering an interlocal agreement.² That decision arguably

cut off the water service and all other city services from such consumer who is in arrears, and he shall not allow the water or any other service to be renewed until all charges in arrears, together with the service charge set out in appendix A to this Code, as amended from time to time, shall have been paid.

Sec. 86-345 states, “Rates outside city limits. The city shall charge for sewer service outside the city limits, and bill such charges on the utility bills, as provided in appendix A to this Code, as amended from time to time.”

² See notes/minutes from the Joint Meeting between Putnam County and the City of Palatka held on January 12, 2026.

works in our favor in the current situation. Second, our capacity is limited. While a comprehensive capacity analysis has not been conducted, our lift station at Moody Road just required an upgrade to accommodate new residential housing. Reallocating capacity to accommodate projects outside of Palatka will potentially jeopardize the City's ability to grow and accommodate our existing residents and taxpayers. Third, the City only serves surrounding properties with an annexation agreement. There are a few isolated properties that have obtained service, but these were anomalies and not a clear pattern that reflected an intent to provide service to a larger, unincorporated area.

Reallocating capacity to accommodate projects outside of Palatka will potentially jeopardize the City's ability to grow and accommodate our existing residents and taxpayers.

Recommended next steps:

The City may condition the provision of utilities upon annexation so long as we apply the policy uniformly and there is no prior commitment or conduct creating a duty. The code provisions that opposing counsel cited are contradict practice and procedure because they appear to normalize services outside the city, despite the fact that we know that this does not occur (at least not in recent years). The code will need to be cleaned up to address that concern.³ Beyond that, we know that there is not a prior commitment and as noted above, the prior conduct was isolated and does not rise to a level of creating a duty. Creating a written policy to this effect is advisable and will be upheld by the courts so long as it is not deemed arbitrary or discriminatory and is supported by reasonable justification. In other words, the City of Palatka may refuse providing utilities outside our city limits so long as our policy is uniform and rational.

The legally defensible annexation strategy should involve establishing clear and uniform policies, that we already adhere to, namely: no service outside limits absent annexation. This policy must be applied consistently, and we should avoid selective service extensions. We should require formal commission approval for all connections as it is increasingly obvious that this is a policy direction that commissioners should have input on. Should this be the will of our elected officials, the City of Palatka should avoid entering an interlocal agreement with Putnam County, we should avoid representations that service might be available pre-annexation, and the City should certainly avoid making project-specific commitments.

³ Section 86-315 should be revised to add: "The establishment of rates does not create any right to service." Section 86-345 should be revised to add at the beginning: "No person outside the City limits shall be entitled to utility service. Any service provided is discretionary and subject to termination or annexation requirements."

An annexation trigger should be added clarifying that all new or expanded service outside the City limits shall require annexation or execution of an annexation agreement. A grandfather provision can be included to maintain service but clarify that there will be no expansion of existing services without annexation.

What about recent legislation regarding utility services?

This past legislative session included two bills impacting utility services that we carefully monitored. The first, HB 1075, failed. However, HB 1451 – Utility Services, passed. HB 1451 eliminates the statutory authority for utilities to impose an automatic 25% surcharge on extraterritorial water and sewer service. Instead, a water and sewer utility may, after holding a public hearing, set separate rates, fees, and charges for extraterritorial customers based on the same factors used to set rates, fees, and charges for customers within the municipality. The bill specifies that any agreement to provide extraterritorial electric, water, gas, or sewer utility service must be written and that such an agreement may not become effective until the utility participates in a public meeting within the extraterritorial area to be served. The meeting must solicit public input on the following: the nature of the service being provided, the rates, fees, and charges to be imposed for the services, including any differential in charges between extraterritorial customers and other customers; the nature of the services to be provided; and the extent to which revenues generated from the service will be used to fund nonutility government functions.

Conclusion

Utility leverage is powerful, but fragile. Once a city crosses a legal line by signaling a commitment or creating reliance based upon the city's action, it may permanently lose the ability to require annexation, thus jeopardizing its tax base and fiscal viability. The City should make the recommended revisions to its code to provide clarity to staff and new extraterritorial users. In addition, the City should refrain from extending services without annexation, especially in light of the passage of HB 1451 that will restrict the surcharge revenue and will provide precedent for future extraterritorial use without annexation.

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CHIEF, FIRE DEPT.



Regular meetings 2nd and 4th Thursdays of each month at 6:00 PM

[Date]

[Property Owner Name]

[Address]

[City, State, ZIP]

Subject: Invitation to Consider Voluntary Annexation into the City of Palatka

Dear [Property Owner],

The City of Palatka is reaching out to you as a valued neighbor whose property lies adjacent to our city limits. We are writing to invite you to consider voluntary annexation into the City of Palatka.

By choosing annexation, you and your property would gain access to a full range of municipal services that are not otherwise available in unincorporated areas, including:

- **Municipal Sewer and Water Service** – ensuring reliable, high-quality utilities and infrastructure support.
- **Police Protection** – 24/7 service from the Palatka Police Department.
- **Fire Rescue Services** – rapid response from the City's professional Fire Rescue Department.
- **Planning and Zoning Support** – streamlined permitting and development opportunities
- **Community Amenities** – enhanced opportunities to participate in City programs and improvements that contribute to Palatka's growth and quality of life.

Voluntary annexation is a straightforward process under Florida law. It requires a property owner to apply for annexation and have it approved by the City Commission after proper notice. Our staff is available to guide you through the process, answer questions, and assist with the required paperwork. We welcome the opportunity to discuss how annexation could benefit you and your property. Please feel free to contact our Planning & Zoning Department at 386-329-0100 or planning@palatka-fl.gov, or visit City Hall. Together we can continue to strengthen our community and ensure that residents and property owners enjoy the full benefits of living in Palatka. Thank you for your consideration. We look forward to working with you.

Sincerely,

Lorenzo Aghemo
Planning Director

LA/JW

Cc: City of Palatka Commissioners

201 N. 2nd STREET • PALATKA, FLORIDA • 32177

PHONE: 386-329-0100

www.palatka-fl.gov

FAX: 386-329-0106



Welcome to Palatka!

An Invitation to Join Our Community Through Voluntary Annexation

Why Annex Into the City of Palatka?

	Benefit	Description
■	Reliable Utilities	Connect to City water and sewer for dependable service and infrastructure.
■	Enhanced Safety	Enjoy 24/7 protection from the Palatka Police Department.
■	Fire Rescue Services	Quick response times and professional emergency services.
■■	Stronger Neighborhoods	Access zoning, permitting, and community development support.
■	Quality of Life	Take part in City projects, programs, and improvements that make Palatka thrive.

The Process is Simple

- ✓■ All property owners agree
- ✓■ Petition submitted to the City
- ✓■ City Commission approves by ordinance

We're Here to Help!

Our staff can answer your questions and guide you through each step.

- Call: [Phone Number]
- Email: [Email Address]
- Visit: Palatka City Hall, [Address]

Grow With Us. Thrive With Us. Choose Palatka.

Palatka Annexation Program

By Planning Department

Annexation Procedures by the state.



- ▶ Annexations are governed by Fla. Statute 171 also known as a Municipal Annexations or Contraction Act.
- ▶ The most common annexations are:
 - ▶ Voluntary Annexations. The most common method initiated by petition from a property owner in an unincorporated area to the municipality.
 - ▶ Involuntary Annexations is the process of requiring a referendum vote of the registered voters within the area proposed for annexation.

Legal procedures for the City

- ▶(a) The Municipality would be required to codify the annexation via an ordinance.
- ▶(b) Must follow specific public notice, advertising and hearing requirements.

Legal Definition and Key aspects.

“Enclave” means:

- ▶ An incorporated area (developed or undeveloped) that is completely surrounded by a municipality or surrounded by a municipality and a natural manmade structure.
- ▶ **Florida Statue 171.046 Annexation of enclaves.—**
- ▶ (1) The Legislature recognizes that enclaves can create significant problems in planning, growth management, and service delivery, and therefore declares that it is the policy of the state to eliminate enclaves
- ▶ Municipalities can annex enclaves of 10 acres or less (or an enclave with 25 registered voters) via a specific streamlined process, often through a interlocal agreement with the county by city ordinance.

State Requirements

- ▶ Land must be reasonably compact.
- ▶ Have contiguous boundary with the municipality.
- ▶ While typically prohibited Fla statute permits voluntary annexation of enclaves if they are contiguous and compact as long as the annexation does not create another enclave.

Benefits of Voluntary annexation into the city.

- ▶-Parcels can connect to centralized water and sewer which is required for development.
- ▶-High quality and more frequent services to the area.
- ▶-Better public participation in local government.
- ▶-More efficient police and fire response.
- ▶-Stronger compliance with the municipal codes which protect property values.

Main Benefits to the city

- ▶-Increased tax base and revenue.
- ▶-More uniformity with the city limits which increases efficiency of the delivery of services (Fire, Police, Trash etc.)

Utilities

- ▶ Sewer, mainly is in need of additional facilities to meet demand.
- ▶ New lift stations and sewer lines will be needed to service this area.

Identification of priorities areas

- ↓ Currently there are several county enclaves in the city considering our resources limitations, the city needs to prioritize which enclaves should be considered first.
- ↓ For the Purpose of this workshop, staff selected the area known as Baileyville as a model area for the purpose of analysis.

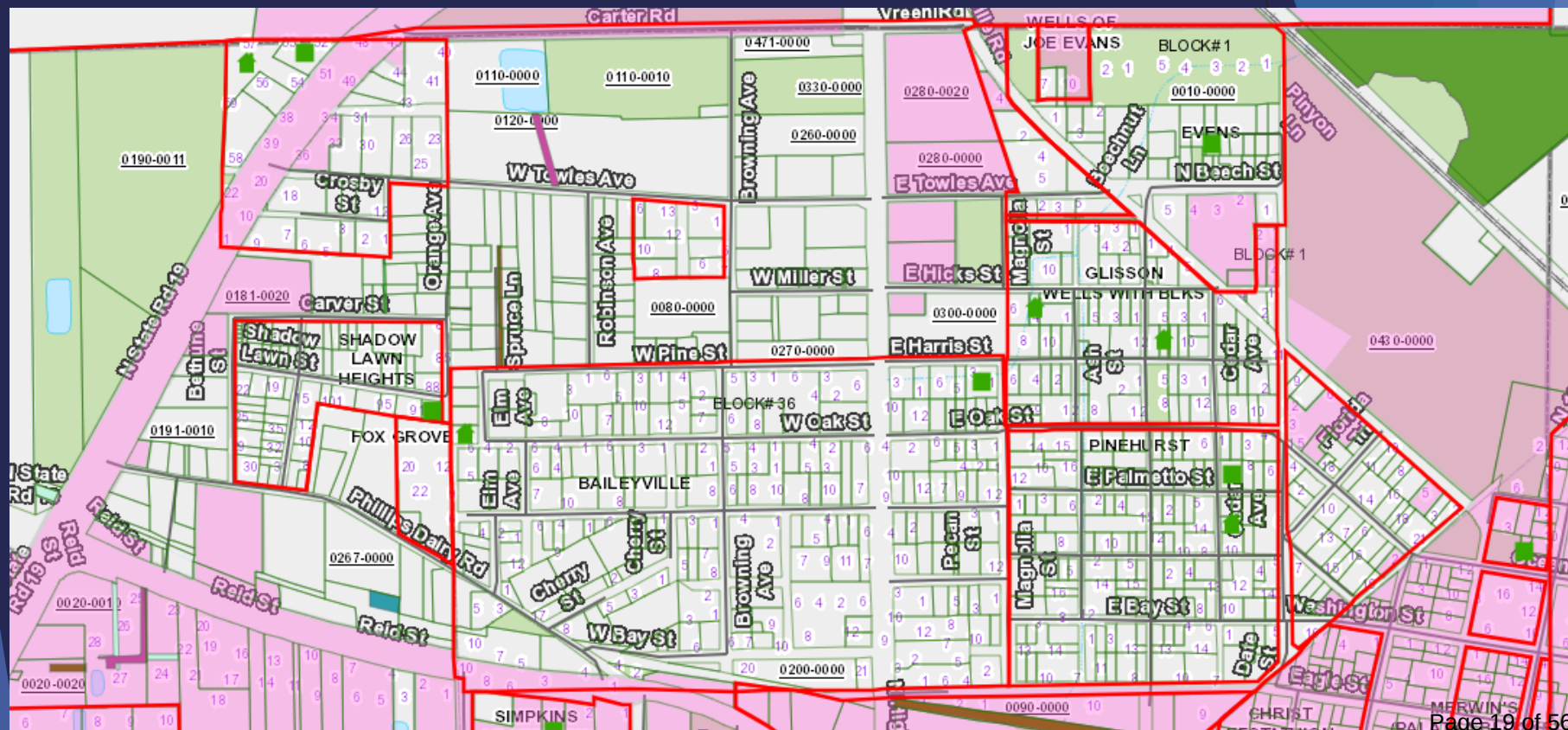
Existing Enclave Subdivisions

- ▶ The Region consists of Several platted subdivisions.
- ▶ 1 Baileyville
- ▶ 2. Glisson Wells
- ▶ 3. Pinehurst.
- ▶ 5. Palatka Cedar Grove
- ▶ 6. Fox Grove
- ▶ 7. Shadow lawn heights.

Baileyville

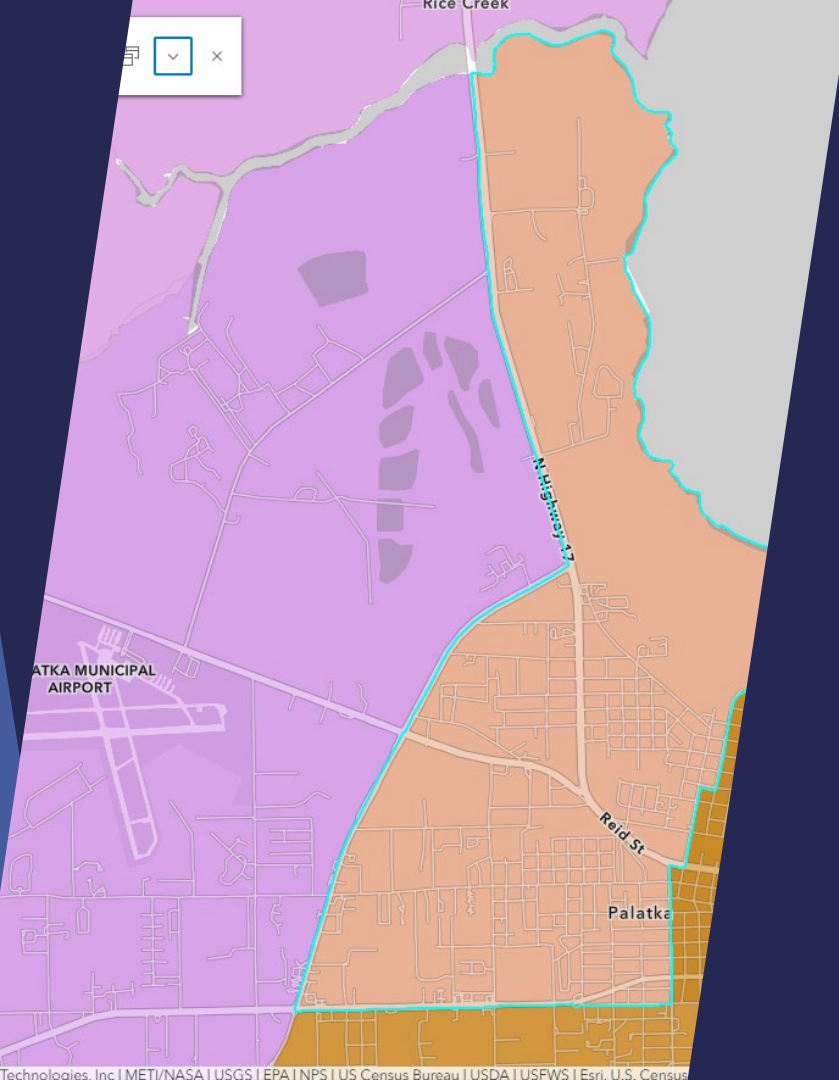
- ▶ This area is within Census Tract IV and all of the data presented here are from this tract.
- ▶ It is a large tract however significant sections are not developed.
- ▶ This parcel is a good approximation of the existing socioeconomic conditions.

Baileyville Enclave



Size and Shape

- ▶ The area is roughly 355.3 +/- acres of land that is part of Unincorporated Putnam County.
- ▶ The Baileyville enclave contains mostly 50x100' wide lots with some variations.
- ▶ 30' wide dedicated Right of Way (ROW).
- ▶ platted in blocks with corresponding lot numbers.



Socioeconomic Data.

- Census Tract 9507.

Legend



Esri Updated Demographics Variables 2023

Tract



2023 Socioeconomic Status Index (Esri)



67.5

47.5 - national average

27.5

Census Tract 9507 in Putnam County, Florida



Table



Get directions



Zoom to

The **Socioeconomic Status Index** here is **43.1**, about the county average of 42, and lower than the national average of 47.5.

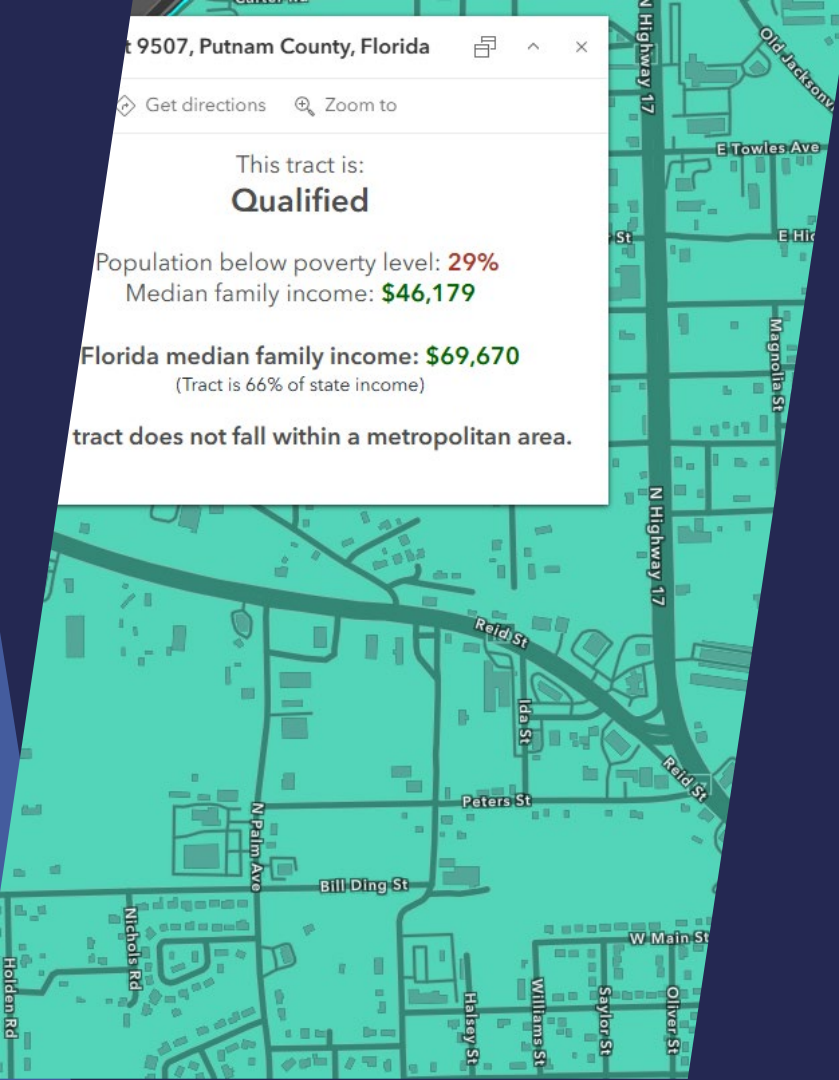
Esri 2023 Socioeconomic Status Index (SEI) ranges from 0 to 100, where larger values indicate higher socioeconomic status. Reviewing and comparing SEI values can highlight important disparities in social position. The SEI quantifies an area's socioeconomic status, which is the intersection of sociological and economic characteristics that are indicative of social position relative to others. This measure is derived from a **mix of input variables** from Esri and the American Community Survey (ACS) on topics such as **income and poverty, employment and occupation, educational attainment, and household characteristics**.

This area has **3,993** people in **1,504** total households. This area has an average of **2.61** people per household, higher than the national average of 2.53.

There are **1,469** employed people with **3.2%** unemployed (**49**).

The wealth index here is **33**, lower than the national average.





Income Data.

- ▶ Average median income(AMI) for Florida is 69,670 a year.
- ▶ AMI for this area is 46,179.
- ▶ This tract qualifies as a low-income community per the census.



Percent of Population whose income in the past 12 months is below poverty level



< 25.0

< 14.0

< 3.0



No Value



Table



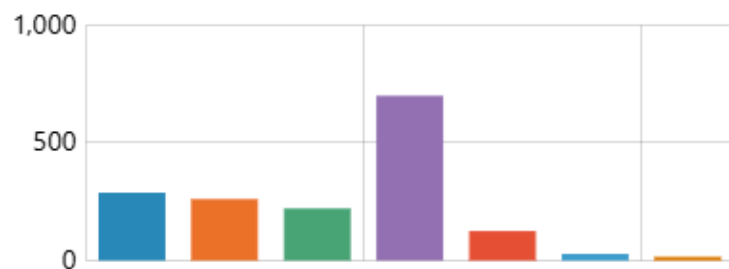
Get directions



Zoom to

In this area, there are **3,937** people for whom poverty is determined. Of those, approximately **1,583** are below the Federal poverty line (**40.2%**).

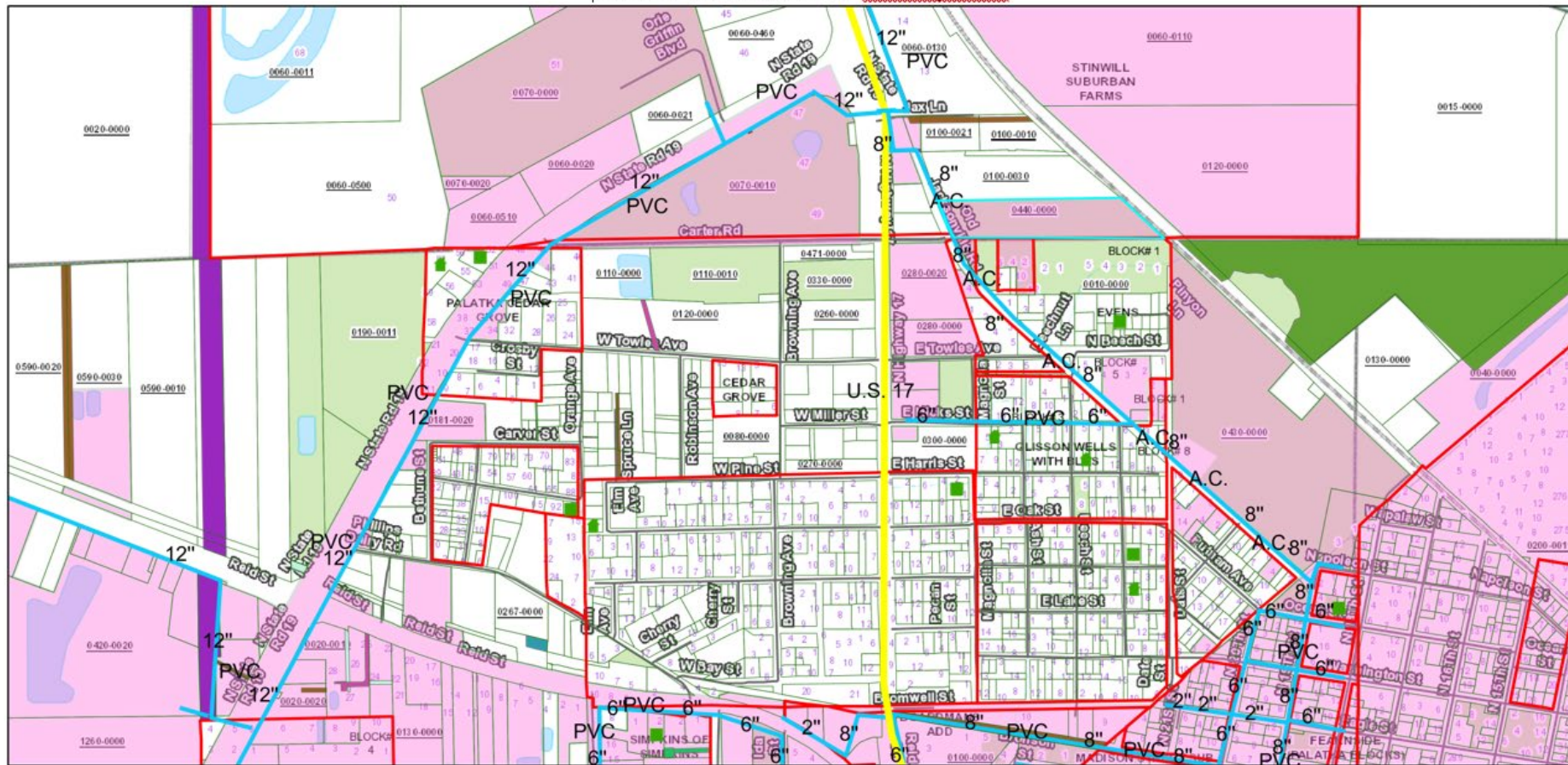
746 are children (<18) in poverty.



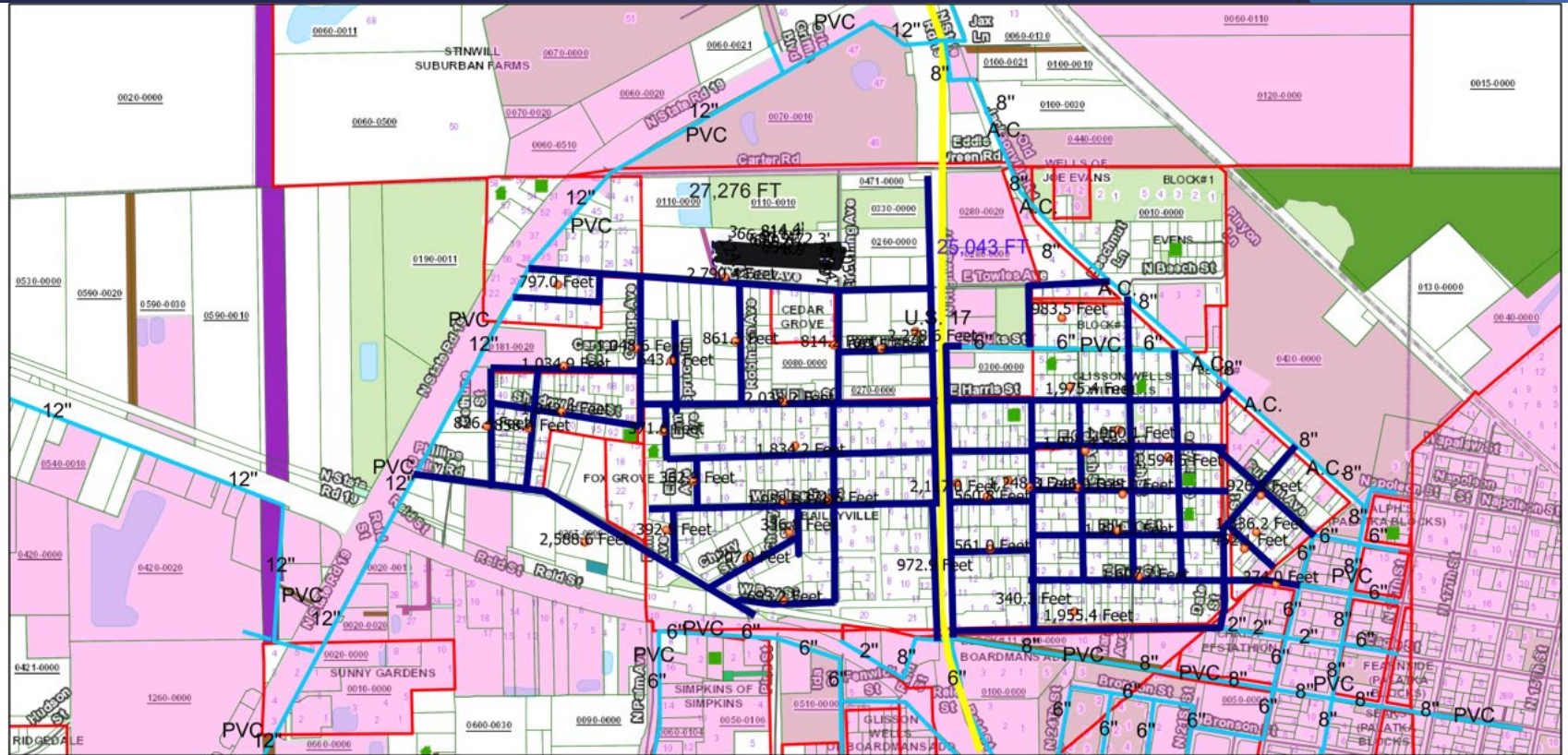
Population below the poverty level (by age)

Source: U.S. Census Bureau's American Community Survey (ACS) 2020-2024
5-year estimates

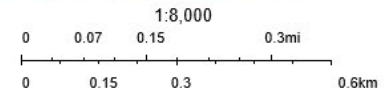
Water Mains Near Baileyville



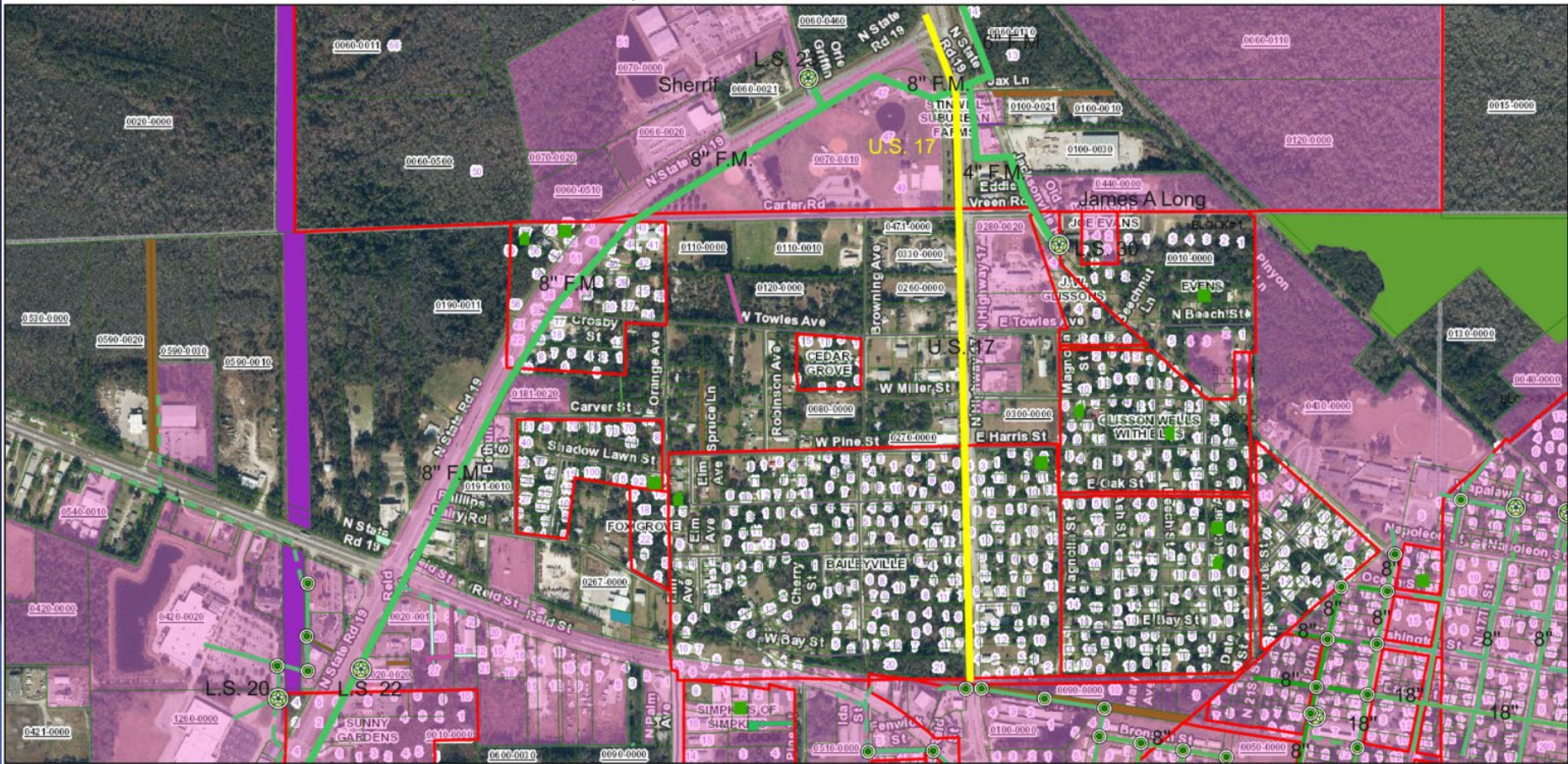
Water main extensions for Baileyville.



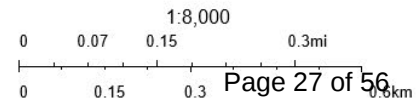
4/16/2026, 4:38:21 PM



Sewer Near Baileyville



4/16/2026, 6:03:17 PM



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



To: Lorenzo Aghemo

From: Rhett McCamey, Public Works Operations Manager

Date: April 17, 2026

Ref: Baileyville Water and Sewer Estimate

Water Main Approx 52,000 Ft.	\$15,000,000 (EST)
Waste Water Main Approx 56,300 Ft.	\$20,000,000 (EST)
Lift Station \$500,000. x (2)	\$1,000,000. (EST)
Force Main \$150/LF * 200'	\$30,000. (EST)
Property for L.S. \$25,000. X (2)	\$50,000. (EST)
Total	\$36,080,000 (EST)

Estimated Total to account for Surveying, Surveying depth of utilities, storm drains etc....
Cost of manhole structures and other unforeseen items or obstacles. \$40,000,000.00

Thank you,
Rhett McCamey
Public Works
Operations Manager

A handwritten signature in black ink that reads "Rhett H. McCamey".





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[Date]

[Property Owner Name]

[Address]

[City, State, ZIP]

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Sincerely,

Lorenzo Aghemo
Planning Director

LA/JW

Cc: City of Palatka Commissioners

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PHONE: 386-329-0100

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Grow With Us. Thrive With Us. Choose Palatka.

Framework for Single-Family Residential Lot Sizes

General Lot Size Ranges

- 5,000–7,500 sq. ft.
 - Small-lot infill (only where zoning + infrastructure support it)
- 7,500–10,000 sq. ft.
 - Minimum workable urban lot
- 10,000–15,000 sq. ft.
 - Comfortable standard lot

Local Zoning Context (Palatka / Putnam County)

- Putnam County (R-1A)
 - Minimum lot size: 7,500 sq. ft.
 - Minimum lot width: 75 ft.
- City of Palatka (typical single-family district)
 - Minimum lot size: 10,000 sq. ft.
 - Minimum lot width: 80 ft.

Recommended Planning Targets

- 7,500 sq. ft.
 - Lower-end / compact development
- 8,500–10,000 sq. ft.
 - Preferred standard lot size
- 10,000+ sq. ft.
 - Best for flexibility, marketability, and ease of development

Key Site Considerations

- Lot width and frontage
- Required setbacks (front, side, rear)
- Stormwater and drainage requirements
- Utility access and placement
- Driveways and parking layout

Bottom Line

- 7,500 sq. ft. may meet minimum requirements
- 10,000 sq. ft. is the most practical and widely recommended size for single-family lots

City of Palatka — City-Owned Properties Inventory (Full 3-Page Source)

GIS fields (CRA District, Within CRA Boundary) are pre-filled as 'Pending GIS Verification' for staff confirmation

Parcel Number	VID	911 Address	Acreage
24-10-26-0000-0250-0011	92472	Unassigned Location	237.45
42-10-27-6850-0890-0000	43181	Unassigned Location	31.60
03-10-26-0000-0200-0000	79029	Unassigned Location	15.45
02-10-26-0000-0420-0010	78835	Unassigned Location	14.41
07-10-27-3550-0120-0080	11796	Unassigned Location	4.04
09-10-26-9005-0770-0001	62839	Unassigned Location	3.60
42-10-27-6850-1460-0083	43186	Unassigned Location	2.39
42-10-27-6850-2080-0010	43441	Unassigned Location	2.20
03-10-26-0000-0010-0072	106442	Unassigned Location	1.99
24-10-26-0000-0250-0012	94670	Unassigned Location	1.79
42-10-27-6850-1100-0000	93042	Unassigned Location	1.52
18-10-27-3550-0210-0000	92718	Unassigned Location	1.37
42-10-27-6850-2260-0010	43516	Unassigned Location	1.19
07-10-27-3550-0090-0030	11761	Unassigned Location	1.10
37-09-26-1855-0000-0000	6532	Unassigned Location	1.04
42-10-27-6850-1610-0011	43242	Unassigned Location	1.03
12-10-26-8100-0020-0300	53944	Unassigned Location	0.99
13-10-26-0000-0030-0030	79648	Unassigned Location	0.96
42-10-27-6850-2070-0010	43440	Unassigned Location	0.91
42-10-27-6850-2570-0010	43633	Unassigned Location	0.84
07-10-27-3550-0130-0059	11807	Unassigned Location	0.83
42-10-27-6850-2000-0011	94816	Unassigned Location	0.80
42-10-27-6850-2020-0200	94817	Unassigned Location	0.77
42-10-27-6850-2250-0011	43503	Unassigned Location	0.68
42-10-27-6850-0460-0080	42838	Unassigned Location	0.61
13-10-26-0000-0720-0030	79803	Unassigned Location	0.56
09-10-26-9005-0770-0531	93378	Unassigned Location	0.52
42-10-27-6850-0120-0090	42488	Unassigned Location	0.46
37-10-26-6850-3000-0000	43812	Unassigned Location	0.37
42-10-27-6850-1980-0602	43406	Unassigned Location	0.28
42-10-27-6850-0110-0140	42479	Unassigned Location	0.27
42-10-27-6850-1580-0010	43228	Unassigned Location	0.26
42-10-27-6850-0030-0013	42417	Unassigned Location	0.20
42-10-27-6850-1630-0020	43253	Unassigned Location	0.17
42-10-27-6850-1510-0000	43193	Unassigned Location	0.16
42-10-27-6850-1570-0120	43225	Unassigned Location	0.15
07-10-27-3550-0130-0060	11808	Unassigned Location	0.14
42-10-27-6850-0310-0060	42643	Unassigned Location	0.14
42-10-27-6850-0310-0061	42644	Unassigned Location	0.14
42-10-27-6850-1500-0000	43192	Unassigned Location	0.13

37-10-26-6850-3230-0160	43941	Unassigned Location	0.12
42-10-27-6850-0000-0022	42398	Unassigned Location	0.12
42-10-27-6850-1460-0081	43185	Unassigned Location	0.12
42-10-27-6850-1980-0300	43399	Unassigned Location	0.12
42-10-27-6850-2000-0302	43422	Unassigned Location	0.12
01-10-26-3100-0000-0000	92115	Unassigned Location	0.11
07-10-27-3550-0090-0019	11760	Unassigned Location	0.11
42-10-27-6850-0150-0100	42519	Unassigned Location	0.10
42-10-27-9500-0000-0170	68475	Unassigned Location	0.09
09-10-26-0000-0780-0001	98707	Unassigned Location	0.06
09-10-26-9005-0770-0000	62838	Unassigned Location	0.06
37-10-26-6850-3790-0000	44193	Unassigned Location	0.06
42-10-27-6850-0000-0020	42397	Unassigned Location	0.06
42-10-27-6850-1490-0023	43191	Unassigned Location	0.06
42-10-27-6850-0110-0010	42470	Unassigned Location	0.05
11-10-26-0000-0242-0000	79398	Unassigned Location	0.02
10-10-26-0000-0150-0040	79268	Unassigned Location	0.01
42-10-27-6850-0580-0001	42931	Unassigned Location	0.01
24-10-26-0000-7777-0001	81254	Unassigned Location	0.00
03-10-26-0000-0010-0000	78985	4015 REID ST PALATKA 32177	693.76
13-10-26-9420-0090-0000	68394	1715 MOSELEY AV PALATKA 32177	124.29
03-10-26-7720-0190-0010	51688	320 N MOODY RD PALATKA 32177	24.18
24-10-26-0000-0250-0010	81251	3010 BROWNS LANDING RD PALATKA 32177	21.67
12-10-26-0000-0410-0000	79634	2900 CRILL AV PALATKA 32177	21.09
42-10-27-6850-1720-0000	43364	1001 N 11TH ST PALATKA 32177	8.28
11-10-26-0000-0160-0000	79385	712 S PALM AV PALATKA 32177	7.56
42-10-27-6850-1470-0000	43187	317 OSCEOLA ST PALATKA 32177	6.06
42-10-27-6850-0000-0010	42396	301 RIVER ST PALATKA 32177	5.34
12-10-26-3550-0170-0000	11820	1325 MOSELEY AV PALATKA 32177	4.74
42-10-27-6850-0060-0122	42452	110 MADISON ST PALATKA 32177	3.06
03-10-26-0000-0010-0014	94427	3891 REID ST PALATKA 32177	2.50
03-10-26-0000-0010-0015	94851	3885 REID ST PALATKA 32177	2.50
42-10-27-6850-2590-0010	43635	1415 DIANA DR PALATKA 32177	2.36
18-10-27-0000-0120-0000	82853	1101 WHITEWATER DR PALATKA 32177	2.33
42-10-27-6850-2010-0000	43426	1100 REID ST PALATKA 32177	2.25
01-10-26-5610-0150-0000	39598	207 SAYLOR ST PALATKA 32177	2.07
42-10-27-6850-0220-0010	42589	400 MAIN ST PALATKA 32177	2.07
42-10-27-6850-0810-0010	43175	701 N 10TH ST PALATKA 32177	2.07
12-10-26-3550-0170-0010	11821	1301 MOSELEY AV PALATKA 32177	1.61
03-10-26-0000-0010-0040	78990	10 KAY LARKIN CIR PALATKA 32177	1.49
42-10-27-6850-0000-0030	42399	101 N 1ST ST PALATKA 32177	1.49
37-10-26-6850-3450-0000	44078	1900 NAPOLEON ST PALATKA 32177	1.28
42-10-27-6850-2110-0011	43444	521 S 13TH ST PALATKA 32177	1.20
05-10-25-0000-0060-0010	78037	403 HOOVER RD PALATKA 32177	1.03
42-10-27-6850-0040-0020	42422	205 N 2ND ST# UNIT 1 PALATKA 32177	0.90
07-10-27-3550-0080-0035	11756	912 S 12TH ST PALATKA 32177	0.68

42-10-27-6850-0310-0031	42641	518 MAIN ST PALATKA 32177	0.68
12-10-26-0210-0000-0151	783	118 W OAK HILL DR PALATKA 32177	0.57
12-10-26-0000-0480-0000	79640	600 WESTOVER DR PALATKA 32177	0.52
42-10-27-6850-2160-0400	43473	1209 REID ST PALATKA 32177	0.52
12-10-26-3550-0160-0020	11819	1604 TWIGG ST PALATKA 32177	0.51
42-10-27-6850-0460-0070	42837	324 RIVER ST PALATKA 32177	0.46
42-10-27-6850-0030-0014	42418	201 N 2ND ST PALATKA 32177	0.40
02-10-26-7720-0130-0050	51649	4413 W MADISON ST PALATKA 32177	0.38
42-10-27-6850-0030-0010	42415	100 REID ST PALATKA 32177	0.37
42-10-27-6850-0100-0041	42469	216 REID ST PALATKA 32177	0.36
42-10-27-6850-2030-1000	43430	1101 ST JOHNS AV PALATKA 32177	0.34
42-10-27-6850-0150-0091	42518	311 REID ST PALATKA 32177	0.31
42-10-27-6850-3130-0010	43895	1109 N 17TH ST PALATKA 32177	0.26
42-10-27-6850-2440-1100	43532	1312 WASHINGTON ST PALATKA 32177	0.24
12-10-26-3550-0160-0000	11816	1815 TWIGG ST PALATKA 32177	0.23
42-10-27-6850-2020-0100	43428	100 N 11TH ST PALATKA 32177	0.22
09-10-26-9005-0770-0331	106219	7203 STUART ST PALATKA 32177	0.18
12-10-26-6050-0010-0280	40698	712 MOSELEY AV PALATKA 32177	0.17
42-10-27-6850-1710-0090	43356	1003 OCEAN ST PALATKA 32177	0.17
42-10-27-6850-2000-0301	43421	302 N 11TH ST PALATKA 32177	0.17
42-10-27-6850-2000-0303	43423	308 N 11TH ST PALATKA 32177	0.17
42-10-27-6850-0030-0011	42416	102 REID ST PALATKA 32177	0.13
37-10-26-6850-3640-0051	44159	721 N 21STST PALATKA 32177	0.12
42-10-27-6850-1990-1500	43417	424 N 11TH ST PALATKA 32177	0.12
42-10-27-6850-1990-1600	43418	408 N 11TH ST PALATKA 32177	0.12
02-10-26-0000-0000-0021	78743	101 N MOODY RD PALATKA 32177	0.09
10-10-26-0000-0200-0015	79278	105 ZEAGLER DR PALATKA 32177	0.07
12-10-26-1370-0050-0050	3226	1216 CLEVELAND AV PALATKA 32177	0.07
10-10-26-0000-0210-0001	92120	136 CORBETT RD PALATKA 32177	0.06
42-10-27-6850-0010-0000	42404	100 MEMORIAL PKWY PALATKA 32177	0.06
42-10-27-6850-2000-0300	43420	300 N 11TH ST PALATKA 32177	0.06
02-10-26-0000-0020-0001	91989	499 N STATE RD 19 RD PALATKA 32177	0.03

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[illegible]

[illegible]

[illegible]

City-Owned Properties — Board Summary (Auto-updates after GIS confirmati

This summary currently groups parcels under 'Pending GIS Verification' until CRA District is assigned.

CRA District	Parcel_Count	Total_Acreage	Under_0_25_ac	Acre_1_plus
Pending GIS Verification	118	1290.93	46	41
TOTAL	118	1290.93	46	41



Re-ENTRY PARTNERSHIP

10 Years of Community and
Support for Those Re-Entering

**4 days of events supporting
justice-impacted individuals and
their families.**

April 21st - 24th, 2026

Kick-Off Event:

Film Screening and Discussion

Tuesday, April 21 • 5:30 p.m. - 8 p.m.

Hippodrome Theatre

*Screening of “Voices of Re-Entry”
followed by a facilitated discussion.*

The Launching Pad:

Advocacy and Mobilization

Wednesday, April 22 • 4:30 p.m. - 6:30 p.m.

Santa Fe College, Blount Center

*Discussions on entrepreneurship,
peer support, community resources
and policy advocacy.*

Youth ReEntry: Know Your Rights

Thursday, April 23 • 4:30 p.m. - 6:30 p.m.

Santa Fe College, Blount Center

*Empowering youth with knowledge
on navigating modern challenges.*

**Networking and 10th Year
Celebration Party**

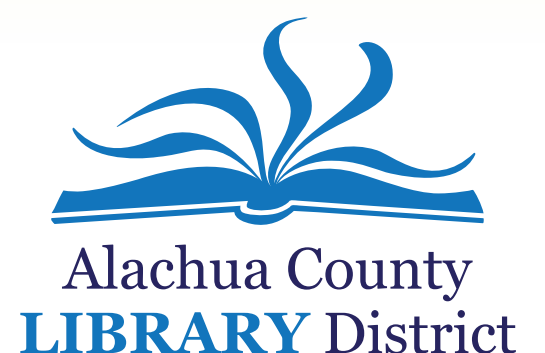
Friday, April 24 • 10 a.m. - 2 p.m.

Santa Fe College, Blount Center

*Networking opportunity with
an afternoon celebration and
Community Resource Fair.*



Scan this code or visit:
www.aclib.us/re-entry,
or call 352-334-3929/0160
for more information.





2025 Florida Conference on Ending Homelessness

For 22 years, the annual FCEH Conference has remained the only conference in the state of Florida focused exclusively on ending homelessness; bringing together experts, influencers, and innovators to share best practices, present new ideas, and collaborate on solutions to prevent and end homelessness.

This conference places an emphasis on networking and finding solutions; helping over 500 attendees annually develop long-term relationships with their peers to support efforts to serve Florida's most vulnerable residents.

[REGISTER TO ATTEND](#)

Links for resources / program information

1. <https://www.miamihomesforall.org/40th-anniversary>

2. <https://share.google/aimode/dCfP77kciPnoJ6nub>

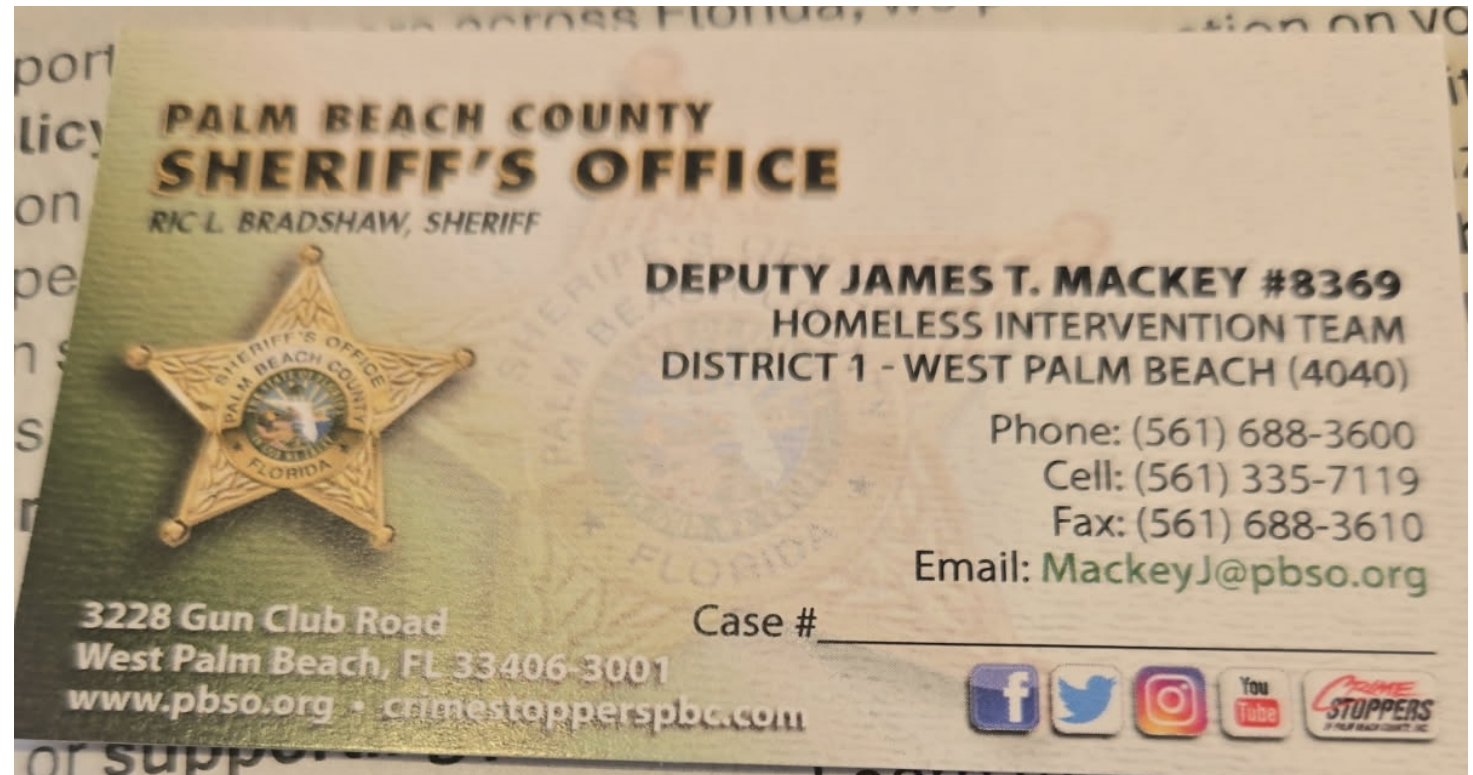
• [Rural Solutions for Homelessness: Conversations with Experts & Hidden Opportunities](#)

3. <https://a.co/d/df84J5Q>

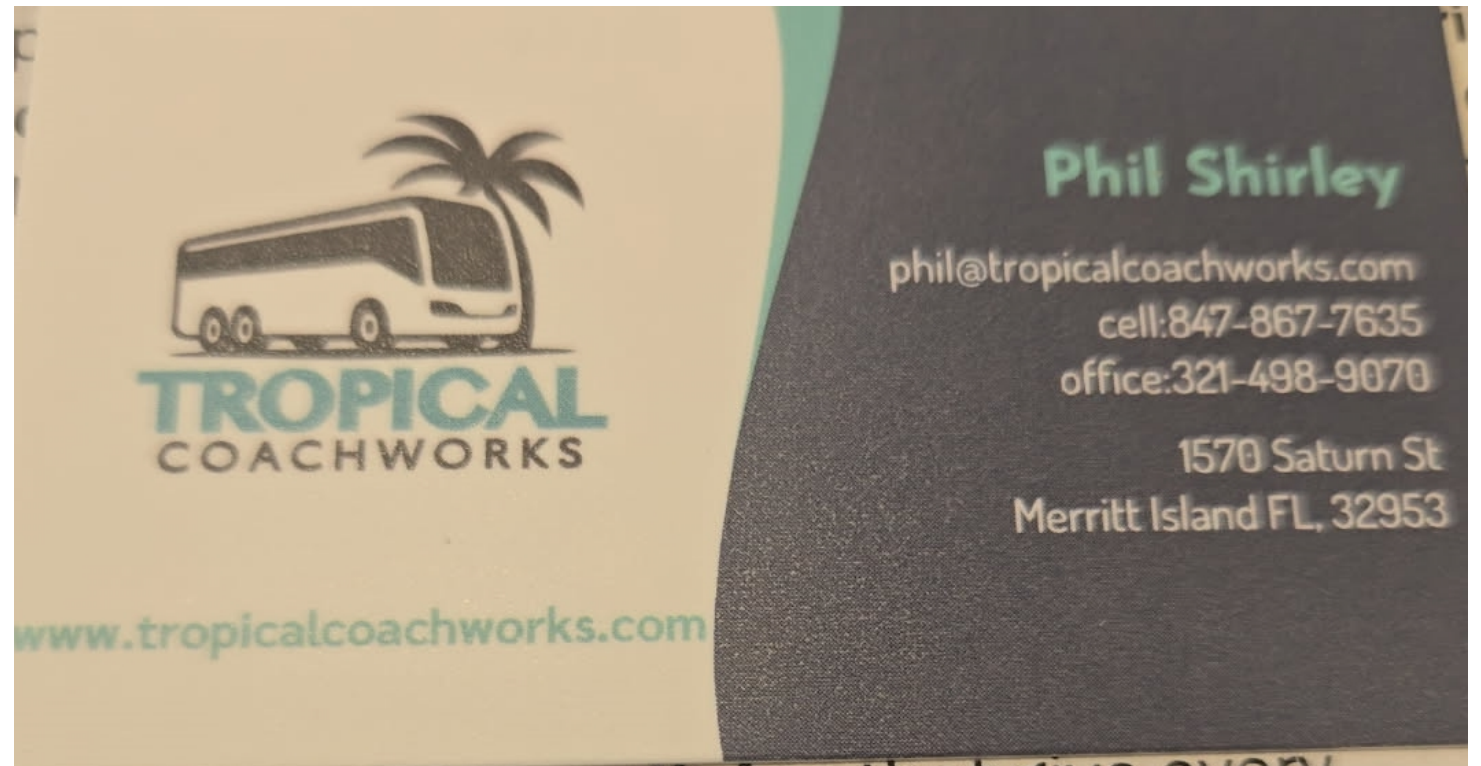
• [Homelessness is a Housing Problem](#)

4. <https://a.co/d/1TtQp2c>

- 10/21/2025 Good afternoon, Deputy Mackey,
- My name is Jessica Cruz, Assistant to Director Eddie Cutwright with the City of Palatka Community Affairs Department. I obtained your contact information from a card I received from the director who is attending the Homelessness Conference. We wanted to follow up to kindly request a copy of the presentation that was shared during the event. The information presented was extremely insightful, and we would like to review it further to explore how some of the strategies and programs discussed could be applied within our community. If available, please share any related materials, resources, or contact information for follow-up discussions. We truly appreciate your time and any assistance you can provide.



-
- 10/21/2025 Good afternoon,
 - My name is Jessica Cruz, Assistant to Director Eddie Cutwright with the City of Palatka Community Affairs Dept. Mr. Cutwright is currently in Orlando at the homelessness conference and retrieved your information there, I'm reaching out to request information regarding your homelessness program. We are interested in learning more about the possibility of bringing this initiative to our city.
 - Could you please provide details on the logistics, costs, and overall process involved in implementing the program? Any supporting materials or contact information for program coordinators would also be appreciated.
 - Thank you for your time and assistance and I look forward to hearing back.



Hi Jessica,

Thanks so much for your email. It was great meeting Eddie at the conference.

- We convert motor coaches into mobile sleeper buses. We use MCI J4500 model buses. We provide the following:
 - · Converted bus with 20 bunks (19 if you would like an ADA bunk)
 - · 4 roof ac units to keep the bus cool without having to run the bus engine all night
 - · Diesel Genset which powers the roof ac units for “off grid” locations
 - · 50amp RV hookup to allow plugging in at night to run the roof AC’s. This keeps you from running the generator which makes the bus nearly silent for the night.
 - · Security person seat up front.
 - · Security camera system front and rear. Optional mobile wifi hookup to allow remote monitoring as desired.
 - · Climate controlled luggage bay to allow pet carriers to be used for guests with dogs or cats.
 - · Storage bay for guests backpacks etc.
 - · All bays lock remotely to keep items secure.

The cost for a bus ranges between \$180,000-\$200,000. It takes about 3 months from start to finish. We are currently looking at delivery in May due to our current builds.

I have attached a few sample pictures of the interior.

We recommend finding locations where a 50amp RV plug can be installed which will be the most efficient and quiet way to park the bus. I can give specs on what is needed for this.

As far as how to implement the bus in your community I would direct you to Scott Billue of Matthews Hope in Cocoa. He has put together a good program to setup who and how the sleeping arrangements work.

His cell 1010-230+1 (407) email Scott@mhm25.org

Please let me know if you have any other questions.

Thanks,

Phil Shirley

phil@tropicalcoachworks.com

C-847-867-7635



Pros

1. Immediate Safe Shelter

- Provides a secure place to sleep, especially during extreme weather or when shelters are full.
- Reduces risk of violence, theft, or exposure that many face sleeping outdoors.

2. Mobility and Accessibility

- Can reach people in different areas who may not have access to traditional shelters.
- Allows flexible routes — serving multiple neighborhoods or rural areas where services are limited.

3. Cost-Effective Compared to Building Shelters

- Lower upfront cost than constructing a permanent shelter.
- Can utilize existing city or donated buses, retrofitted with sleeping pods or cots.

4. Connection Point for Services

- Provides outreach opportunities — social workers, health staff, or case managers can engage riders and connect them to long-term housing or support programs.

5. Visibility and Community Awareness

- Makes the issue of homelessness more visible, potentially increasing public awareness and empathy.

Cons

1. Limited Capacity

- Buses can only accommodate a small number of people each night, making it more of a temporary solution.

2. Comfort and Health Concerns

- Space is cramped; limited privacy, ventilation, and restroom access can make extended use difficult or unsanitary.

3. Maintenance and Operating Costs

- Requires ongoing fuel, cleaning, staffing, insurance, and security — which can add up quickly.

4. Community and Zoning Pushback

- Some neighborhoods may oppose parking or overnight stays near them (“NIMBY” concerns).
- Can raise issues about where the bus is allowed to park overnight.

5. Risk of Becoming a Long-Term Substitute

- May unintentionally become a permanent fixture instead of a steppingstone to stable housing if not paired with broader housing programs.

1.Designated drivers

2.Security is required

3.Recommend 3 days a week



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...iliate of HomeAid America, a national organization with 18 affiliates, from Atlanta to Hawaii.
...n the building industry and local service providers to help create a future where everyone

nt

...ople experiencing or at risk
...s through construction,
...ucation.

Vision Statement

Our vision is to be a vital force in creating safe and dignified housing and programmatic facilities for those who are experiencing or at risk of homelessness.

...y individual has worth and human dignity through a willingness to help our neighbors in times
...unique stories behind each individual we serve.

...ing together as a community to achieve what's impossible alone.

...ing we do is accomplished with a sense of responsibility, honesty, respect, confidence, and a
...ned with our mission.

Florida Housing Coalition

OUR MISSION

Our mission is to bring together housing advocates and resources so that all Floridians have a home that is affordable in a suitable living environment. We carry out our mission primarily through the provision of affordable housing training and technical assistance statewide.

OUR VISION

We envision a Florida where there exists an ethic to ensure all members of every community, including the most vulnerable and low income, can live in a home of their own choosing that is affordable to them, and that each community has at least one community-based organization with the capacity to play an important role in the delivery of housing and related services.

Transforming Florida's Housing Landscape Together

Mailing Address

1131 N Paul Russell Road, B-201
Tallahassee, Florida 32301

Phone Numbers

Phone: (850) 878-4219
Fax: (850) 942-6312

Email Address

info@flhousing.org

SHIP Technical Assistance Hotline

(800) 677-4548

Technical assistance is available Monday through Friday, 9:00 AM to 5:00 PM.

Florida Housing Coalition Annual Conference 2026

August 24 - 26, 2026

About the Conference

The Florida Housing Coalition Annual Conference is Florida's largest statewide affordable housing event, bringing together more than 1,200 housing professionals, nonprofit leaders, developers, lenders, industry experts, advocates, and representatives from local, state, and federal governments for training, strategy, and networking.

Leaders from across Florida come together to share solutions, highlight innovations, and strengthen housing opportunities. With more than fifty sessions, statewide policy updates, and training for every level of experience, this is a must attend event for everyone working in affordable housing.