

RONALD BROWN
SPECIAL MAGISTRATE

JANE WEST, ESQ.
CITY ATTORNEY



MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

LORENZO AGHEMO
PLANNING DIRECTOR

KAREN HAYES, MMC
CITY CLERK

CHRISTY LOWE
CODE ENFORCEMENT OFFICER

HAROLD BARTELLI
CODE ENFORCEMENT OFFICER

MELISSA DRYER
CODE ENFORCEMENT OFFICER

AGENDA
CODE ENFORCEMENT HEARING WITH SPECIAL MAGISTRATE
April 21, 2026 at 1:30 PM

1. CALL TO ORDER

2. BRIEFING BY SPECIAL MAGISTRATE

3. SWEARING IN OF CODE OFFICERS

First Last

- a. Lorenzo Aghemo
- Christy Lowe
- Harold Bartelli
- Melissa Dreyer

NEW CASES

- a. Case# 2025-196/Christy Lowe 1617 Husson Avenue Palatka, Florida 32177
Section: 30-32(a) Prohibited Conditions and Public Nuisance
Description: Fencing in disrepair
- b. Case# 2026-013 / Christy Lowe 201 N. 8th Street Palatka, Florida 32177
Section: 30-32(a) Prohibited conditions and public nuisance
Description: excessive and untended growth of grass, weeds, brush, branches and other overgrowth.
- c. Case # 2025-197 - Harold Bartelli 400 Emmett Street Palatka, Florida 32177
Section: 94-261 Parking
Description: Front yard parking
- d. Case # 2025-008 Harold Bartelli 1009 S. 12th Street Palatka, Florida 32177
Section: 30-169(b) Building fronts and sides abutting streets or public areas
Description: rotten and weakened wood
Section: 30-32(a)(10) Prohibited Conditions and Public Nuisances
Description: roofing issues

Notice: Any person wishing to appeal any decision made by the Special Magistrate with respect to any matter considered at such hearing will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105

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

HEARING: APRIL 21, 2026

NAME: ROBERTS TERIKA + TINA ROBERTS JRTS

CASE: 2025-196

LOCATION: 1617 HUSSON AVENUE PALATKA, FLORIDA 32177

ZONING: R-2

ORIGINAL VIOLATIONS

1. Section 30-32(a) Prohibited Conditions and Public Nuisance
Description: Fence in disrepair (repair, replace or remove)

NOTICES SENT

FIRST OBSERVED: 01/16/2026
NOTICE FOR THIS HEARING SENT: 04/08/2026
GREEN CARD SIGNED: Yes
COMPLEX POSTING: 04/13/2026
SITE POSTING: 04/13/2026
TOTAL FINES: N/A

COMMENTS:

DEMONSTRATIVE EVIDENCE: True & accurate photos that show the before and current state of the property

STAFF RECOMMENDATION: 30 days to have the property into compliance if not in compliance the City of Palatka is asking for a daily fine of \$25.00 starting on May 21, 2026

SPECIAL MAGISTRATE'S ACTION:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case: 2025-196

ROBERTS TERIKA + TINA ROBERTS JTRS

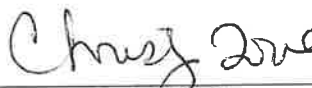
Respondent

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
(COUNTY OF PUTNAM)

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

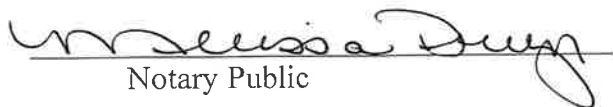
1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at 1617 HUSSON AVENUE Palatka, Fl. at 3:00 p.m. on the 13th of April 2026
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the 13th of APRIL 2026
 - Hearing Notice Posted in the Palatka Daily News Paper



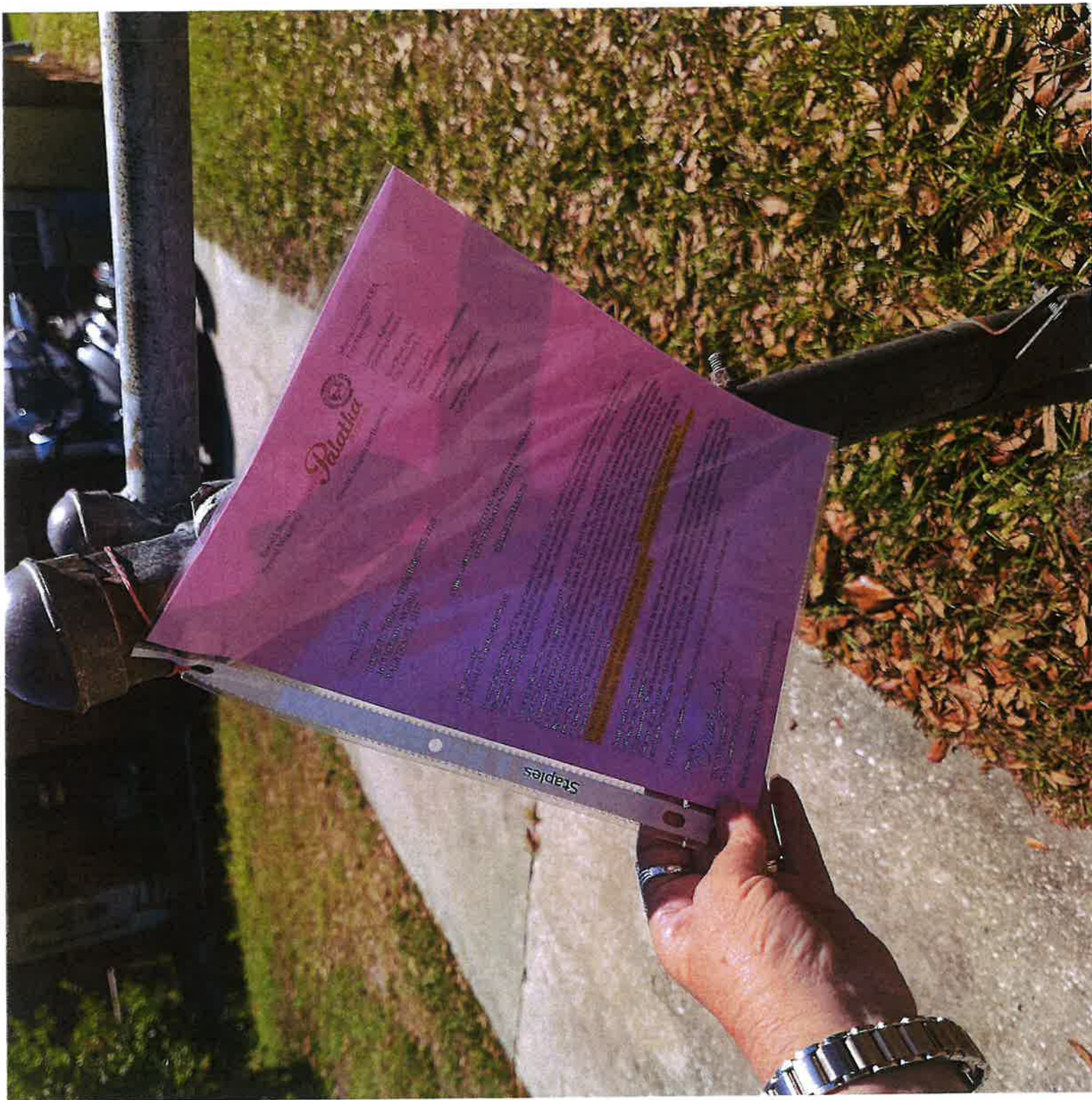
CHRISTY LOWE

Code Compliance Coordinator

SWORN and subscribed before me this April 13 2026 by
CHRISTY LOWE, who is personally known to me.


Notary Public





Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia G. Carty, CPA
City Manager

Lorenzo Aghemo
Planning Director

Jane West, Esq.
City Attorney

Christy Lowe
Code Compliance Coordinator

Harold Bartelli
Code Compliance Officer

Melissa Dreyer
Code Compliance Officer

April 8, 2026

ROBERTS TERIKA + TINA ROBERTS JTRS
1617 HUSSON AVENUE
PALATKA, FL. 32177

**CODE COMPLIANCE, SPECIAL MAGISTRATE HEARING
CITY OF PALATKA, FLORIDA**

NOTICE OF HEARING

CASE # 2025-196
RE: Parcel #: 13-10-26-2420-0030-0151

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

You are hereby formally notified that on the **21st day of April 2026 at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. You are hereby ordered to appear before the Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each and every day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property. **THE FLORIDA CONSTITUTION PROTECTS HOMESTEAD PROPERTY FROM FORECLOSURE PROCEEDINGS. IF YOUR PROPERTY IS HOMESTEADED, THE CITY OF PALATKA WILL NOT FORECLOSE ON YOUR PROPERTY.**

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

If you require further information concerning this case, please call (386) 329-0100 ext.:2081

Sincerely,

CHRISTY LOWE
Code Compliance Coordinator

Enclosures: Statement of Violation and Request for Hearing

PALATKA, FLORIDA
SPECIAL MAGISTRATE HEARING

CITY OF PALATKA, FLORIDA
Petitioner,

vs.

Case# 2025-196

ROBERTS TERIKA + TINA ROBERTS JRTS
Respondent(s),

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

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

1). Section 30-32(a) (11) Prohibited Conditions and Public Nuisance

Description: Failure to repair, replace, or remove broken fencing

2. Location/address where violation exists: 1617 Husson Avenue Palatka, Florida 32177

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

Roberts Terika + Tina Roberts JRTS
1617 Husson Avenue
Palatka, Florida 32177

4. Description of violation: fencing is disrepair

5. Date violation first observed: 01/16/2026

6. Date owner/person in charge given Notice of Violation: 02/04/2026

7. Date on/by which violation was to be corrected: 02/19/2026

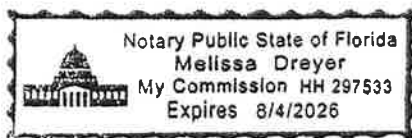
8. Date of Reinspection: 02/23/2026

9. Results of Reinspection's: Non-Compliance

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

DATED 8th day of April 2026

CITY OF PALATKA CODE COMPLIANCE OFFICE



Christy Lowe
Christy Lowe
Code Compliance Coordinator

SWORN to and subscribed before me on this 8th day of April 2026, by CHRISTY LOWE, who is personally known to me.

Melissa Dreyer

Notary Public

After 5 days, return to

CITY OF PALATKA

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



9589 0710 5270 0937 6899 00

FIRST-CLASS



US POSTAGE
PITNEY BOWES
ZIP 32177
027H
0006138641
APR 08 2026
\$010.44

Roberts Terika + Tina Roberts J1025
1617 Haddon Avenue
Palatka FL 32177

U.S. Postal Service[™] CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

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

OFFICIAL USE

Certified Mail fee	
\$	10.44
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postmark Here	
Total Postage and Fees	
\$	10.44

Part 1
Postage to
Street and Apt. No., or PO Box No.
1617 Haddon Avenue
City, State, ZIP+4 [®]
Palatka FL 32177

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

9589 0710 5270 0937 6899 00



CODE VIOLATION WARNING NOTICE

ROBERTS TERIKA + TINA ROBERTS JTRS
1617 HUSSON AV
PALATKA, FL 32177

Re: Case Number 2025196
Subject Property: 1617 HUSSON AV PALATKA, ,
Property ID Number: 13-10-26-2420-0030-0151

Dear ROBERTS TERIKA + TINA ROBERTS JTRS:

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

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

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

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

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

A code violations was noticed on the property of 1617 Husson Avenue Palatka, Florida 32177. Sec. 30-32(a).- Prohibited Conditions and Public Nuisances (10) Failure to replace or repair with similar or improved material in a reasonable period, not to exceed 60 days, broken or missing building components, including, but not limited to, doors, windows, roofing material, siding, and drives/walks outside the right-of-way which detract from the aesthetics of the neighborhood, shopping area, industrial area or other commercial area within the service district. (11) Failure to repair, replace, or remove broken fencing, screening or decorative

elements on a developed parcel or lot. **Recommendation: Replace, remove, repair the fencing visible from the roadway.** This is a 15-day compliance letter to have the said violation in compliance or contact my office at 386-329-0100 ext.2081 or email clowe@palatka-fl.gov. A follow will be conducted on or the next business day of February 19, 2026.

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

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


Christy Lowe
Code Enforcement Officer

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

This may take a few moments...

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

Close

Interim Parcel Details | 13-10-26-2420-0030-0151 | 7644 Help

Parcel:

13-10-26-2420-0030-0151

Owner:

ROBERTS TERIKA + TINA ROBERTS JTRS

VID:

7644

Staff Area:

3

911 Address:

1617 HUSSON AV

PALATKA 32177

Mailing Address:

C/O TERIKA ROBERTS

1617 HUSSON AV

PALATKA FL 32177

Subdivision:

Owner Id / Parcels:

76463 / 1

Description:

FAIRWEATHER S/D MB3 P91, BLK C N1/2 OF LOT 15 + ALL OF, LOT 16

Tax Roll Year

2026 ▼

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

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

Summary

Just Value of Land: 14,310

OBXF Value: 1,980

Improvement Value: 73,460

Market Value: 89,750

Market Classified: 0
Classified: 0
Market Adjusted: 89,750
Total Acreage: 0.21
Property Use: 00100 - SINGLE FAMILY
Structures: 1
Mobile Homes: 0
MH Unextended: 0
Census Block: 121079509006
Location: City of Palatka
Neighborhood:

Non-Ad Valorem Assessments

Code	Description	Units	Rate	Amount
SP1-PA SOLID WASTE PALATKA 1		121		121

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

Google Map |

Close

Email Parcel Record Card

Recipient Email
Your Name
Your Email

Message

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

Print Parcel Record Card

Print Mode:

- ☒ Internal
☐ External

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

View / Print

Close

Top

Print Site Usage

Month to Process

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

Disclaimer

Information

The information displayed is from the Final Tax roll which is certified each year in mid October and is updated annually. This information may not reflect the data currently on file in the Property Appraiser's office. The information that is supplied by the Putnam County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a property tax roll per Florida Statute. The Putnam County Property Appraiser's office makes no warranties, expressed or implied, as to the correctness, accuracy, completeness, reliability or suitability of this data for any other particular use. The Putnam County Property Appraiser's office furthermore assumes no liability whatsoever associated with the use or misuse of the public information data.

Future Land Use and Zoning

The future land use and zoning information displayed may change at any time through the future land use map amendment or rezoning process. You should contact the appropriate planning and zoning department for official verification.

Documents and Forms

Online versions of Putnam County, FL Documents and Forms are posted for your convenience only. Our goal is to make this information available as soon as possible, but please be aware that online Documents and Forms are subject to change. The County does not warrant or make any representations as to the quality, content, accuracy or completeness of the information, text, graphics, links and other items contained on its web pages. Also, the County will, in no event, be liable or responsible for damages of any kind arising out of the use of online Documents and Forms.

-
- [I Accept](#)
 - [I Decline](#)
-

Clay Davis, CFE, CCF - Putnam County Property Appraiser

2025 DELINQUENT REAL ESTATE TAXES
NOTICE OF AD VALOREM TAXES and NON-AD VALOREM

Brenda Bridges
Putnam County Tax Collector
PO Box 1339 PALATKA, FL 32178-1339
(386) 329-0282

Save Time! Pay Online

putnamtax.com

ACCOUNT NUMBER	ESCROW	CONTROL
13-10-26-2420-0030-0151		7644

Property

FAIRWEATHER S/D MB3 P91, BLK C N1/2 OF LOT
+ ALL OF, LOT 16

ROBERTS TERIKA + TINA ROBERTS JTRS
TERIKA ROBERTS
1617 HUSSON AV
PALATKA, FL 32177

Parcel 911 Address:

1617 HUSSON AV PALATKA

CONTROL NUMBER	ESCROW	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
7644		\$42,640	\$25,000	\$17,640	010
Total Due if Received by 04/30/2026		\$904.47	Total Due if Received by 05/30/2024		\$922.47

A Tax Certificate is required to be issued on all delinquent taxes pursuant to Florida Statutes Chapter 197.432, and will be issued on your 2025 taxes if not paid by March 31, 2026. Tax Certificates are a first lien on your property and can be cancelled by paying the delinquent amount due. Failure to pay delinquent Real Estate and Non-ad Valorem Assessments could result in loss of property. Payment must be received by the last day of the month to avoid additional interest.

For Tangible Personal Property Taxes, interest accrues at 1.5% per month beginning April 1st, together with a late fee of \$10.00 plus advertising costs and collection cost. Tax Warrants are issued on all unpaid accounts for levy and seizure of personal property (Florida Statutes Chapter 197).

Postmarks are Not honored on Delinquent Taxes.

No Personal or Business Checks Accepted for Delinquent Taxes.

Please Pay with Money Order, Cashiers Check or Certified Funds Only to:
Putnam County Tax Collector - PO Box 1339 - Palatka, FL 32178-1339

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

2025 DELINQUENT REAL ESTATE TAXES
NOTICE OF AD VALOREM TAXES and NON-AD VALOREM

ACCOUNT NUMBER	ESCROW	CONTROL
13-10-26-2420-0030-0151		7644

Total Due if Received by 04/30/2026	\$904.47	Total Due if Received by 05/30/2024	\$922.47
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Parcel 911 Address: 1617 HUSSON AV PALATKA

Save Time! Pay Online
at putnamtax.com

ROBERTS TERIKA + TINA ROBERTS JTRS
TERIKA ROBERTS
1617 HUSSON AV
PALATKA, FL 32177

PLEASE RETURN THIS STUB WITH PAYMENT. DO NOT STAPLE, TAPE, FOLD, TEAR, OR WRITE ON THIS STUB.

12025007644000000878130011310262420003001514

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Roberts Teri Ke + Tine
1617 Mission Avenue STR
Pelotke, W. 3217



9590 9402 8326 3094 6846 74

2. Article Number (Transfer from service label)

9589 0710 5270 0937 6899 00

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted
Delivery

☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Robert & Terika + Tina
 Roberts 3725
 1617 Hudson Avenue
 Palatka, FL 32177



9590 9402 8326 3094 6838 51

2. Article Number (Transfer from service label)

9589 0710 5270 0937 6887 74

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Tina Roberts

C. Date of Delivery

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



3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Code Enforcement

DL Domestic Return Receipt

After 5 days, return to

CITY OF PALATKA

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



9589 0710 5270 0937 6887 74



US POSTAGE
ZIP 32177
02 7H
0006138641
FEB 04 2026
\$010.44

Roberts Terika + Tina Roberts JTRs
1617 HUSSON AV.
PALATKA, FL 32177

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

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

OFFICIAL USE

Certified Mail Fee

\$ 10.44

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 10.44

Total Postage and Fees \$ 10.44

Postmark Here

Street and/or No., or PO Box No.

Palatka, FL 32177

State ZIP+4®

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



Case #: 2025196

Case Date: 11/07/25

Case Type:

Name: Hayler Myers

Address: City Staff from H.M. compliant

Complainant Phone: 3863290100

Violation Description: fencing

Code Board Meeting Date: 04/21/2026

Compliance Deadline:

Complaint Type: Property Maintenance

Abatement Status : NO

Foreclosure Status: NO

CRA District Status: NO

Closed :

Status: Open-Pending Compliance

Assigned To: Christy Lowe

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
13-10-26-2420-0030-0151	1617 HUSSON AV PALATKA	FAIRWEATHER S/D MB3 P91, BLK C N1/2 OF LOT 15 + ALL OF, LOT 16	ROBERTS TERIKA + TINA ROBERTS JTRS		

Activities

Date	Activity Type	Description	Employee	Status
01/16/2026	In Person	Received a complaint in the area of 3 houses with violations (2) houses were inside the city limits the other house was located in the county, forwarded to the county	Christy Lowe	Assigned
04/08/2026	Notice of Hearing	Mailed letter for Notice of Hearing	Christy Lowe	Completed
04/15/2026	Inspection	Reinspected the property, the property is out of compliance, moving forward with the hearing on this case.	Lorenzo Aghemo	Completed

Violations

Date	Violation	Description	Notes	Status
02/04/2026	Sec. 30-32(a).- Prohibited Conditions and Public Nuisances	(a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material,	Broken or missing elements fencing.	Open

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

Attached Letters

Date	Letter	Description
11/07/2025	Web Form - Citizen Complaint Form	
11/07/2025	Public Information Request	
11/07/2025	Notice of Violation without Description	
11/07/2025	Notice of Violation with Description	

Notes

Date	Note	Created By:
2026-04-17	Received green card for the NOH on April 231, 2026	Christy Lowe
2026-04-14	conducted a follow up and took updated pictures, the property is still not in compliance.	Christy Lowe
2026-04-13	Complex posting completed	Christy Lowe
2026-04-13	Site Posting posted on front piece of fencing.	Christy Lowe

Uploaded Files

Date	File Name
04/17/2026	31753604-20260415_110343.jpg
04/17/2026	31753578-Screenshot 20260416_111427 Gallery.jpg
04/17/2026	31753573-Husson Ave 1.jpg
04/17/2026	31753567-Husson Ave 2.jpg
11/07/2025	29340129-100_4818.JPG
11/07/2025	29340128-100_4819.JPG
11/07/2025	29340127-100_4820.JPG



Case # 2025-196

1A

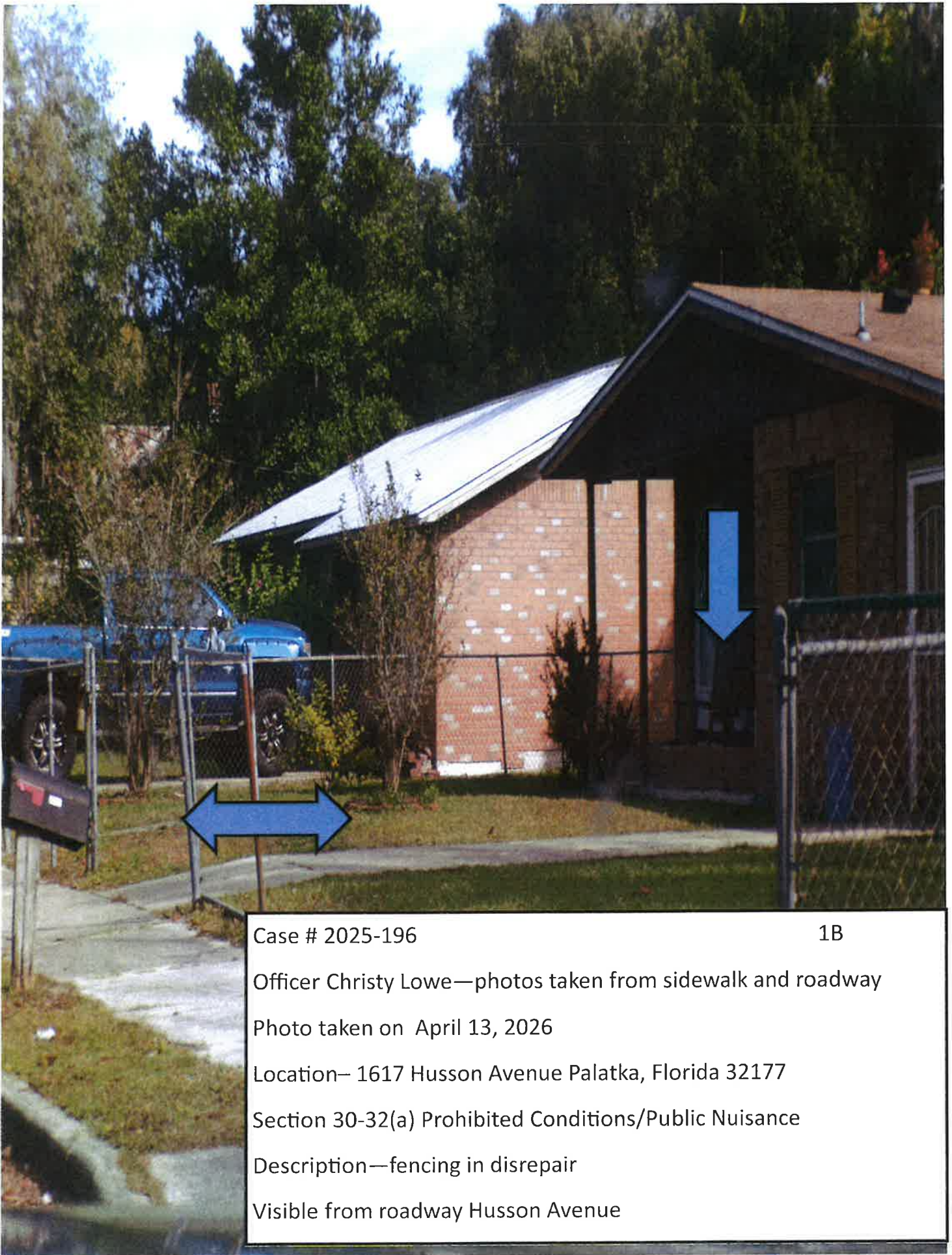
Officer Christy Lowe—photos taken from sidewalk and roadway

Date of Photo 01/16/2026

Location— 1617 Husson Avenue Palatka, Florida 32177

Section 30-32(a) Prohibited Conditions/Public Nuisance

Description—fencing in disrepair



Case # 2025-196

1B

Officer Christy Lowe—photos taken from sidewalk and roadway

Photo taken on April 13, 2026

Location— 1617 Husson Avenue Palatka, Florida 32177

Section 30-32(a) Prohibited Conditions/Public Nuisance

Description—fencing in disrepair

Visible from roadway Husson Avenue



Case # 2025-196

2A

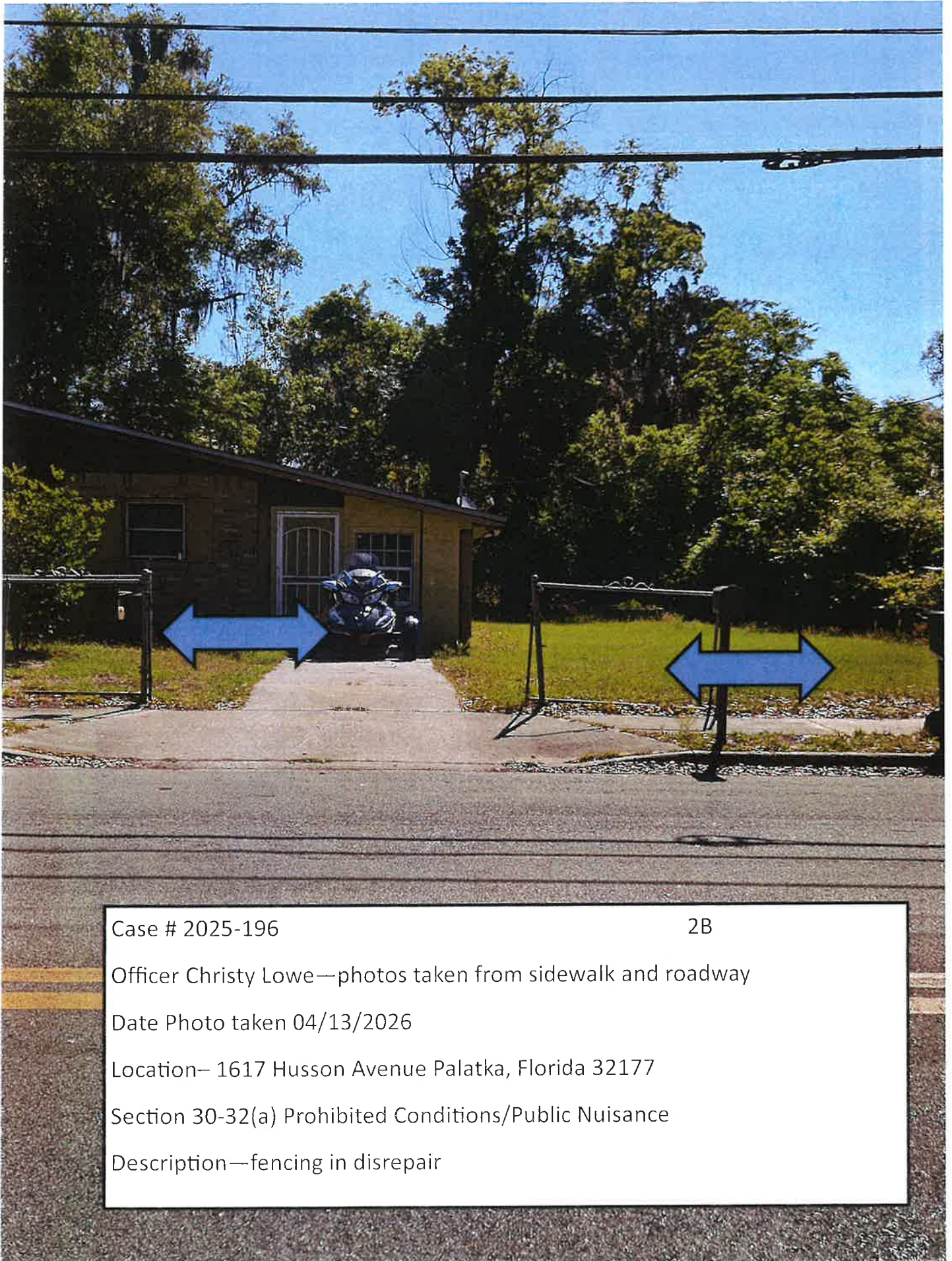
Officer Christy Lowe—photos taken from sidewalk and roadway

Date Photo taken 01/16/2026

Location— 1617 Husson Avenue Palatka, Florida 32177

Section 30-32(a) Prohibited Conditions/Public Nuisance

Description—fencing in disrepair



Case # 2025-196

2B

Officer Christy Lowe—photos taken from sidewalk and roadway

Date Photo taken 04/13/2026

Location— 1617 Husson Avenue Palatka, Florida 32177

Section 30-32(a) Prohibited Conditions/Public Nuisance

Description—fencing in disrepair

HEARING: APRIL 21, 2026

NAME: CHARILE BUILDING USA LLC
DOLLAR GENERAL

CASE: 2026-013

LOCATION: 201 N. 8TH STREET PALATKA, FLORIDA 32177

ZONING: C-2

ORIGINAL VIOLATIONS

1. Section 30-32(a)
Description: excessive and untended growth of grass, weeds, brush branches and other overgrowth

NOTICES SENT

FIRST OBSERVED: 01/26/2026
NOTICE FOR THIS HEARING SENT: 02/27/2026
GREEN CARD SIGNED: Yes
COMPLEX POSTING: 04/13/2026
SITE POSTING: 04/13/2026
TOTAL FINES: N/A

COMMENTS:

DEMONSTRATIVE EVIDENCE: True & accurate photos that show the before and current state of the property

STAFF RECOMMENDATION: 30 days to have the property into compliance if not in compliance the City of Palatka is asking for a daily fine of \$25.00 starting on May 21, 2026

SPECIAL MAGISTRATE'S ACTION:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case: 2026-013

CHARLIE BUILDING USA LLC

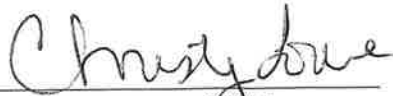
Respondent

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
(COUNTY OF PUTNAM)

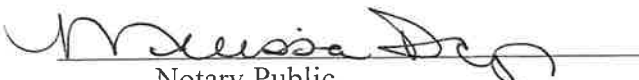
BEFORE ME, the undersigned authority appeared CHRISTY LOWE, who after being duly sworn, deposes and says:

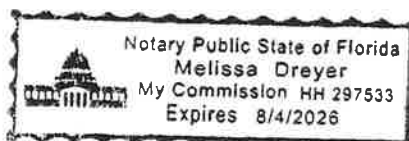
1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at 201 N 8TH STREET Palatka, Fl. at 3:30 p.m. on the 13th of April 2026
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the 13th of APRIL 2026
 - Hearing Notice Posted in the Palatka Daily News Paper


CHRISTY LOWE

Code Compliance Coordinator

SWORN and subscribed before me this April 13 2026 by
CHRISTY LOWE, who is personally known to me.


Notary Public





Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia G. Carty, CPA
City Manager

Lorenzo Aghemo
Planning Director

Jane West, Esq.
City Attorney

Christy Lowe
Code Compliance Coordinator

Harold Bartelli
Code Compliance Officer

Melissa Dreyer
Code Compliance Officer

April 8, 2026

CHARLIE BUILDING USA LLC
175 SW 7TH ST UNIT #1515
MIAMI, FL 33130

**CODE COMPLIANCE, SPECIAL MAGISTRATE HEARING
CITY OF PALATKA, FLORIDA**

NOTICE OF HEARING

CASE # 2026-013
RE: Parcel #: 42-10-27-6850-0560-0010

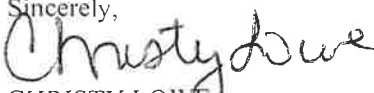
In accordance with Chapter 162, Florida Statutes (1989) sec 2-81 & 2-83, the Palatka City Commissioners, created the Special Magistrate Program. The purpose of said Special Magistrate is to promote, protect and improve the health, safety and welfare of the citizens of the City of Palatka and to provide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

You are hereby formally notified that on the **21st day of April 2026 at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. You are hereby ordered to appear before the Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each and every day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property. **THE FLORIDA CONSTITUTION PROTECTS HOMESTEAD PROPERTY FROM FORECLOSURE PROCEEDINGS. IF YOUR PROPERTY IS HOMESTEADED, THE CITY OF PALATKA WILL NOT FORECLOSE ON YOUR PROPERTY.**

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

If you require further information concerning this case, please call (386) 329-0100 ext.:2081

Sincerely,


CHRISTY LOWE
Code Compliance Coordinator

PALATKA, FLORIDA
SPECIAL MAGISTRATE HEARING

CITY OF PALATKA, FLORIDA
Petitioner,

vs.

Case# 2026-013

CHARLIE BUILDING USA LLC
Respondent(s),

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

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

1). Section 30-169 Building fronts and sides abutting streets or public areas

Description: Mold and Mildew

2). Section 30-32(a)

Description: (1) Accumulation of trash, junk, or debris, living and nonliving plant material

Description: (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth.

2. Location/address where violation exists: 201 N 8th Street Palatka, Florida 32177

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

Charlie Building USA LLC
175 SW 7th St. Unit #1515
Miami, FL 33130

4. Description of violation: mold and mildew visible from the roadways, trash and debris, excessive and untended growth of grass, trees, bushes.

5. Date violation first observed: 01/16/2026

6. Date owner/person in charge given Notice of Violation: 02/27/2026

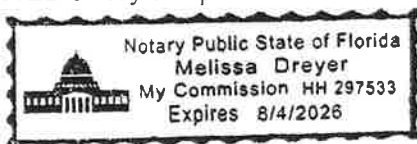
7. Date on/by which violation was to be corrected: 03/14/2026

8. Date of Reinspection: 03/16/2026

9. Results of Reinspection's: Non-Compliance

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

DATED 8th day of April 2026



CITY OF PALATKA CODE COMPLIANCE OFFICE

Christy Lowe
Christy Lowe
Code Compliance Coordinator

SWORN to and subscribed before me on this 8th day of April 2026, by CHRISTY LOWE, who is personally known to me.

Melissa Dreyer Notary Public



CODE VIOLATION WARNING NOTICE

CHARLIE BUILDING USA LLC
175 SW 7TH ST UNIT #1515
MIAMI, FL 33130

Re: Case Number 2026013
Subject Property: 201 N 8TH ST PALATKA, ,
Property ID Number: 42-10-27-6850-0560-0010

Dear CHARLIE BUILDING USA LLC:

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

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

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

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

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

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

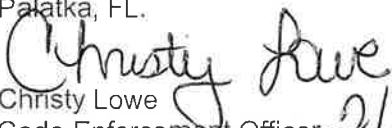
broken fencing, screening or decorative elements on a developed parcel or lot. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash.

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

A compliant was received in reference to the following violations: Section 30-169 - Building fronts and sides abutting streets or public areas. Every part shall be clean of graffiti, litter, dirt or other debris. Where surfaces were once painted, or stained, not more than ten percent of the surface may be free of paint or stain. (c) Existing miscellaneous nonfunctional elements on the building fronts such as empty electrical conduits, unused sign brackets, etc., shall be removed and building surface repaired or rebuilt as required to match adjacent surfaces and original condition. (d) Mildew shall be cleaned from buildings having street visibility, and loose wires (such as TV cable) shall be secured. Not more than ten percent of the buildings having street visibility may have mildew. Sec. 30-32(a). - Prohibited Conditions and Public Nuisances (a) Purpose and intent. The purpose and intent of this section is to prohibit and prevent the following conditions: (1) Accumulation of trash, junk, or debris, living and nonliving plant material, hazard tree(s), and stagnant water. (2) Excessive and untended growth of grass, weeds, brush, branches, and other overgrowth. (3) The existence of all other objectionable, unsightly or unsanitary matter, materials, and conditions on improved property. (12) Failure of owner of land to keep any sidewalk abutting thereon and all parkways to the curb line free and clear of all weeds, undergrowth, rubbish, debris and trash. Recommendations: Remove the mold and mildew and any debris on the outside structure, if paint is removed, give a fresh coat of paint. Trees on the said property have overgrown onto the sidewalks, causing a visually issue with turning on to the said roadways, over grown tree and limbs covering the business sign, overgrown grass, overgrown hedges growing over and covering the sidewalk and handicap ramp, making it unable to be used. This is a (15) day notice, we are asking for the said property to be in compliance or contact my office at 386-329-0100 ext. 2081 or you can email my office at clowe@palatka-fl.gov the date of follow up be March 14, 2026 or the next business day.

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

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

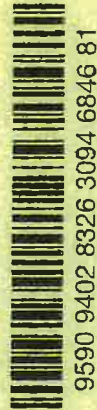

Christy Lowe
Code Enforcement Officer 2/27/26

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Charlie Building USA LLC
175 SW 7th St Unit #1515
Miami, FL 33130



9590 9402 8326 3094 6846 81

2. Article Number (Transfer from service label)

9589 0710 5270 0937 6888 59

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

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

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

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

3. Service Type

☐ Adult Signature ☐ Registered MailTM ☐ Priority Mail Express[®]

☒ Adult Signature Restricted Delivery ☐ Registered Mail Restricted Delivery

☐ Certified Mail[®] ☐ Signature ConfirmationTM

☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery

☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery

Code Compilance
C love NOH

2020-013

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

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

OFFICIAL USE

Certified Mail Fee \$ 10.44

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 10.44

Total Postage and Fees \$ 10.44

Postmark
Here

Charlie Building USA LLC
175 SW 7th St Unit #1515
Miami, FL 33130

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

9589 0710 5270 0937 6888 59

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

This may take a few moments...

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

[Close](#)

Interim Parcel Details | 42-10-27-6850-0560-0010 | 42914 Help

Parcel:

42-10-27-6850-0560-0010

Owner:

CHARLIE BUILDING USA LLC

VID:

42914

Staff Area:

C

911 Address:

201 N 8TH ST

PALATKA 32177

Mailing Address:

175 SW 7TH ST UNIT #1515

MIAMI FL 33130

Subdivision:

Owner Id / Parcels:

117125 / 2

Description:

DICKS MAP OF PALATKA MB2 P46, BLK 56 ALL OF BLK (EX E'LY 100FT OF LOT 8+9, AND E'LY 100FT OF S'LY 10FT OF LOT 10) (EX PT DESCRIBED AS EXCEPTION IN OR523 P1249) (SUBJECT TO 6" ESMT OR1494 P0948)

Tax Roll Year

2026 ▼

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

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

Summary

Just Value of Land: 357,190

OBXF Value: 68,090

Improvement Value: 1,429,190
Market Value: 1,854,470
Market Classified: 0
Classified: 0
Market Adjusted: 1,854,470
Total Acreage: 2.05
Property Use: 01100 - STORES
Structures: 1
Mobile Homes: 0
MH Unextended: 0
Census Block: 121079508001
Location: City of Palatka - Downtown Dist
Neighborhood:

Non-Ad Valorem Assessments
No Non-Ad Valorem Assessments are available
No Value information is available.
No Land information is available.
No Sales information is available
No Improvement information is available.
No Features information is available.
No Tax Cap information is available.
No Images are available.

Google Map |

Close

Email Parcel Record Card

Recipient Email

Your Name

Your Email

Message



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

Print Parcel Record Card

Print Mode:

- ☒ Internal
☐ External

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

View / Print

Close

Top

Print Site Usage

Month to Process

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

Disclaimer

Information

The information displayed is from the Final Tax roll which is certified each year in mid October and is updated annually. This information may not reflect the data currently on file in the Property Appraiser's office. The information that is supplied by the Putnam County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a property tax roll per Florida Statute. The Putnam County Property Appraiser's office makes no warranties, expressed or implied, as to the correctness, accuracy, completeness, reliability or suitability of this data for any other particular use. The Putnam County Property Appraiser's office furthermore assumes no liability whatsoever associated with the use or misuse of the public information data.

Future Land Use and Zoning

The future land use and zoning information displayed may change at any time through the future land use map amendment or rezoning process. You should contact the appropriate planning and zoning department for official verification.

Documents and Forms

Online versions of Putnam County, FL Documents and Forms are posted for your convenience only. Our goal is to make this information available as soon as possible, but please be aware that online Documents and Forms are subject to change. The County does not warrant or make any representations as to the quality, content, accuracy or completeness of the information, text, graphics, links and other items contained on its web pages. Also, the County will, in no event, be liable or responsible for damages of any kind arising out of the use of online Documents and Forms.

-
- [I Accept](#)
 - [I Decline](#)
-

Clay Davis, CFE, CCF - Putnam County Property Appraiser



TAX COLLECTOR
Proudly Serving Putnam County

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

ACCOUNT NUMBER	CONTROL	ESCROW	DELINQUENT TAX YEAR(S) NOT INCLUDED IN THIS
42-10-27-6850-0560-0010	42914		

ACCOUNT NUMBER: 42-10-27-6850-0560-0010

Parcel 911 Address:
201 N 8TH ST

CHARLIE BUILDING USA LLC
175 SW 7TH ST UNIT #1515
MIAMI, FL 33130

Property Description:
DICKS MAP OF PALATKA MB2 P46, BLK 56 ALL OF
BLK (EX E'LY 100FT OF LOT 8+9, AND E'LY
100FT OF S'LY 10FT OF LOT 10) (EX PT
DESCRIBED AS EXCEPTION IN OR523 P1249)

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	TAXES LEVIED
PUTNAM COUNTY GENERAL FUND	8.7418	1,779,130	0	1,779,130	15,552.80
SCHOOL LOCAL REQUIRED EFFORT	3.0410	1,779,130	0	1,779,130	5,410.33
SCHOOL DISTRICT DISCRETIONARY	0.7480	1,779,130	0	1,779,130	1,330.79
SCHOOL DISTRICT CAPITAL OUTLAY	1.5000	1,779,130	0	1,779,130	2,668.70
VOTED DISTRICT SCHOOL DEBT	1.5760	1,779,130	0	1,779,130	2,803.91
ST. JOHNS RIVER WATER MGMT	0.1793	1,779,130	0	1,779,130	319.00
CITY OF PALATKA	6.2397	1,779,130	0	1,779,130	11,101.24
TOTAL MILLAGE	22.0258		TOTAL AD VALOREM TAXES		39,186.77

EXEMPTIONS

**** Corrected Tax Bill ****

Change Date 10/16/2025
NEGOTIATED VAB VALUE

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	UNITS	AMOUNT
PALATKA FIRE PROTECTION	4031.22	1	4,031.22
TOTAL NON-AD VALOREM ASSESSMENTS			\$4,031.22
COMBINED TAXES AND ASSESSMENTS			43,217.99

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

IF PAID BY	Nov 30, 2025	Dec 31, 2025	Jan 31, 2026	Feb 28, 2026	Mar 31, 2026	April 1, 2026 Delinquent Penalties and Fees Apply
PLEASE PAY	0.00	0.00	0.00	0.00	0.00	

PUTNAM COUNTY 2025 REAL ESTATE

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

**** Corrected Tax Bill ****



TAX COLLECTOR
Proudly Serving Putnam County

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

Contact Phone Number:

()

PAY ONLY ONE AMOUNT

☐	Nov 30, 2025 0.00
☐	Dec 31, 2025 0.00
☐	Jan 31, 2026 0.00
☐	Feb 28, 2026 0.00
☐	Mar 31, 2026 0.00

ACCOUNT NUMBER
42-10-27-6850-0560-0010
PROPERTY ADDRESS
201 N 8TH ST
CONTROL NUMBER
42914

CHARLIE BUILDING USA LLC
175 SW 7TH ST UNIT #1515
MIAMI, FL 33130

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

Receipt Number: N11202025P007667

Payment Date: 11/20/2025

Payment Amount: \$41,489.27

Paid By: Alfredo Ignacio Trindade Netto

120250429140000000000000014210276850056000106

- [TAX ESTIMATOR](#)
- [|](#)
- [RECORDING MAPS SEARCH](#)
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Search Criteria Help

Tax Roll Year

2026 

[Owner911](#) [Address](#) [Parcel](#) [Subdivision](#) [VID](#) [Sales](#)

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

Name

City

Any 

Please enter an Address

Address

201 N 8TH ST PALATKA FL

City

Any 

Please enter at least one item

Section

Any

Township

Any

Range

Any

Subdivision

Any

Block

Any

Lot

Any

Please select a Subdivision

Subdivision



Please enter a VID Number

VID Number

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

Sale Date From is incomplete or invalid.

Sale Date To is incomplete or invalid.

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

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

Sale Price To

Sale Date From

Sale Date To

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

Square Feet To

Vacant/Improved
Any

Qualified Sale
Any

Property Use
Any

Land Use
Any

Taxing District
Any

No Parcel History is available to view.

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

Search Results Help Download
1 Parcel.

42-10-27-6850-0560-0010 | 42914
CHARLIE BUILDING USA LLC
201 N 8TH ST PALATKA 32177

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Charlie Building USA LLC
175 SW 7th St. Unit
#1515
Miami, FL 33130



9590 9402 8326 3094 6838 75

2. Article Number (Transfer from service label)

9589 0710 5270 0937 6888 04

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 019 3060

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

03/07/20

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted

Delivery

☐ Signature Confirmation™

☐ Signature Confirmation

Restricted Delivery

Domestic Return Receipt



Case #: 2026013

Case Date: 01/26/26

Case Type:

Name: City Staff (LG)

Address: 201 N. 8th Street

Complainant Phone: 386-329-0100

Violation Description: overgrown growth, tress, and grass

Code Board Meeting Date:

Compliance Deadline:

Complaint Type: Property Maintenance

Abatement Status : NO

Foreclosure Status: NO

CRA District Status: NO

Closed :

Status: Open-Pending Compliance

Assigned To: Christy Lowe

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
42-10-27-6850-0560-0010	201 N 8TH ST PALATKA	DICKS MAP OF PALATKA MB2 P46, BLK 56 ALL OF BLK (EX E LY 100FT OF LOT 8+9, AND E LY 100FT OF S LY 10FT OF LOT 10) (EX PT DESCRIBED AS EXCEPTION IN OR523 P1249) (SUBJECT TO 6" ESMT OR1494 P0948)	CHARLIE BUILDING USA LLC		

Violations

Date	Violation	Description	Notes	Status
02/06/2026	Sec. 30-169. - Building fronts and sides abutting streets or public areas.	(a)All deteriorated structural and decorative elements visible from a public right-of-way shall be repaired or replaced.(b)Every such part of a structure visible from a public right-of-way or abutting a street shall be made structurally sound. Rotten or weakened portions shall be removed, repaired, or replaced in a manner compatible with the rest of the structure or to match the original materials and construction techniques. All exposed wood shall be stained or painted. Every part shall be clean of graffiti.	Mold and Mildew approximately 65% of the structure all 4 sides of the structure face a roadway under 10% as of 04/13/2026	Closed

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

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

Trees, tree limbs, overgrown on all of said property, to include tree and limbs covering the signage for the building and overgrowth growing towards the sidewalks and handicap ramp

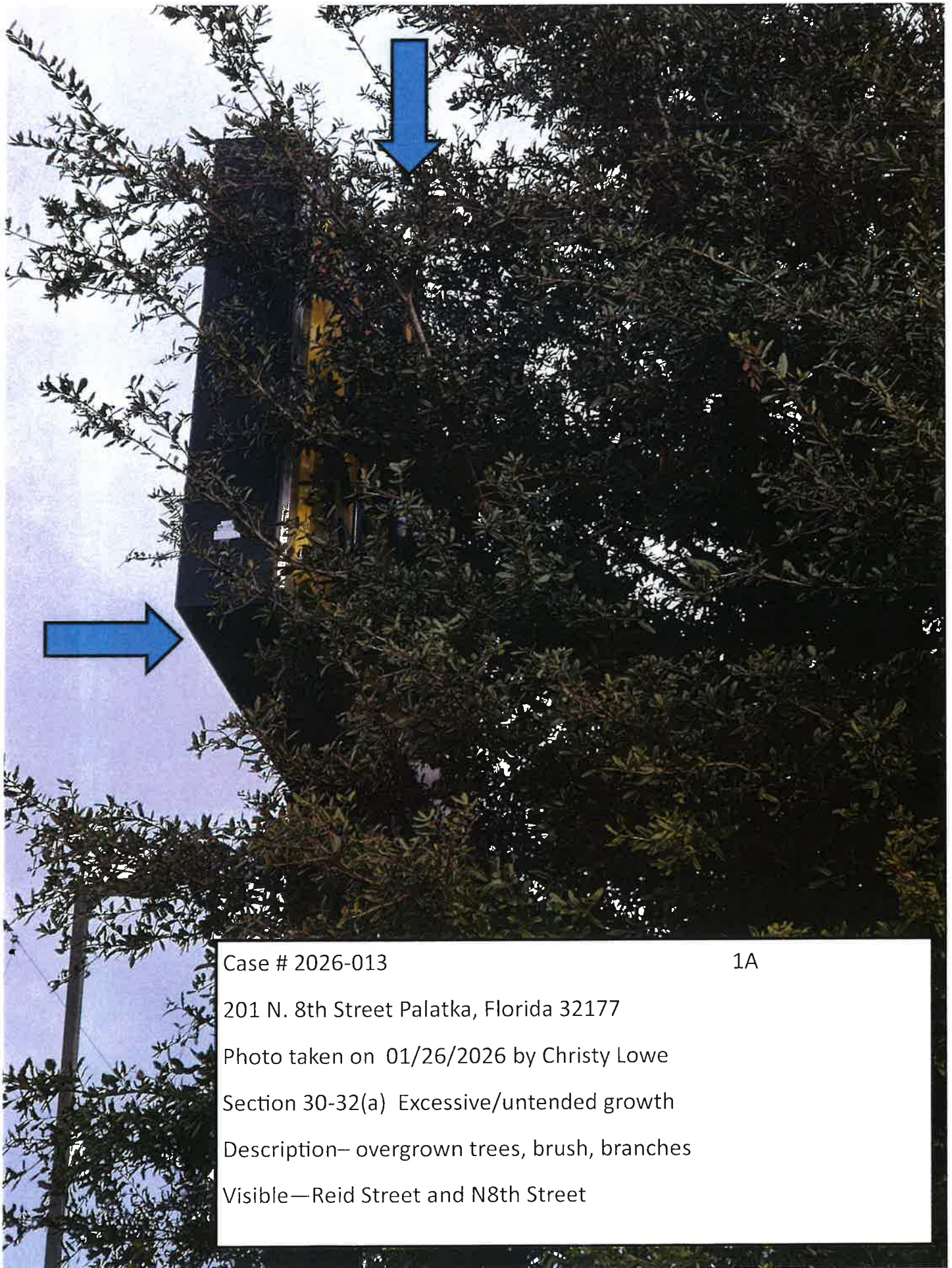
Open

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

02/27/2026

Attached Letters

Date	Letter	Description
02/27/2026	<u>Notice of Violation with Description</u>	
01/26/2026	<u>Web Form - Citizen Complaint Form</u>	
01/26/2026	<u>Public Information Request</u>	
01/26/2026	<u>Notice of Violation without Description</u>	
01/26/2026	<u>Notice of Violation with Description</u>	



Case # 2026-013

1A

201 N. 8th Street Palatka, Florida 32177

Photo taken on 01/26/2026 by Christy Lowe

Section 30-32(a) Excessive/untended growth

Description— overgrown trees, brush, branches

Visible—Reid Street and N8th Street



Case # 2026-013

1B

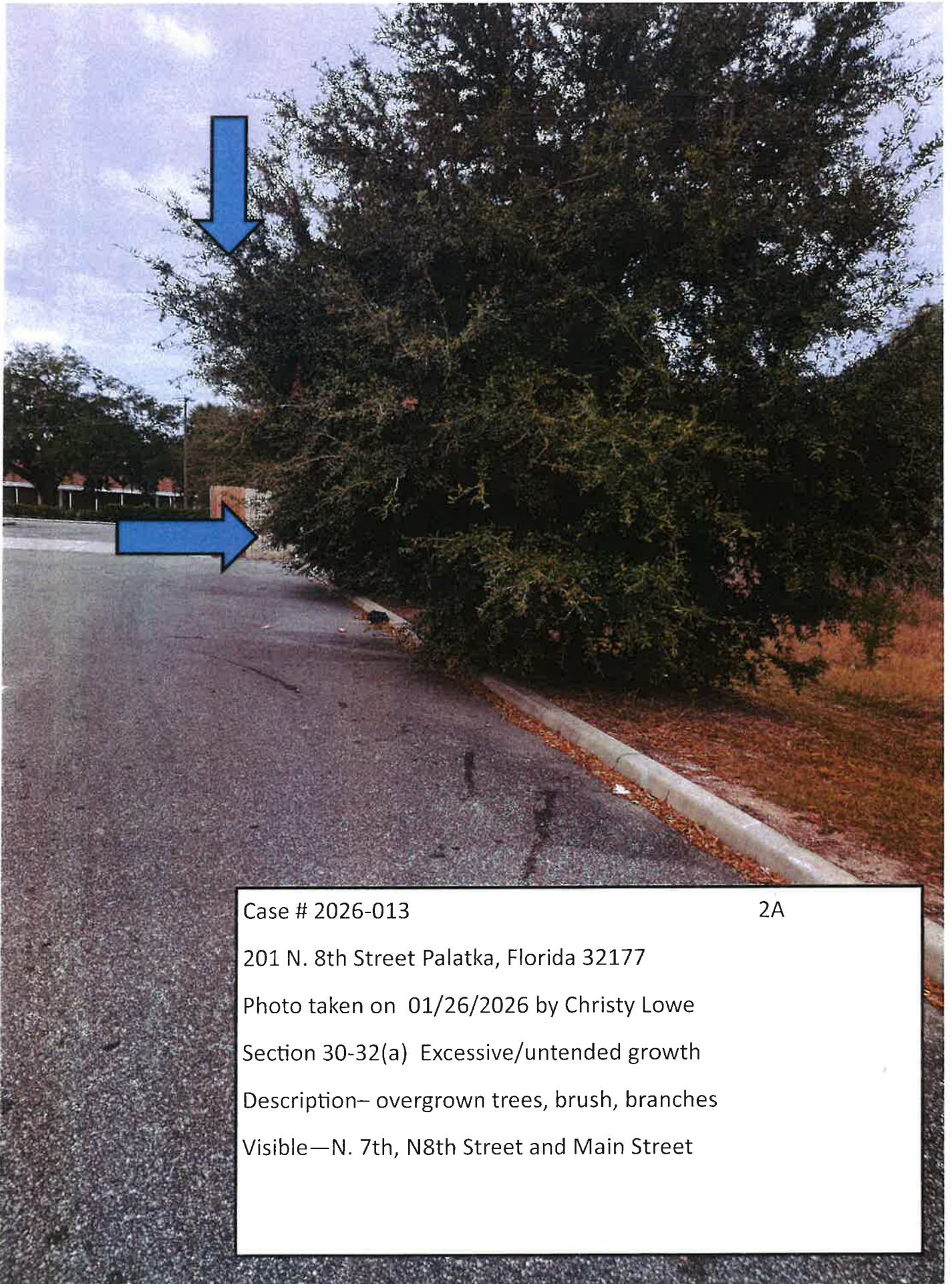
201 N. 8th Street Palatka, Florida 32177

Photo taken on 04/13/2026 by Christy Lowe

Section 30-32(a) Excessive/untended growth

Description— overgrown trees, brush, branches

Visible—Reid Street and N8th Street



Case # 2026-013

2A

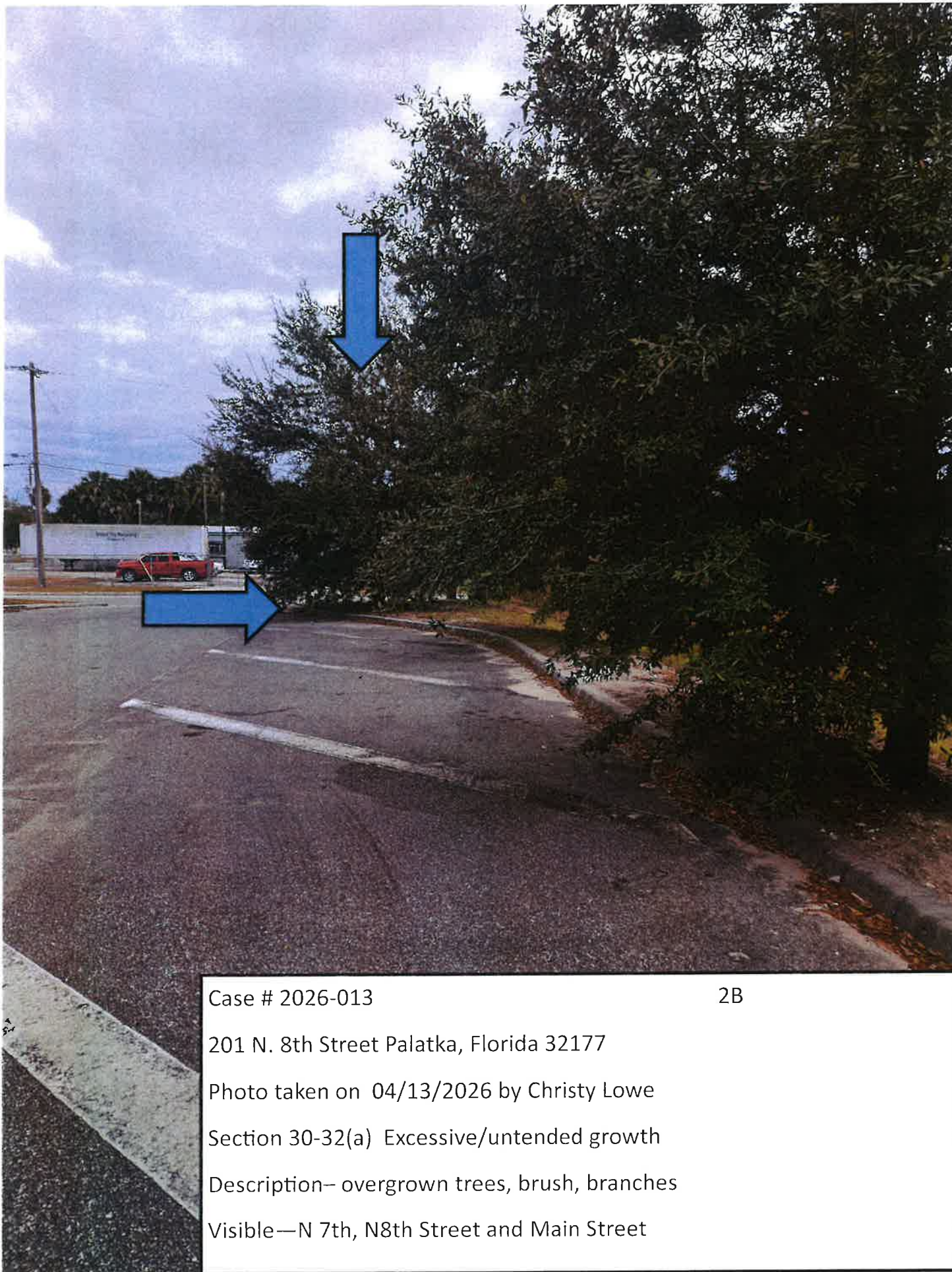
201 N. 8th Street Palatka, Florida 32177

Photo taken on 01/26/2026 by Christy Lowe

Section 30-32(a) Excessive/untended growth

Description— overgrown trees, brush, branches

Visible—N. 7th, N8th Street and Main Street



Case # 2026-013

2B

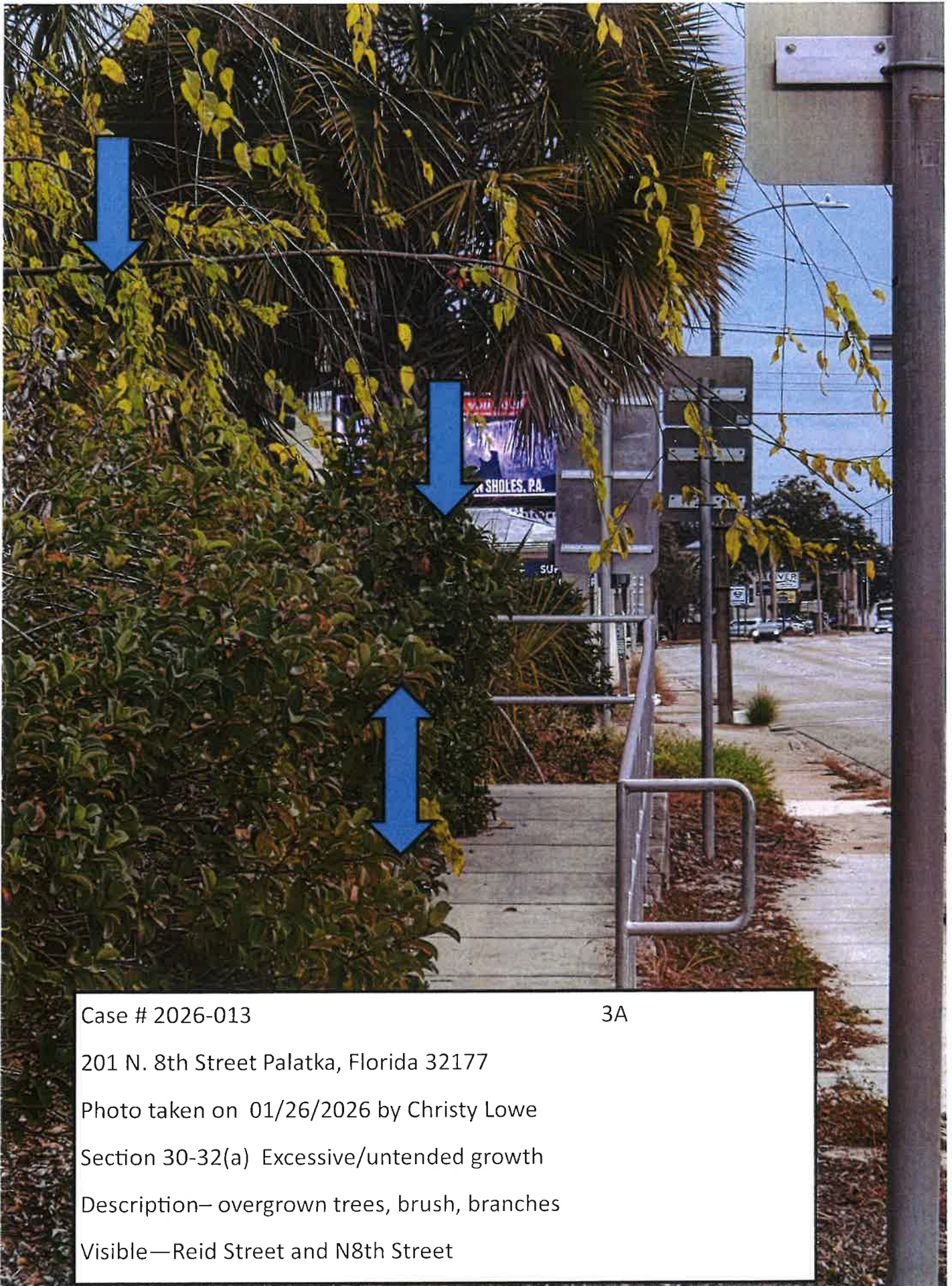
201 N. 8th Street Palatka, Florida 32177

Photo taken on 04/13/2026 by Christy Lowe

Section 30-32(a) Excessive/untended growth

Description— overgrown trees, brush, branches

Visible—N 7th, N8th Street and Main Street



Case # 2026-013

3A

201 N. 8th Street Palatka, Florida 32177

Photo taken on 01/26/2026 by Christy Lowe

Section 30-32(a) Excessive/untended growth

Description— overgrown trees, brush, branches

Visible—Reid Street and N8th Street

Case # 2026-013

3B

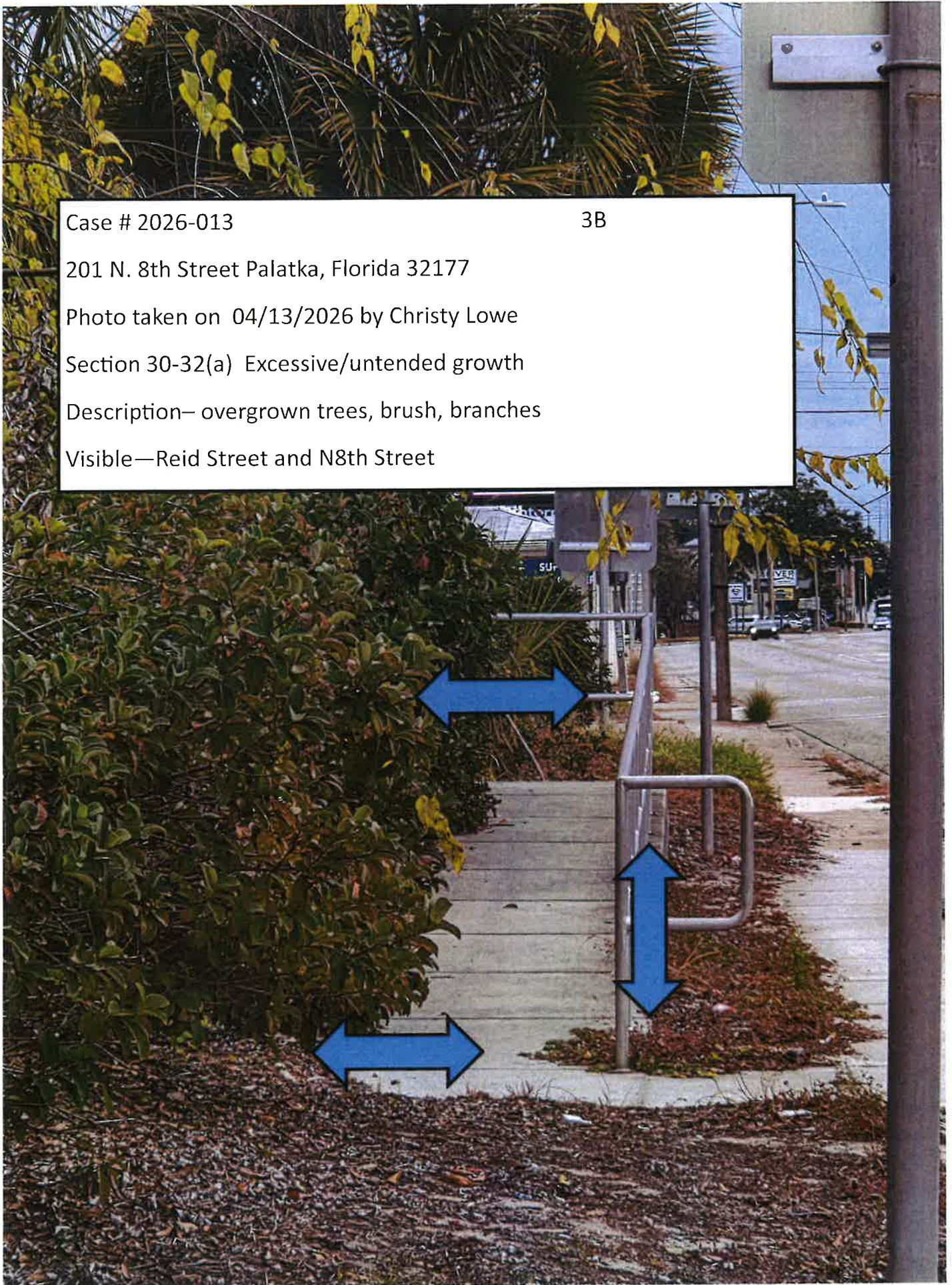
201 N. 8th Street Palatka, Florida 32177

Photo taken on 04/13/2026 by Christy Lowe

Section 30-32(a) Excessive/untended growth

Description— overgrown trees, brush, branches

Visible—Reid Street and N8th Street



HEARING: April 21, 2026

NAME: Phillips Kasandra

CASE: 2025-197

LOCATION: 400 EMMETT ST
PALATKA, FL 32177

ZONING: R-1

ORIGINAL VIOLATIONS

Sec. 94-261. - Generally. (Parking)(Parking in Front Yard)

NOTICES SENT

FIRST OBSERVED: 11/06/2025

NOTICE FOR THIS HEARING SENT: 04/06/2026

GREEN CARD SIGNED: No

COMPLEX POSTING: 04/06/2026

SITE POSTING: 04/06/2026

COMMENTS:

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

STAFF RECOMMENDATION: Assess a daily fine of \$25.00 a day if property is not brought into compliance within 30 days of hearing May 21, 2026)

SPECIAL MAGISTRATE'S ACTION:

**CODE ENFORCEMENT SPECIAL MAGISTRATE
PALATKA, FLORIDA**

CITY OF PALATKA,

Petitioner,

Vs.

Case: 2025-197

Phillips Kasandra

Respondent

AFFIDAVIT OF SERVICE

STATE OF FLORIDA
(COUNTY OF PUTNAM)

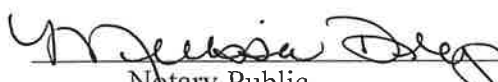
BEFORE ME, the undersigned authority appeared HAROLD BARTELLI, who after being duly sworn, deposes and says:

1. That the statements set forth herein are based upon personal knowledge.
2. That he/she is a resident of the State of Florida, is over twenty-one (21) years of age, and is not a party to this cause.
3. That he/she has done the following postings:
 - Posted a NOTICE OF SPECIAL MAGISTRATE HEARING, at SITE 400 EMMETT ST PALATKA, FL 32177 at Approx 3:55 p.m. on the 6th of April 2026
 - Posted NOTICE OF SPECIAL MAGISTRATE HEARING at the PALATKA CITY HALL at 1:30 p.m. on the 6th of April 2026
 - Hearing Notice Posted in the Palatka Daily News Paper

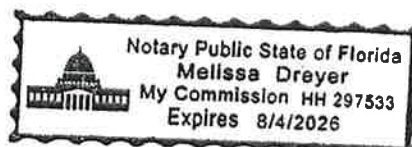


HAROLD BARTELLI
Code Compliance Officer

SWORN to and subscribed before me this April 06 2026 by
HAROLD BARTELLI, who is personally known to me.



Notary Public



Ronald Brown
Special Magistrate



Special Magistrate Hearing

Marcia Mcarty
City Manager

Lorenzo Aghemo
Planning Director

Christy Lowe
Code Compliance Officer

Harold Bartelli
Code Compliance Officer

Mellisa Dreyer
Code Compliance Officer

Jane West, Esq.
City Attorney

April 06, 2026

Phillips Kasandra
400 EMMETT ST
PALATKA, FL 32177

CODE ENFORCEMENT, SPECIAL MAGISTRATE
CITY OF PALATKA, FLORIDA

NOTICE OF HEARING

CASE # 2025-197

RE: Parcel #: 42-10-27-6850-0450-0090

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

You are hereby formally notified that on the **21th day of April, 2026 at 1:30 p.m.**, there will be a public hearing, subject to approval by the City Commissioners, at **201 N 2nd Street, Palatka, FL 32177 in the City of Palatka's Commissioners' Chambers** concerning a violation(s) of the City Code listed in the Statement of Violation and Request for Hearing. You are hereby ordered to appear before the Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. Should you be found in violation of the City Code, the Special Magistrate has the power by law to levy fines of up to \$250.00 a day for the first violation for each and every day a violation continues past the date set in an Order of Special Magistrate for compliance. This penalty, if not paid, will become a lien on the real or personal property of the violator, which can be satisfied by foreclosure and/or sale of such property.

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

If you require further information concerning this case, please call (386) 312-2082 ext. 2082.

Sincerely,

Harold Bartelli
Code Compliance Officer

Enclosures: Statement of Violation and Request for Hearing

PALATKA, FLORIDA
SPECIAL MAGISTRATE

CITY OF PALATKA, FLORIDA
Petitioner,

vs.

Case# 2025-197

Phillips Kasandra
400 EMMETT ST
PALATKA, FL 32177

Respondent(s),

STATEMENT OF VIOLATION AND REQUEST FOR HEARING

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

Violation of Municipal Code City of Palatka, Florida:

1. Sec. 94-261. - Generally. (Parking)

2. Location/address where violation exists **400 EMMETT ST Palatka, Florida 32177**

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

Phillips Kasandra
400 EMMETT ST
PALATKA, FL 32177

4. Description of violation; **Parking in Front Yard**

5. Date violation first observed: **11/06/2025**

6. Date owner/person in charge given Notice of Violation; **11/24/2025**

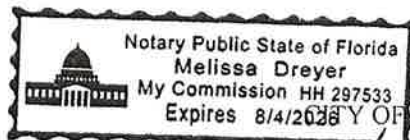
7. Date on/by which violation was to be corrected: **12/29/2025**

8. Date of Reinspection: **01/14/2026**

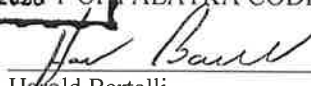
9. Results of Reinspection's: **Non-Compliance**

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

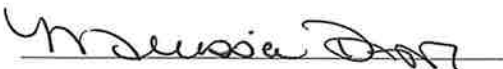
DATED **06th day of April 2026**



CITY OF PALATKA CODE COMPLIANCE


Harold Bartelli
Code Compliance Officer

SWORN to and subscribed before me on this **06th day of April 2026**, by Harold Bartelli, who is personally known to me.

 Notary Public



CODE VIOLATION WARNING NOTICE

Phillips Kasandra
400 EMMETT ST
PALATKA, FL 32177

Re: Case Number 2025197
Subject Property: 400 EMMETT ST PALATKA, ,
Property ID Number: 42-10-27-6850-0450-0090

Dear Phillips Kasandra:

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

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

Sec. 94-261. - Generally. (Parking)

(a) Applicability of article. Wherever in any zoning district off-street facilities are provided for the parking or display of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and land is provided upon which vehicles traverse the property as a function of the primary use, including drive-in facilities (referred to in this article as "other vehicular uses"), such off-street facilities and land shall conform to the minimum requirements of this article. (b) Intent of article. It is the intent of this article that the public interest, welfare and safety require that every building and use erected or instituted after the effective date of the ordinance from which this article is derived shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, customers or patrons. It is also the intent of this article that the public interest, welfare and safety require that certain uses provide adequate off-street loading facilities. Such off-street parking and off-street loading facilities shall be maintained and continued so long as the main use continues. (For definitions of "parking space, off-street" and "loading space, off-street," see section 94-2.) (c) Compliance with article; general standards. (1) Parking and loading facilities required. Off-street parking and off-street loading facilities shall be provided as set out in this article. Conforming buildings and uses existing as of the effective date of this article may be modernized, altered or repaired without providing additional off-street loading facilities, providing there is no increase in floor area or capacity. (2) Parking and loading area surfaces. All parking and loading areas shall be surfaced with asphalt, concrete, brick, or other similar material as approved by the building official. Prohibited materials and surfaces for parking and loading areas include, but are not limited to, grass, tree bark, sawdust, pine needles, leaves, gravel, stones, sand, and mulch. Upon request by the property owner for which the paving is required an exception to the paving requirement may be granted by the building official, on a case by case basis, for a proposed use that occurs on a developed nonresidential site that does not require new construction or expansion of existing building footprint and parking area by more than ten percent. The property owner shall clearly demonstrate that paving of the parking area would require construction of stormwater retention or detention facilities for which there is not adequate available space within the site to construct. The property owner shall also take actions as a condition of permit approval to limit increased offsite transport of stormwater and sediments while also providing for some level of on-site retention or detention. Site design shall comply with the

landscape code and shall include provisions that limit flooding impacts such as perimeter berms, swales, vegetated strips, underground stormwater storage, or other practices. The building official may opt to retain a licensed professional civil engineer to ensure that on and off-site flooding is minimized, with such efforts funded by the property owner.

In addition, parking areas in excess of the minimum required spaces and required aisles and areas as established in this code may be surfaced with grass typically used for permanent lawns in the city. Such excess parking (in all zoning districts) must receive approval from the planning board as a conditional use. If approved, all such parking areas must be maintained in a well-graded fashion and if such grass ceases to grow, then paving of such an area in accordance with this section will be required.

(3)Expansion of existing use. Where a conforming building or use existed as of the effective date of this article from which this is derived and such building or use is enlarged in floor area, volume, capacity or space occupied, off-street parking and off-street loading as specified in this article shall be provided for the additional floor area, volume, capacity or space so created or used.(4)Change in existing use. Change in use of a building or use existing as of the effective date of the ordinance from which this article is derived shall require additional off-street parking and off-street loading facilities to comply with the requirements of this article for the new use. For purposes of this subsection, change of use shall mean a discontinuance of an existing use and the substitution therefor of a use of different kind or class. Change of use is not intended to include a change of tenants or proprietors unless accompanied by a change in the type of use.(5)Applicability to one- and two-family dwellings. The design, construction, landscaping and arrangement regulations set out in this article for off-street vehicular facilities do not apply to one- and two-family dwellings.(6)Use of required parking areas. Required off-street parking shall not be used for sales, dead storage, repair, dismantling or servicing of any type or kind, nor shall areas devoted to such activities count as meeting off-street parking requirements.(7)Location of parking areas in required yards. Subject to required buffer areas, required side and rear yards, but not required front yards, may be used for off-street parking in residential districts. Subject to required buffer areas, all required yards in commercial and industrial districts may be used for off-street parking.(8)Reduction of requirements for purpose of tree protection. The required number of off-street parking spaces or area of off-street loading facilities may be reduced by not more than ten percent where necessary to protect existing trees.(d)Design standards. Off-street parking facilities and other vehicular facilities, both required and provided, shall be subject to the following:(1)Identification. Such facilities shall be identified as to purpose and location when not clearly evident.(2)Drainage. Such facilities shall be drained so as not to cause any nuisance on adjoining or nearby properties.(3)Lighting. If artificially lighted, such facilities shall be so designed and arranged that no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes and so designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind.(4)General arrangement. Such facilities shall be arranged for convenient access and safety of pedestrians and vehicles.(5)Vehicles backing onto public street. Such facilities shall be so arranged that no vehicle shall be required to back from such facilities directly onto public streets.(6)Marking of spaces. If such areas are in excess of 1,500 square feet or five off-street parking spaces, individual spaces shall be marked.(7)Curbs or wheel stops. Such facilities shall have curbs or motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into adjacent property or landscaped areas.(e)Location of parking facilities on separate lot. The required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve; provided, however, that the planning board may allow the establishment of such off-street parking facilities within 1,200 feet for all uses in the DB and DR zoning districts and 600 feet for other than residential uses in all other districts of the premises they are intended to serve when:(1)Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;(2)The owner of the parking area enters into a written agreement with the city and the owner of the property in need of off-site parking, with enforcement running to the city, and providing that the parking area shall be utilized as off-site parking so long as the facilities are required; and(3)The owner agrees to bear the expense of recording the agreement and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the city if other off-street facilities are provided in accord with this article.(f)Dimensions of parking spaces; aisle width. Each parking space shall be a minimum of ten feet by 20 feet in size, except for non-public parking areas including display, fleet, and restricted parking, which shall be a minimum of nine feet by 18 feet in size. Minimum aisle width shall be as follows:

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

The City of Palatka Code Compliance Office received a complaint on November 06,2025 reference to the following violations located at 400 Emmett St, Palatka, FL 32177: Sec. 94-261(c7). - Generally. (Parking) Vehicles parked in front yard, (Recommendations: move vehicle from front yard) This is a 15-day compliance letter to have the said property come into compliance or contact my office at 386-312-2082 ext.

2082, Cellular telephone 386-227-0282 or email hbartelli@palatka-fl.gov. A follow up will be conducted on or after December 29, 2025. Please feel free to contact my office with any concerns or questions.

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

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

Harold Bartelli
Code Enforcement Officer



Case 2025-197

N.O.V

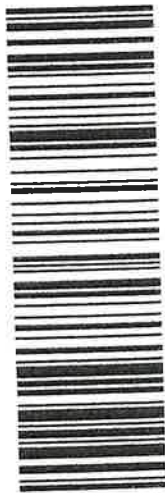
12/10/25

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

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

Certified Mail Fee	
\$	10.44
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	10.44
Total Postage and Fees	
\$	20.88
Sent To	
Kassandra Phillips	
Street and Apt. No., or PO Box No.	
400 Emmett St	
City, State, ZIP+4 [®]	
Palatka, FL 32177	

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



9589 0710 5270 0937 6886 06

After 5 days, return to

CITY OF PALATKA

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

From
 Mailed
 12/10/25
 N.O.V

(2nd Time Connect Person)

Dec 2025 - 1st

FIRST-CLASS

US POSTAGE PITNEY BOWES
 ZIP 32177 \$ 010.44
 02 7H
 0006138641 DEC 10 2025

KASSANDRA PHILLIPS
 400 EMMETT ST
 PALATKA, FL 32177

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

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

Certified Mail Fee \$ 10.44
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage \$ 10.44
 Total Postage and Fees \$

Sent To

Kassadua Phillips

Street and Apt. No., or PO Box No.

400 Emmett St

City, State, ZIP+4®

Palatka, FL 32177

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

U.S. POSTAL SERVICE
 PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
 OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Kassadua Phillips
400 Emmett St
Palatka, FL 32177



9590 9402 8326 3094 6842 47

2. Article Number (Transfer from service label)

9589 0710 5270 0937 6886 06

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

Domestic Return Receipt

NOV. 2025-197

Code Comp 148

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Back
 mailed
 12/10/25

N.O.V. (2nd Time Connect Person)

Case 2025-197

CERTIFIED MAIL® RECEIPT
Domestic Mail Only
 For delivery information, visit our website at www.usps.com®.

94 1689 2660 0225 0720 6896

Certified Mail Fee \$ 16.44

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

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☒ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$ 10.44

Total Postage and Fees \$

Sent To KASANDRA PHILLIPS

Street and Apt. No., or PO Box No. 400 EMMETT ST

City, State, ZIP+4® PALATKA, FL 32177

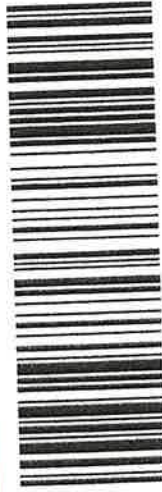
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here

After 5 days, return to

CITY OF PALATKA

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



9589 0710 5270 0937 6891 46

KASANDRA PHILLIPS
 400 EMMETT ST
 PALATKA, FL 32177

Front
 N.O.H
 mailed 4/6/26
 case # 25-197

FIRST-CLASS



US POSTAGE (TM) PITNEY BOWES

ZIP 32177 \$ 010.44
 02 7H
 0006138641 APR 06 2026

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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

Certified Mail Fee	\$ 16.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$ 10.44
Total Postage and Fees	\$
Sent To	KASANDRA PHILLIPS
Street and Apt. No., or PO Box No.	400 EMMETT ST
City, State, ZIP+4®	PALATKA, FL 32177

Postmark
Here

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



SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: KASANDRA PHILLIPS 400 EMMETT ST PALATKA, FL 32177 9590 9402 7750 2152 1186 14 Article Number (transfer from service label) 9589 0710 5270 0937 6891 46 PS Form 3811, July 2020 PSN 7530-02-000-9053 N.O.H.		A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery Restricted Delivery Domestic Return Receipt Case Code Comp HS 25-197	

Back
N.O.H.
Mailed 4/6/24
Case # 25-197

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

Search Criteria Help

Tax Roll Year

2026 ▼

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

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

Name

City

Any ▼

Please enter an Address

Address

400 EMMETT ST PALATKA

City

Any ▼

Please enter at least one item

Section

Any

Township

Any

Range

Any

Subdivision

Any

Block

Any

Lot

Any

Please select a Subdivision

Subdivision

▼

Please enter a VID Number

VID Number

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

Sale Date From is incomplete or invalid.

Sale Date To is incomplete or invalid.

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

Sale Date To is required when **Sale Date From** is entered.

Sale Date From is required when **Sale Date To** is entered.

Sale Price To is required when **Sale Price From** is entered.

Sale Price From is required when **Sale Price To** is entered.

Sale Price To cannot be less than **Sale Price From**.

Square Feet To is required when **Square Feet From** is entered.

Square Feet From is required when **Square Feet To** is entered.

Square Feet To cannot be less than **Square Feet From**.

At least one **Range** item must be entered to select this **Filter** item.
Enter at least one **Range** item:
Sale Price From

Sale Price To

Sale Date From

Sale Date To

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

Square Feet To

Vacant/Improved

Any  Any

Qualified Sale

Any  Any

Property Use

Any  Any

Land Use

Any  Any

Taxing District

Any  Any

No Parcel History is available to view.

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

Search Results Help Download
1 Parcel.

42-10-27-6850-0450-0090 | 42823
PHILLIPS KASANDRA
400 EMMETT ST PALATKA 32177

Download Search Results

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

This may take a few moments...

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

Close

Interim Parcel Details | 42-10-27-6850-0450-0090 | 42823 Help
Parcel:
42-10-27-6850-0450-0090
Owner:
PHILLIPS KASANDRA
VID:

42823
Staff Area:
3
911 Address:
400 EMMETT ST
PALATKA 32177
Mailing Address:
400 EMMETT ST
PALATKA FL 32177
Subdivision:
Owner Id / Parcels:
172021 / 2

Description:
DICKS MAP OF PALATKA MB2 P46 BLK 45 N1/2 OF LOT 9 BK122 P26 BK140 P60 SLY OF BLA OR771 P1870

Tax Roll Year
2026 ▼

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

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

Summary

Just Value of Land: 34,980
OBXF Value: 2,190
Improvement Value: 308,350
Market Value: 345,520
Market Classified: 0
Classified: 0
Market Adjusted: 345,520
Total Acreage: 0.21
Property Use: 00100 - SINGLE FAMILY
Structures: 1
Mobile Homes: 0
MH Unextended: 0
Census Block: 121079508003
Location: City of Palatka - South Hist Dist
Neighborhood:

Non-Ad Valorem Assessments

Code	Description	Units	Rate	Amount
SP1-PA	SOLID WASTE PALATKA	1	121	121

No Value information is available.

No Land information is available.

Sales

Book / Page	Instrument	Sale Date	QSCD	Price
1812 / 0411	General Warranty Deed	2025-04-25	00 I	365,000
1347 / 1278	Warranty Deed	2013-05-10	00 I	164,000
1347 / 1277	Continuous Marriage Affidavit	2013-05-10	V	0

Book / Page	Instrument	Sale Date	QSCD	Price
1347 / 1276	Death Certificate	2009-09-01	V	0
0771 / 1870	Re-recorded	1998-10-01	02 I	0
0771 / 0211	Boundary Line Agreement	1998-09-01	02 I	100
0636 / 1145	Warranty Deed	1993-11-01	03 I	60,000
0635 / 1630	Corrective Warranty Deed	1993-10-01	01 I	100
0582 / 0817	Warranty Deed	1991-05-01	00 I	46,100
0471 / 1357	Quit Claim Deed	1985-08-01	01 V	20,000
0457 / 0866	Warranty Deed	1984-10-01	00 I	28,500
0398 / 0893	Warranty Deed	1980-12-01	V	29,900
0383 / 0160	Warranty Deed	1979-11-01	V	27,000
0364 / 1041	Warranty Deed	1978-08-01	V	26,300
0224 / 0378	Warranty Deed	1969-08-25	V	10,200

No Improvement information is available.

No Features information is available.

No Tax Cap information is available.

No Images are available.

Google Map |

Close

Email Parcel Record Card

Recipient Email

Your Name

Your Email

Message

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

Print Parcel Record Card

Print Mode:

☒ Internal

☐ External

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

View / Print

Close

Print Site Usage

Month to Process

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

Disclaimer

Information

The information displayed is from the Final Tax roll which is certified each year in mid October and is updated annually. This information may not reflect the data currently on file in the Property Appraiser's office. The information that is supplied by the Putnam County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a property tax roll per Florida Statute. The Putnam County Property Appraiser's office makes no warranties, expressed or implied, as to the correctness, accuracy, completeness, reliability or suitability of this data for any other particular use. The Putnam County Property Appraiser's office furthermore assumes no liability whatsoever associated with the use or misuse of the public information data.

Future Land Use and Zoning

The future land use and zoning information displayed may change at any time through the future land use map amendment or rezoning process. You should contact the appropriate planning and zoning department for official verification.

Documents and Forms

Online versions of Putnam County, FL Documents and Forms are posted for your convenience only. Our goal is to make this information available as soon as possible, but please be aware that online Documents and Forms are subject to change. The County does not warrant or make any representations as to the quality, content, accuracy or completeness of the information, text, graphics, links and other items contained on its web pages. Also, the County will, in no event, be liable or responsible for damages of any kind arising out of the use of online Documents and Forms.

-
- [I Accept](#)
 - [I Decline](#)
-

Clay Davis, CFE, CCF - Putnam County Property Appraiser

Real Estate Details

[Back](#)[Pay Taxes](#)[Print Bill](#)[Sign Up for Email Alerts](#)

Navigate to the payment section below to view/print receipts.

PROPERTY DETAIL					
PHILLIPS KASANDRA 400 EMMETT ST PALATKA, FL 32177 REAL ESTATE PROPERTY ID #: 42-10-27-6850-0450-0090 TAX YEAR: 2025 ▼					
PROPERTY ADDRESS: 400 EMMETT ST PALATKA STATUS: Unpaid					
LEGAL DESCRIPTION: DICKS MAP OF PALATKA MB2 P46 BLK 45 N1/2 OF LOT 9 BK122 P26 BK140 P60 SLY OF BLA OR771 P1870 PRIOR YEARS DUE:					
Market Value:					345,520
Assessed Value:					190,420
EXEMPTIONS:					
CONSTITUTIONAL HOMESTEAD					25,000
ADDITIONAL HOMESTEAD					25,722
EI CORRECTION:					
AD VALOREM TAX:					
Taxing Authority	Assessed Value	Exemptions	Taxable Value	Millage Rate	Taxes Levied
PUTNAM COUNTY GENERAL FUND	190,420.00	50,722.00	139,698.00	8.7418	1,221.21
SCHOOL LOCAL REQUIRED EFFORT	190,420.00	25,000.00	165,420.00	3.0410	503.04
SCHOOL DISTRICT DISCRETIONARY	190,420.00	25,000.00	165,420.00	0.7480	123.73
SCHOOL DISTRICT CAPITAL OUTLAY	190,420.00	25,000.00	165,420.00	1.5000	248.13
VOTED DISTRICT SCHOOL DEBT	190,420.00	25,000.00	165,420.00	1.5760	260.70
ST. JOHNS RIVER WATER MGMT	190,420.00	50,722.00	139,698.00	0.1793	25.05
CITY OF PALATKA	190,420.00	50,722.00	139,698.00	6.2397	871.67
TOTAL AD VALOREM TAX:					22.025800 \$3,253.53
NON AD VALOREM TAX:					
Code	Fund	Amount			
PAFT	PALATKA FIRE PROTECTION	1,016.33			
SP1-PA	SOLID WASTE PALATKA LANDFILL	121.00			
TOTAL NON-AD VALOREM TAX:					
GROSS TAX:					\$4,390.86
TOTAL:					\$4,390.86
PAYMENTS:					

Posted	Receipt	Paid By	Amount	Action
Nothing found to display.				
REFUND				
Posted				Refund Amount
Nothing found to display.				
Allow 4 to 6 weeks from date posted for processing. If not received after 6 weeks contact the Putnam County Tax Collectors office.				
Allow 4 to 6 weeks from date posted for processing. If not received after 6 weeks contact the Putnam County Tax Collector's office.				
ESCROW CODE:				
NAME:				
ADDRESS:				
Contact Info:				

TABLE OF CONTENTS

- Home (<https://www.putnamtax.com/>)
- Property Search ([editPropertySearch2.action?action=list](#))
- Address Change ([AddressChangeInfo_rwd2_PUTNAM.jsp](#))
- Clerk of Court (<http://www.putnam-fl.com/coc/>)
- Property Appraiser (<https://apps.putnam-fl.com/pa/property/?type=api&parcel=42-10-27-6850-0450-0090>)
- Portfolio Login ([../ptaxweb/editWebLogin2.action?action=login](#))
- Portfolio Register ([../ptaxweb/editPortfolioRegistration2.action?action=registerOne](#))
- Manage Portfolio Info ([../ptaxweb/editPortfolioRegistration2.action?action=updatePortfolio](#))
- Portfolio Group Maintenance ([../ptaxweb/editPortfolioGroup2.action?action=groupMaintenance](#))
- Property Portfolio Help ([../ptaxweb/Portfolio_help_rwd2.jsp](#))
- General Information ([../ptaxweb/Help_GeneralInfo_rwd2_PUTNAM.jsp](#))
- Property Search Help ([../ptaxweb/Help_PropertySearch_rwd2.jsp](#))
- About Property Tax ([../ptaxweb/Help_AboutPropertyTax_rwd2_PUTNAM.jsp](#))
- How To Search and Pay Taxes Online ([../ptaxweb/Help_PayTaxesOnline_mctc_rwd2.jsp](#))
- Apply for Installment Option (<https://ptax.putnam-fl.com/ptaxweb/editInstallmentRequest2.action?action=submitInstallmentRequest>)
- Email Property Tax Question ([../editComment2.action?action=submitComment](#))

Sec. 94-261. - Generally.(7) (Parking)

(7)Location of parking areas in required yards. Subject to required buffer areas, required side and rear yards, but not required front yards, may be used for off-street parking in residential districts. Subject to required buffer areas, all required yards in commercial and industrial districts may be used for off-street parking.



Case #: 2025197

Case Date: 11/06/25

Case Type:

Name: Patti Vogt

Address: N/A

Complainant Phone:

Violation Description: parking in front yard

Code Board Meeting Date: 04/21/2026

Compliance Deadline:

Complaint Type: Other

Abatement Status : NO

Foreclosure Status: NO

CRA District Status: South

Closed :

Status: Open-Pending Compliance

Assigned To: Harold Bartelli

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
42-10-27-6850-0450-0090	400 EMMETT ST PALATKA	DICKS MAP OF PALATKA MB2 P46, BLK 45 N1/2 OF LOT 9 BK122 P26, BK140 P60 SLY OF BLA OR771, P1870	Phillips Kasandra		South

Activities

Date	Activity Type	Description	Employee	Status
11/07/2025	In Person	visit property due to compliant, vehicles parked in front yard	Harold Bartelli	Completed
01/14/2026	In Person	visit property to update photos, tried making contact with owner to inform them of violation, no answer	Harold Bartelli	Completed
01/21/2026	In Person	Patti Vogt come into office for update on case explained case set for magistrate next month	Harold Bartelli	Completed
02/16/2026	In Person	visit property to update photos	Harold Bartelli	Completed
02/22/2026	In Person	visit property to update photos	Harold Bartelli	Completed
03/25/2026	In Person	visit property to update photos	Harold Bartelli	Completed
04/06/2026	Notice of Hearing	mailed N.O.H and posted property and Annex	Harold Bartelli	Completed

Violations

Date	Violation	Description	Notes	Status
------	-----------	-------------	-------	--------

(a) Applicability of article. Wherever in any zoning district off-street facilities are provided for the parking or display of any and all types of vehicles, boats or heavy construction equipment, whether such vehicles, boats or equipment are self-propelled or not, and land is provided upon which vehicles traverse the property as a function of the primary use, including drive-in facilities (referred to in this article as "other vehicular uses"), such off-street facilities and land shall conform to the minimum requirements of this article.

(b) Intent of article. It is the intent of this article that the public interest, welfare and safety require that every building and use erected or instituted after the effective date of the ordinance from which this article is derived shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, customers or patrons. It is also the intent of this article that the public interest, welfare and safety require that certain uses provide adequate off-street loading facilities. Such off-street parking and off-street loading facilities shall be maintained and continued so long as the main use continues. (For definitions of "parking space, off-street" and "loading space, off-street," see section 94-2.)

(c) Compliance with article; general standards.

(1) Parking and loading facilities required. Off-street parking and off-street loading facilities shall be provided as set out in this article. Conforming buildings and uses existing as of the effective date of this article may be modernized, altered or repaired without providing additional off-street loading facilities, providing there is no increase in floor area or capacity.

(2) Parking and loading area surfaces. All parking and loading areas shall be surfaced with asphalt, concrete, brick, or other similar material as approved by the building official. Prohibited materials and surfaces for parking and loading areas include, but are not limited to, grass, tree bark, sawdust, pine needles, leaves, gravel, stones, sand, and mulch. Upon request by the property owner for which the paving is required an exception to the paving requirement may be granted by the building official, on a case by case basis, for a proposed use that occurs on a developed nonresidential site that does not require new construction or expansion of existing building footprint and parking area by more than ten percent. The property owner shall clearly demonstrate that paving of the parking area would require construction of stormwater retention or detention facilities for which there is not adequate available space within the site to construct. The property owner shall also take actions as a condition of permit approval to limit increased offsite transport of stormwater and sediments while also providing for some level of on-site retention or detention. Site design shall comply with the landscape code and shall include provisions that limit flooding impacts such as perimeter berms, swales, vegetated strips, underground stormwater storage, or other practices. The building official may opt to retain a licensed professional civil engineer to ensure that on and off-site flooding is minimized, with such efforts funded by the property owner.

In addition, parking areas in excess of the minimum required spaces and required aisles and areas as established in this code may be surfaced with grass typically used for permanent lawns in the city. Such excess parking (in all zoning districts) must receive approval from the planning board as a conditional use. If approved, all such parking areas must be maintained in a well-graded fashion and if such grass ceases to grow, then paving of such an area in accordance with this section will be required.

(3) Expansion of existing use. Where a conforming building or use existed as of the effective date of this article from which this is derived and such building or use is enlarged in floor area, volume, capacity or space occupied, off-street parking and off-street loading as specified in this article shall be provided for the

additional floor area, volume, capacity or space so created or used.

(4) Change in existing use. Change in use of a building or use existing as of the effective date of the ordinance from which this article is derived shall require additional off-street parking and off-street loading facilities to comply with the requirements of this article for the new use. For purposes of this subsection, change of use shall mean a discontinuance of an existing use and the substitution therefor of a use of different kind or class. Change of use is not intended to include a change of tenants or proprietors unless accompanied by a change in the type of use.

(5) Applicability to one- and two-family dwellings. The design, construction, landscaping and arrangement regulations set out in this article for off-street vehicular facilities do not apply to one- and two-family dwellings.

(6) Use of required parking areas. Required off-street parking shall not be used for sales, dead storage, repair, dismantling or servicing of any type or kind, nor shall areas devoted to such activities count as meeting off-street parking requirements.

(7) Location of parking areas in required yards. Subject to required buffer areas, required side and rear yards, but not required front yards, may be used for off-street parking in residential districts. Subject to required buffer areas, all required yards in commercial and industrial districts may be used for off-street parking.

(8) Reduction of requirements for purpose of tree protection. The required number of off-street parking spaces or area of off-street loading facilities may be reduced by not more than ten percent where necessary to protect existing trees.

(d) Design standards. Off-street parking facilities and other vehicular facilities, both required and provided, shall be subject to the following:

(1) Identification. Such facilities shall be identified as to purpose and location when not clearly evident.

(2) Drainage. Such facilities shall be drained so as not to cause any nuisance on adjoining or nearby properties.

(3) Lighting. If artificially lighted, such facilities shall be so designed and arranged that no source of such lighting is visible from any adjoining or nearby property used or zoned for residential purposes and so designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind.

(4) General arrangement. Such facilities shall be arranged for convenient access and safety of pedestrians and vehicles.

(5) Vehicles backing onto public street. Such facilities shall be so arranged that no vehicle shall be required to back from such facilities directly onto public streets.

(6) Marking of spaces. If such areas are in excess of 1,500 square feet or five off-street parking spaces, individual spaces shall be marked.

(7) Curbs or wheel stops. Such facilities shall have curbs or motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into adjacent property or landscaped areas.

(e) Location of parking facilities on separate lot. The required off-street parking facilities shall be located on the same lot or parcel of land they are intended to serve; provided, however, that the planning board may allow the establishment of such off-street parking facilities within 1,200 feet for all uses in the DB and DR zoning districts and 600 feet for other than residential uses in all other districts of the premises they are intended to serve when:

(1) Practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve;

(2) The owner of the parking area enters into a written agreement with the city and the owner of the property in need of off-site parking, with enforcement running to the city, and providing that the parking area shall be utilized as off-site parking so long as the facilities are required; and

(3) The owner agrees to bear the expense of recording the agreement and agrees that the agreement shall bind his heirs, successors and assigns. The written agreement shall be voided by the city if other off-street facilities are provided in accord with this article.

(f)Dimensions of parking spaces; aisle width. Each parking space shall be a minimum of ten feet by 20 feet in size, except for non-public parking areas including display, fleet, and restricted parking, which shall be a minimum of nine feet by 18 feet in size. Minimum aisle width shall be as follows:

Attached Letters

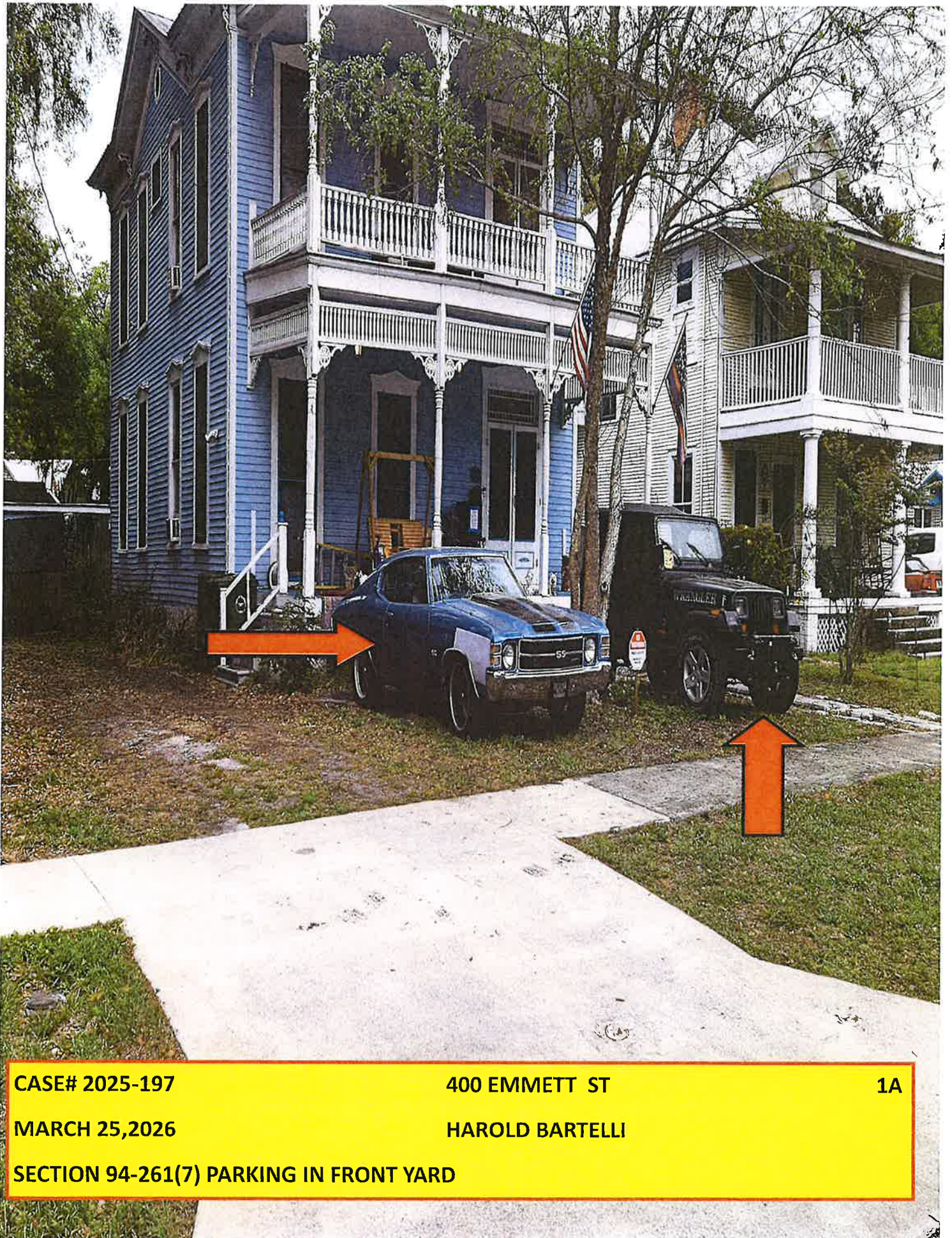
Date	Letter	Description
11/07/2025	Web Form - Citizen Complaint Form	
11/07/2025	Public Information Request	
11/07/2025	Notice of Violation without Description	
11/07/2025	Notice of Violation with Description	mailed N.O.V 11/24/25

Notes

Date	Note	Created By:
2026-04-06	posted property owner come into office very upset claiming she has no violations and that it is all my fault and she has an attorney, at this time she was informed by Ms. Lowe to contact our legal counsel Ms. Jane.	Harold Bartelli
2026-01-05	N.O.V returned unable to forward 400 emmett st palatka, fl 32177	Harold Bartelli
2025-12-10	N.O.V returned unsigned, resending Second time person on tax deed name different sent to new owner	Harold Bartelli
2025-12-03	Patti called for update; I explained a N.O.V was issued. Patti wanted to know the next step, and I explained to her if violations were not corrected the next step would be to go to Magistrate Hearing. Patti expressed her concern of the time frame that this needed to happen in, and I explained to her I could not tell her when Magistrate would be and that was not a good enough answer for her, and she will be calling back in January to check again.	Harold Bartelli
2025-11-12	Kasandra Phillips come in to get records request	Harold Bartelli

Uploaded Files

Date	File Name
03/25/2026	31381566-20260325 102608 3-25-26 (2).jpg
03/25/2026	31381565-20260325 102608 3-25-26 (1).jpg
03/25/2026	31381557-20260325 102630 3-25-26 (3).jpg
03/25/2026	31381558-20260325 102630 3-25-26 (2).jpg
03/25/2026	31381556-20260325 102630 3-25-26 (1).jpg
02/25/2026	30954115-20260222 111558 2-22-26 (2).jpg
02/25/2026	30954113-20260222 111558 2-22-26 (1).jpg
02/16/2026	30802613-20260216 113950 2-16-26.jpg
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01/14/2026	30268329-20260114 100651 1-14-26 (2).jpg
11/24/2025	29684412-20251107 110118.jpg
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11/24/2025	29684410-20251107 110112.jpg
11/24/2025	29684407-20251107 110108.jpg



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400 EMMETT ST

1A

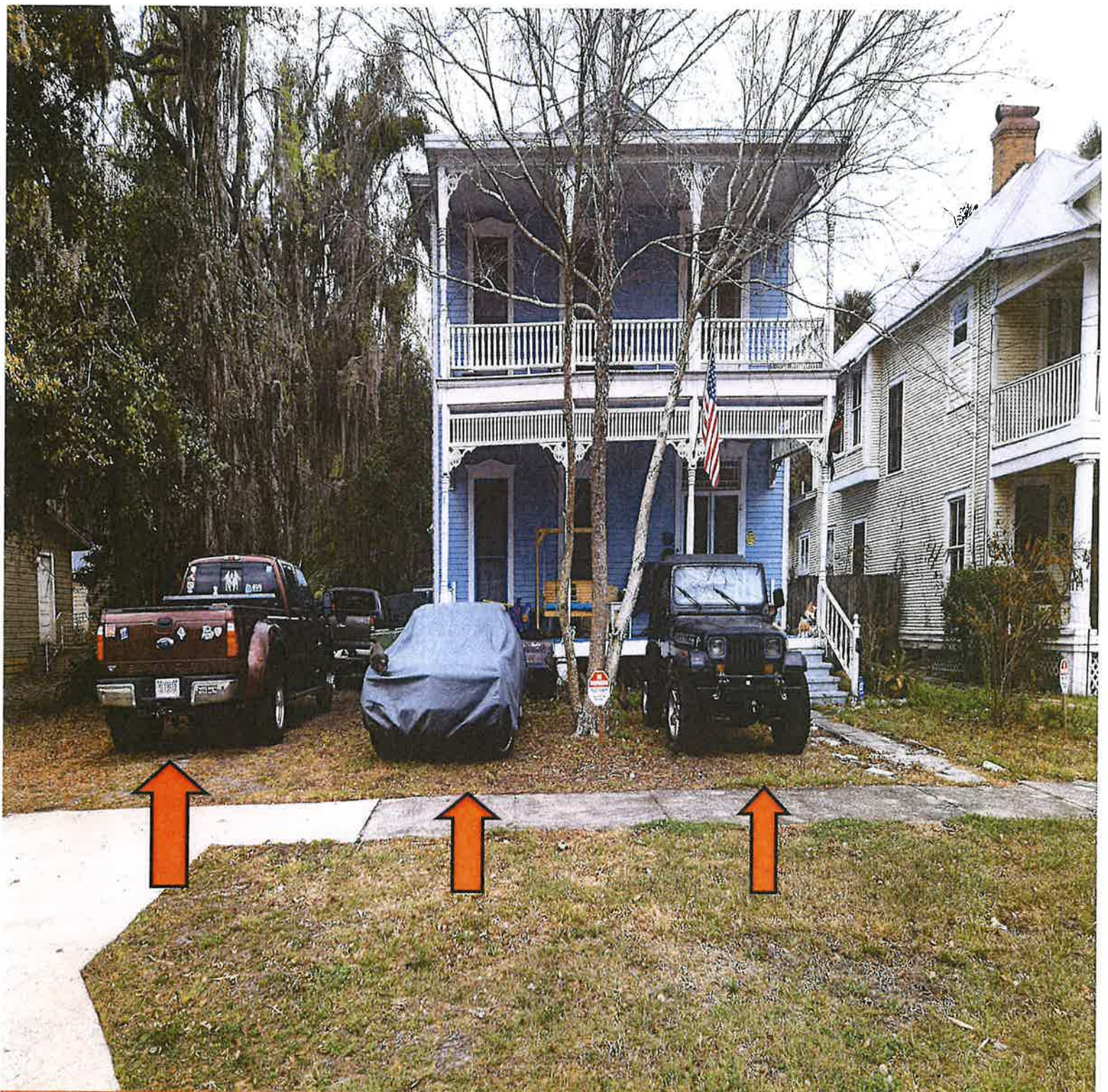
MARCH 25, 2026

HAROLD BARTELLI

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3A

February 22, 2026

HAROLD BARTELLI

SECTION 94-261(7) PARKING IN FRONT YARD