

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

CAITLIN E. OWENS
BOARD MEMBER

TROY BELL, ICMA-CM
MPA, MS-Finance
CITY MANAGER

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK

RENÉE BROWN
PLANNING CLERK



AGENDA
PLANNING BOARD MEETING
June 4, 2024 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. Appeal Procedures & ExParte Communication

2. APPROVAL OF MINUTES

- a. Minutes - May 7, 2024

3. PUBLIC COMMENTS

- a. **Public Comments** - (Speakers limited to three minutes - no action taken on items) Parcel No.:
Address:
Owner:

4. REGULAR BUSINESS

- a. **PB24-09**
Request to rezone from R-1A to R-3 to bring multi-family parcel into zoning compliance
Parcel No.: 12-10-26-6500-0080-0080
Address: 2418 Crill Ave., Palatka, FL 32177
Owner: George Shkurta, 2418 Crill Ave, LLC
- b. **PB24-10**
Request to Annex, Amend FLUM, & Rezone
Parcel No.: 10-10-26-0000-0130-0010
Address: 00 McLaury Dr., Palatka, FL 32177
Owner: Roberts Land & Timber Company
- c. **PB24-13**
Establish Conditional Use for a Club, Lodge, or Familial Organization

Parcel No.: 42-10-27-6850-1460-0050

Address: 318 Osceola St.

Owner:Beck/Sloan Properties, Inc.

d. **PB23-27**

Approval of a Final Plat for the Palatka Mall

Parcel No.:02-10-26-0000-1260-0000

Address:400 North State Road 19 Palatka, FL 32177

Owner:Schippers-Taivah LLC

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

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

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

STAFF REPORT

DATE: June 4, 2024
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

NOTICE: ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO INSURE 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

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

None

Minutes - May 7, 2024

Parcel No.:

Address:

Owner:

STAFF REPORT

DATE: June 4, 2024

TO: City of Palatka Planning Board

FROM: City Staff

APPLICATION REQUEST

The Clerk requests approval of the Minutes of the last meeting.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

1.	2024.05.07
----	------------

ED KILLEBREW
CHAIRMAN
CHASE BARNES
VICE CHAIRMAN
GEORGE DELOACH
BOARD MEMBER
EARL WALLACE
BOARD MEMBER
ANDREW BURNETT
BOARD MEMBER
EDIE WILSON
BOARD MEMBER
CAITLIN E. OWENS
BOARD MEMBER



TROY BELL, ICMA-CM
CITY MANAGER
LORENZO AGHEMO, MRP
PLANNING DIRECTOR
JANE WEST, ESQ.
CITY ATTORNEY
SUNNI KRANTZ
CITY CLERK

Regular meeting 1st Tuesday of each month at 4:00 p.m.

PLANNING BOARD MINUTES May 7, 2024

The minutes of the proceedings of the regular meeting of the Planning Board held on May 7, 2024, at 4:00 PM, at City Hall, 201 N. 2nd St., Palatka, FL 32177

1. CALL TO ORDER

- a. **Invocation** led by Mr. DeLoach
- b. **Pledge of Allegiance** led by Ms. Wilson
- c. **Roll Call**

Chair Ed Killebrew	-Not Present
Vice Chair Chase Barnes	-Present
Earl Wallace	-Present
George DeLoach	-Present
Caitlin Owens	-Not Present
Edie Wilson	-Present
Andrew Burnett	-Present

Also present: Lorenzo Aghemo Planning Director, Sunni Krantz, City Clerk, Casey Cheap, Planner 1, Jane West, City Attorney, Renee' Brown, Planning Clerk; Elizabeth van Rensburg; Historic Preservation Board Chair, Matt Newcomb, Assistant Police Chief; Present via telecommunications technology: Sherri Farmer, Planner I; Alonzo Mulberry, City Chaplain

d. **Appeal Procedures & ExParte Communication**

The appeal procedures were read by the Vice Chair Chase Barnes.
Time was allotted for ex parte disclosures.

2. APPROVAL OF MINUTES

a. **March 5, 2024**

Motion to approve by Mr. DeLoach. Second by Mr. Burnett. Motion passed unanimously.

3. PUBLIC COMMENTS - (Speakers limited to three minutes - no action taken on items)

The floor was opened to public comment. Hearing none, the floor was closed to public comment.

4. REGULAR/PUBLIC BUSINESS

a. PB 23-27 Final Plat Approval for 400 North State Road 19 (Palatka Mall).

Mr. Cheap addressed the board on this request to divide the Palatka Mall property into four parcels (including the initial parcel). The preliminary plat was approved in December 2023. Staff recommended approval of the final plat.

Mr. Wallace advised additional work needs to be done on the Plat before it is approved by the Board. Some of the changes he indicated: There is currently no index map on any of the pages as required by our Municipal Code and State Statute. Certain parcels are identified as outparcels, although there is no parcel that meets the definition of an “outparcel” more specifically, the term “outparcel” should not be on the plat. There are no correct easements for the lots. By our Municipal Code and State Statute, the easements should be on a public right of way, however none are on right of way. There are not any permanent reference monuments and permanent control points indicated. He further advised, the developer needs to hire a reviewing surveyor to check the Plat to point out the things that need to be added.

Mr. Aghemo advised the applicant is not present. He recommended the board create a list of items that need to be addressed (to be provided to the applicant) and the item be continued to the next meeting.

The floor was open for public comment. Hearing none, the floor was closed to public comment.

A motion was made to continue the item to the June 6th, 2024 Planning Board meeting by Mr. Deloach. A second was made by Mr. Burnette. The motion passed unanimously.

Mr. Wallace indicated this property would be ideal for Planned Unit Development.

5. STAFF COMMENTS

***a. DISCUSSION - Plats & Code Requirements Within Subdivisions**

Mr. Wallace asked the City Attorney for a memorandum regarding plats and subdivisions. Ms. West provided the memorandum (see handout). She and Mr. Wallace will meet further to review the City's code regarding Plats. The City's code regarding the approval of subdivisions, plats, and Planned Unit Developments needs to be updated, as some sections have not been updated since 1986.

Ms. West spoke on the definition of Planned Unit Developments. Mr. Wallace spoke in support of Planned Unit Developments, as they eliminate quite a few questions in this process.

6. BOARD MEMBER COMMENTS – nothing further.

7. ADJOURN at 4:20 pm

Motion to adjourn by Mr. Deloach. Second by Ms. Wilson.

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE PLANNING BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.0105 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.



Staff Report

Meeting Date: June 4, 2024

Case#: PB 24-09 Rezoning Application
Address: 2418 Crill Avenue; Palatka, Florida 32177
Parcel ID: 12-10-26-6500-0080-0080
Applicant: 2418 Crill, LLC (George Shkurta)

A. Application Summary

I. General

To: The Planning Board
From: Lorenzo Aghemo, Planning Director
Request: FLU Amendment and rezoning for multi-family property
Parcel#: 12-10-26-6500-0080-0080
Acres: 0.33
Owner: 2418 Crill, LLC (George Shkurta)

II. Background

The site is a 0.33-acre parcel at 2418 Crill Ave. in the Palatka city limits with a Future Land Use (FLU) designation of Residential Low (RL) and a Residential, Single-Family (R-1A) zoning classification. The site in question is surrounded by R-1A properties to the north and east, and Intensive Commercial (C-2) zoning to the south and west. The property exceeds the allowed maximum density of R-1A.

At the suggestion of city staff, the applicant agreed to rezoning from the City of Palatka Residential, Single-Family (R-1A) to City of Palatka Multi-Family Residential (R-3).

Built in 1948, the original house on this lot was a single-family home and is surrounded by a mix of single-family homes and some commercial properties along Crill Ave. The former garage structure behind the house facing the Fern Street side of the property was subsequently converted into two dwelling units since construction of the single-family home. According to Putnam County 911, the former garage (now apartments) structure was assigned the address of "711 Fern Street" on Jan. 20, 2022. According to the warranty deed, the owner has been in possession of the property since May 24, 2022.

The zoning non-compliance of this property was brought to the attention of city staff when the applicant applied for multiple water meters on the single-family parcel in October 2023, which has not yet been approved. In November of 2023, the city attorney sent the applicant a letter noting three options to rectify the zoning non-compliance: 1. Eliminate one dwelling unit; 2. Seek a variance; and 3. Seek a rezoning. Based upon the options suggested in the letter, the applicant filed for a variance. However, after review of the variance application, it was determined that density limitations established in the comprehensive plan are not eligible for variances. At that point city staff contacted the applicant informing him that a Future Land Use amendment and corresponding zoning change is needed to retain three dwelling units on the parcel.

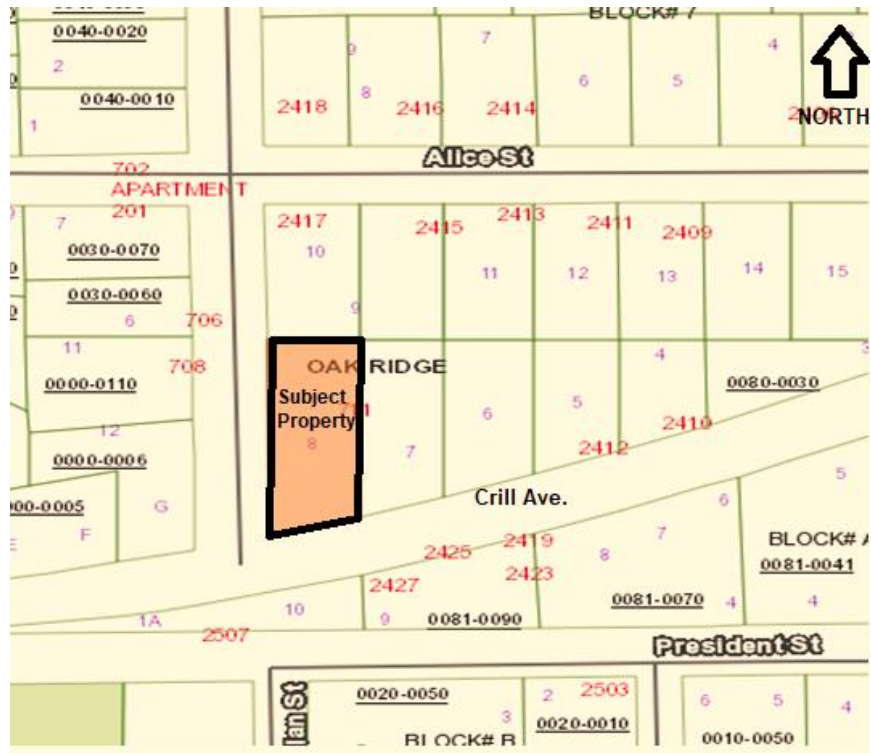


Figure 1: Map of subject property.

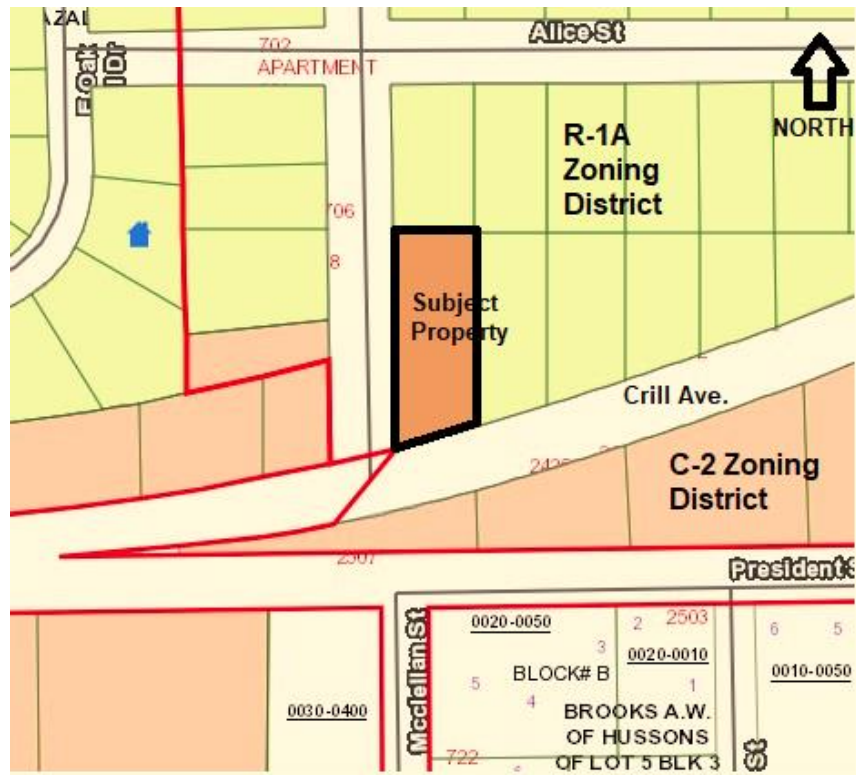


Figure 2: Map of surrounding uses and zoning showing R-1A and C-2 uses.



Figure 3: Satellite view of the property with former garage highlighted.

See **Table 1** noting the surrounding property use, FLU, and zoning:

	Actual Use	FLU	ZONING
Existing property	Multi-family	Residential Low (RL)	Residential, Single-family (R-1A)
Proposed use	Multi-family	Residential Low (RL)	Two-Family, Residential (R-2)
North	Single-family	Residential Low (RL)	Residential, Single-family (R-1A)
South	Commercial	Commercial (COM)	Intensive Commercial (C-2)
East	Single-family	Residential Low (RL)	Residential, Single-family (R-1A)
West	Commercial	Commercial (COM)	Intensive Commercial (C-2)



Figure 4: 2023 street view of 2418 Crill Ave. and 711 Fern St. Credit: Google Maps.

III. Analysis

Based upon the file of the case, staff initially believed that an R-3 zoning district, which allows up to 18 dwelling units per acre, was the adequate district. However, after further review, it was concluded that the introduction of a high-density designation would be detrimental to the established single-family subdivision. Staff then considered that a more suitable designation would be the R-2 district. Given that it yields a total of 2.64 dwelling units per acre and that rounding it to the highest number would allow three (3) dwelling units for this parcel, the potential change from R-1A to R-2 will bring the property into density compliance, per the Palatka Municipal Code §94-144 (f) (2) (a), which allows 8.0 dwelling units per acre in the R-2 zoning.

In addition, the rezoning to R-2 does not trigger an amendment to the Future Land Use Map since the existing R-1A and the R-2 zones are consistent with the low-density residential land use designation.

IV. Recommendation

- Staff recommends approval to rezone the property from City of Palatka Residential, Single-Family (R-1A) to City of Palatka Residential, Two-Family Residential (R-2).

B. Petition Summary

I. Hearing History

Planning Board: TBD

FLU AMENDMENT REZONING APPLICATION



DATE RECEIVED: 3/15/24
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

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

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

Property Information

- Property Address: 2418 CRILL AVE PALATKA FL 32177
- Parcel Number: _____
- Parcel Dimensions: _____
- Current Property Use: RENTALS
- Current Future Land Use Map Designation: City: _____ County: _____
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: _____
- Proposed Use: MULTY FAMILY THREE UNITS DWELCING
- Current Zoning Designation: _____ Requested Zoning Designation: _____
- Square footage of any proposed structures _____ Number & types of structures on property 2

Applicant Information

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

Owner Name(s): GIERGO SHKURTAY
Mailing Address: 1853 DOYAL FERN AVE JAP BEACH FL 32250
Phone Number(s): 904-3149191 Email: GSHKURTAY@ICLOUD.COM

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

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

To Be Notarized

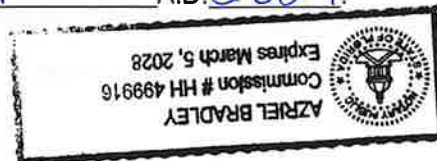
Name (Print Name): GEORGE SHURTAS
Signature: [Signature] Date: 4/26/24

STATE OF FL County of St Johns

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

WITNESS my hand and official seal, this 26th day of April A.D. 2024

(Notary Seal)



Notary Public

My commission expires: March 5, 2028 State of Florida at Large.
Type of Identification Produced: FL ID Drivers license

For Official Use Only

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

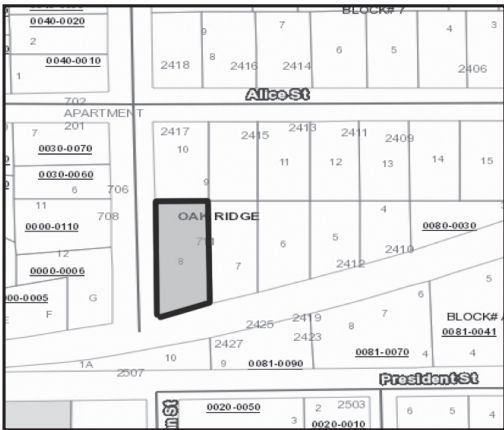
Attachments Reviewed:

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

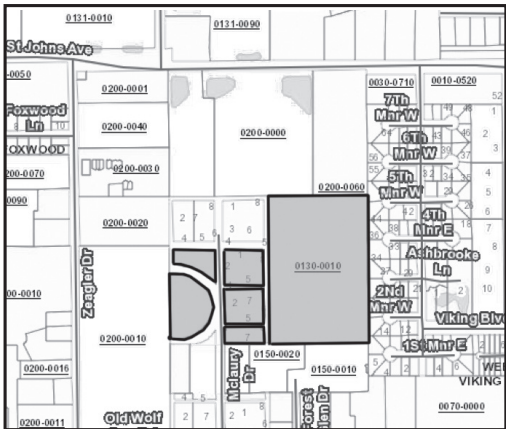
Notice of City of Palatka Planning Board Meeting

Notice is hereby given the Planning Board will meet at 4:00 PM on Tuesday, June 4, 2024, at City Hall, 201 N. 2nd St., Palatka, FL 32177. The meeting is open to the public. The agenda will be posted on the City website and at City Hall prior to the meeting. For more information call the Planning Department at 386-329-0100. The agenda includes but is not limited to:

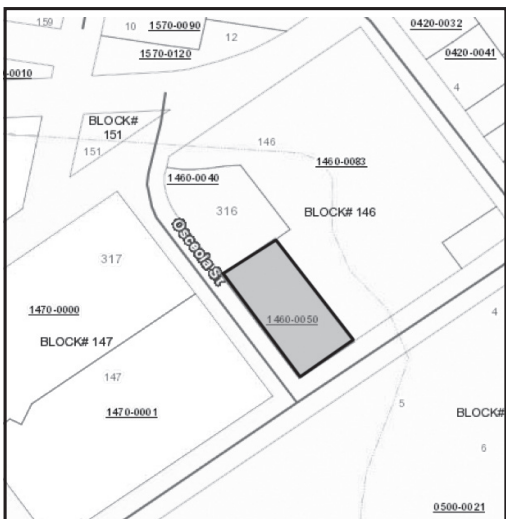
PB Case 24-09: Request to rezone an existing multi-family property from Single-family residential (R-1A) to Multiple-family residential (R-3).
Owner: 2418 Crill, LLC (George Shkurta) Address: 2418 Crill Ave, Palatka, FL 32177 Parcel ID 12-10-26-6500-0080-0080



PB Case 24-10: Request to annex 25.23 acres +/- into city limits, to amend Future Land Use Map (FLUM) from Putnam County Urban Service (US) to City of Palatka Residential Medium Density (RM), and to amend the zoning map from Putnam County Residential, Single-family (R-1) to City of Palatka Planned Unit Development (PUD).
Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0130-0010



PB Case 24-13: Request conditional use for gathering and "club" usage for the American Legion's women's meeting space in Multiple-family residential (R-3) zoned property.
Owner: Beck/Sloan Properties, Inc. Address: 318 Osceola St, Palatka, FL 32177 Parcel ID: 42-10-27-6850-1460-0050



Please govern yourselves accordingly,
Lorenzo Aghemo, MRP, Planning Director

NOTICE: Persons with disabilities requiring accommodations to participate in this meeting should contact the City Clerk's Office at 386-329-0100 at least 24 hours in advance.



PLANNING DEPARTMENT
205 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 332
building-zoning@palatka-fl.gov

May 20th, 2024

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Planning Board will conduct a public hearing concerning the following property on June 4th, 2024 at 4:00 pm at City Hall:

- 12-10-26-6500-0080-0080 2418 Crill Ave. PB 24-09
Owner: George Shkurtaj

You have received this letter because you own property within 150 feet of one of the properties. **Please see the enclosed notice for details.**

If you have any questions, please call us at 386-329-0100 Ext 332

Please govern yourselves accordingly.

A handwritten signature in black ink, appearing to read "Lorenzo Aghemo", written over the printed name.

Lorenzo Aghemo MRP

Planning Director

NOTICE: ANY PERSON WISHING TO APPEAL A DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 386-329-0100 AT LEAST 24 HOURS IN ADVANCE.

VAN WINKLE FAMILY PARTNERSHIP LTD
496 PYRUS STREET
ST AUGUSTINE, FL, 32080

CHEN JIAN
702 FERN ST
PALATKA, FL, 32177

MCGOWAN JOHNNIE W + LINDA M H/W
PO BOX 2232
PALATKA, FL, 32178-2232

COLEMAN REVELL JR + DIXIE LAFAY MARIE...
2416 CRILL AVE
PALATKA, FL, 32177

SHACKLEFORD JESS F + MARY E H/W
2417 ALICE ST
PALATKA, FL, 32177

MULLIS LISA N + LINDA W HILL (JTRS)
2418 ALICE STREET
PALATKA, FL, 32177

ST JOHNS EYE CARE
2504 CRILL AVE
PALATKA, FL, 32177

PUTNAM HABITAT FOR HUMANITY INC
PO BOX 2433
PALATKA, FL, 32178-2433

TWO G PARTNERS RLLP
6811 NE 37TH LN
SILVER SPRINGS, FL, 34488

COX GARLAN LEWIS + SHARON E H/W
79 TAMMY DR
DALLAS, GA, 30132

WALTON SHIRLEY MAE LIFE ESTATE
706 FERN ST
PALATKA, FL, 32177

YOUNGBLOOD GEORGE E + SANDRA C YO...
4175 WATERLILY CT
MIDDLEBURG, FL, 32068

WHITEHILL ALICIA N
300 CARRIE WAY
INTERLACHEN, FL, 32148

CAUDILL JANET W LIFE ESTATE
2414 CRILL AVE
PALATKA, FL, 32177

HEPPNER ELIZABETH EARL BRANTON ETA...
395 PINE SPRINGS DR
DEBARY, FL, 32713

2418 CRILL LLC
1853 ROYAL FERN LANE
JACKSONVILLE, FL, 32250

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
EARL WALLACE
DAWN RAWLS
EDIE WILSON
CAITLIN E. OWENS
BOARD MEMBERS



TROY BELL, ICMA-CM
CITY MANAGER

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI L. KRANTZ
CITY CLERK

Regular meeting 1st Tuesday of each month.

March 13, 2024

George Shkurta
Gjergj Shkurta
1853 Royal Fern Lane
Jacksonville, FL 32250

Re: 2418 Crill Ave.

Dear Mr. Shkurta,

This is a follow-up to the letter sent by the City Attorney dated November 27, 2023, and in reference to the property listed above: 2418 Crill Ave., Palatka, FL 32177. As indicated in the letter, alternative options were available to resolve the existing violation of the City of Palatka Code Section 94-142(f)(1). You have since then applied for a variance. However, upon further review, a variance to an allocated density is not permitted, as per Section 94-68, Prohibited variances, which, in part, reads: *No variance shall be allowed: (1) To permit a non-conforming use, except as otherwise provided in this chapter, in any district.* Furthermore, the Code states that variances can only be considered for development standards (Sec. 94-71).

An amendment to the Future Land Use (FLU) of the Comprehensive Plan to a higher density classification and corresponding zoning is therefore needed in order to keep the existing 3 dwelling units on the 0.33 acre lot. Please find attached an application form for a FLU amendment and rezoning for you to fill out if you choose to proceed with this alternative. No fees are due at this time since you have already paid for the variance application.

Please submit the application as soon as possible so that we can proceed with getting the matter reviewed by the Planning Board and City Commission subsequently. Please be aware that if an application is not submitted in a timely manner, the matter will be turned over to the Code Enforcement division for non-compliance.

Thank you.

Sincerely,

Lorenzo Aghemo, MRP
Planning Director
City of Palatka



Staff Report

Meeting Date: June 4, 2024

Case#: PB 24-10
Address: 00 (Unassigned) McLaury Drive
Parcel ID: 10-10-26-0000-0130-0010
Applicant: Robers Land & Timber Company

A. Application Summary

Project: PB24-10 McLaury Dr.
Request: This is a multiple request for the identified parcel to: a) annex into the City of Palatka; b) amend the future Land Use Map (FLUM) from Putnam County Urban Service (US) to City of Palatka Residential Medium Density (RM); and c) to rezone from Putnam County residential 1 (R-1) to the City of Palatka Planned Unit Development (PUD). The size of the parcel is approximately 24.23 acres and the request to annex into the City to connect to the City's water and sewer services.

Parcel:	10-10-26-0000-0130-0010
Project Manager:	Lorenzo Aghemo, Planning Director
Owner:	Roberts Land & Timber
Agent:	Mark Shelton, Kimley-Horn and Associates

I. Background & Recommendation

The multiple application is for a 24.23 acre +/- parcel of land located North of Crill Avenue and East of SR-19. The subject parcel is in unincorporated Putnam County within an existing enclave. The parcel is currently vacant and according to the applicant it is being used for silvicultural purposes. The applicant is seeking approval to annex into the City to obtain water and sewage services provided by the City. The applicant is also requesting approval to a Future Land Use Map amendment and rezoning with the purpose of developing a multifamily residential community. The property is adjacent to the HCA Putnam Florida Hospital immediately to the south-east as well as other medical related uses; the parcel also abuts existing residential communities and commercial uses.

The applicant intends to develop the parcel with up to 196 townhome dwelling units at a maximum density of eight (8) units per gross acre. The applicant has a pending application with Putnam County for the vacation of McLaury Drive right of way that runs within the parcel. The City of Palatka has no objection to the vacation of ROW, if proper access easements are afforded to two adjoining properties.

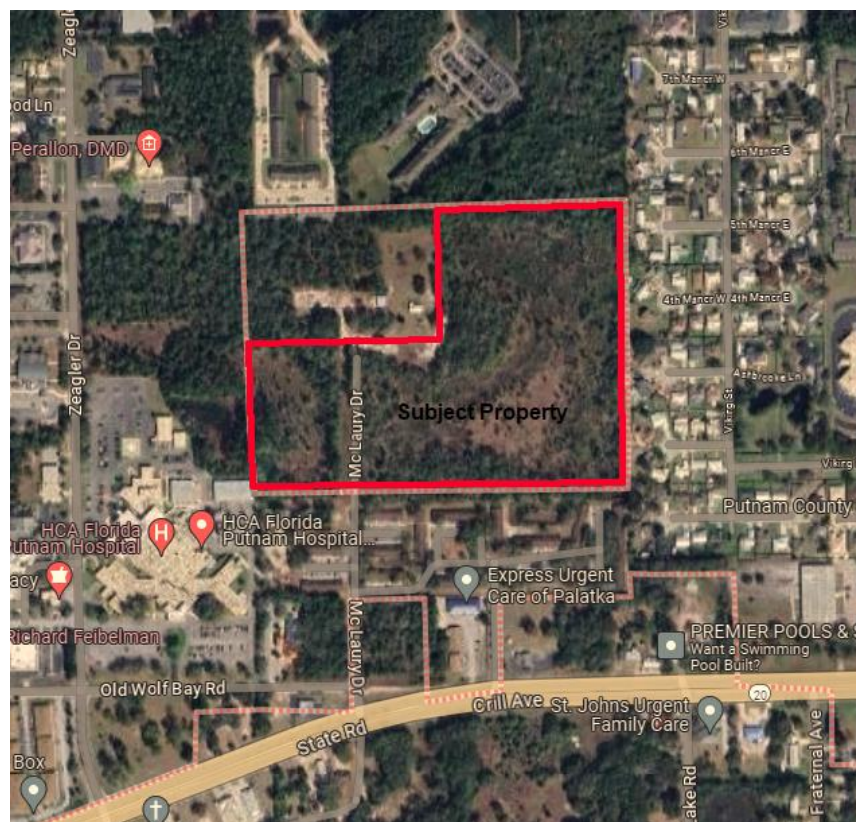


Figure 1: A satellite ariel view of the proposed annexation.

II. Analysis

a) Annexation

Florida Statutes 171.044 references voluntary annexation standards and mandates that a property proposed for annexation must pass two tests: first, the property must be contiguous to the annexing municipality and, second that the property must also be “reasonably compact.”

Contiguous: F.S. 171.031 provides a definition for contiguous and mandates that the boundaries the property must be coterminous with a part of the municipality's boundary.

Compactness: the Statutes also provides for a definition of compactness that requires an annexation to be for properties in a single area and precludes any action that would create or increase enclaves, pockets, or finger areas in serpentine patterns.

The subject parcel is surrounded by the City of Palatka boundaries and therefore, is an existing enclave. The proposed annexation of this property into the City of Palatka will reduce the size of the enclave. This is consistent with and furthers the State of Florida policy of eliminating enclaves in Florida. This annexation will facilitate the efficient provision of public services including emergency response and police.

Connection to Water and Sewer: **water and sewer services are available to the subject parcel and the applicant intends to connect to city water and sewer systems. There is adequate capacity to serve the parcel and its intended residential development.**

Comprehensive Plan Public Facilities Element, Policy D.1.2.1; This policy requires the City of Palatka to establish a coordination with Putnam County to address future development plans adjacent to City borders and to discuss ways for the City to support development beyond their borders with water and sewer services. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside the City limits, is conditioned upon annexation only when those properties become contiguous. Annexation of contiguous property receiving water or sewer service shall not be required if provision of service to a property, in substantive terms, improves the efficiency of the collection system, supports the system through additional service and user fees, achieves environmental protection, and promotes economic development and does not promote urban sprawl: **the proposed annexation is consistent and is in compliance with Policy D.1.2.1.5**

[Estimated Tax Revenue table to be inserted here]

b) Future Land Use Map Amendment

Provide analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources and historic resource on site: **the requested future land use designation of PUD overlay district is suitable for the proposed residential development. Staff is not aware of any soil or topography conditions that would hinder the future development of the site in accordance with all applicable regulations. There are not known natural or historic resources on the parcel.**

Provide analysis of the minimum amount of land needed as determined by the local government: **the adopted 2008 Comprehensive Plan does not determine the minimum amounts of land needed for land uses. However, data and analysis for the Future Land Use Element does note that in 2007, residential land use in the City was 35% of the total land. Between 2015 and 2020, the City's population grew by 1.04% to reach a total of 12,644 habitants. In 2020 there were a total of 5,213 dwelling units occupying 1,324 acres while the total designated was 1,730 acres, sufficient to absorb the expected population growth in the short and medium term. There is an increase demand for residential land uses in the City, mainly in the medium and low income housing market.**

Demonstrate that the amendment does not further urban sprawl: **the amendment to the future land use of this parcel would not contribute to urban sprawl as the property is within already developed area with existing urban services. The development pattern is that of a several different uses, including medical related services as well as residential and commercial uses. The proposed residential development will be in the form of a planned unit development thus ensuring that it will not establish radial or**

strip development pattern. The proposed residential project in fact constitutes infill development.

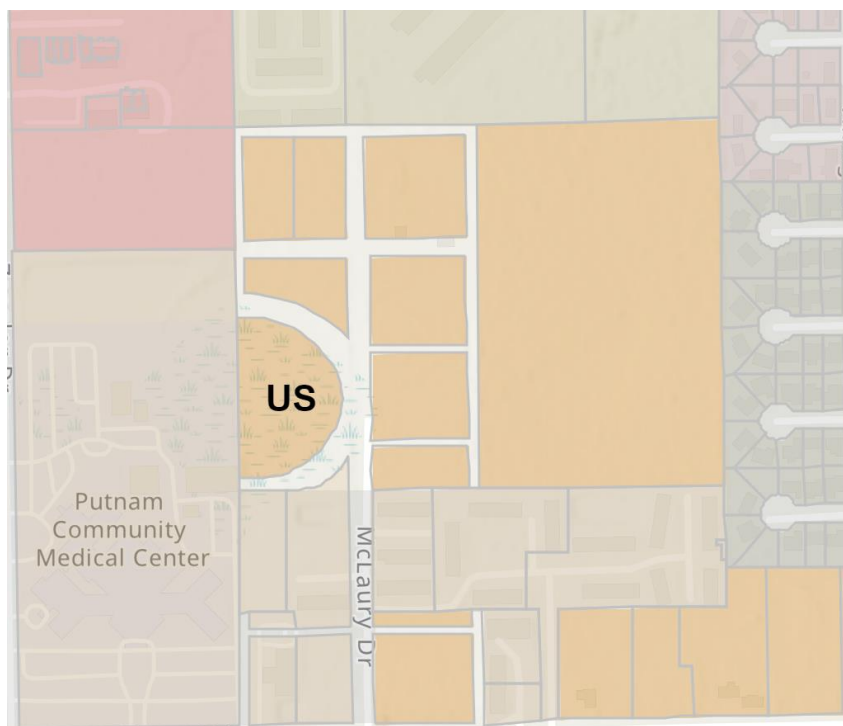


Figure 2: Current Future Land Use (FLU) of the proposed property is Putnam County Urban Service (US).

c) Zoning Analysis

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

1. Whether the proposed change is in conformity with the Comprehensive Plan: **the proposed rezoning is in conformance with the Comprehensive Plan;**
2. The existing land use pattern: **the existing land use pattern is that of a suburban area with a mix of residential, commercial and medical related land uses. The proposed rezoning is consistent with the established land use pattern in the immediate area;**
3. Possible creation of an isolated district unrelated to adjacent and nearby districts: **the propose rezoning will not create an isolated district as the parcel is within a developed area with urban services, and the proposed development will be infill development in nature;**
4. The population density pattern and possible increase or overtaking of the load on public facilities such as schools, utilities, streets, etc.: **the proposed rezoning and future development of the site would not change population density pattern or risk overtaking public facilities as there is sufficient capacity to serve the intended**

residential development. The expected population growth due to the development of 196 townhomes would not place and undue strain on the school system;

5. Whether existing district boundaries are illogical drawn in relation to existing conditions on the property proposed for change: **existing zoning districts boundaries are not illogical established and is consistent with the existing conditions on the property, and the development of the site would be considered as an infill development;**
6. Whether the propose change will constitute a grant of special privilege to an individual owner as contrasted with public welfare: **the proposed rezoning will not confer the property owner any special privilege not available to other property owners;**
7. Whether there are substantial reasons why the property cannot use is accord with existing zoning: **the parcel is currently within the boundaries of unincorporated Putnam County and could be developed according to the County's zoning regulations, however the parcel will need to be connected to City's water and sewer systems. Once annexed into the City, the proposed residential development will be developed in accordance with the existing PUD regulations;**
8. Whether the change suggested is out of scale with the needs of the neighborhood or the city: **the proposed rezoning is not out of scale, and supply of diverse housing options is a recognized goal of the City. The proximity of the Putnam County hospital and related medical facilities, to the proposed residential development will be consistent with the character and needs of the neighborhood;**
9. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use: **the parcel is currently in unincorporated Putnam County and the applicant is seeking to annex into the City of Palatka; and**
10. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district: **the subject parcel is not within an historic district.**

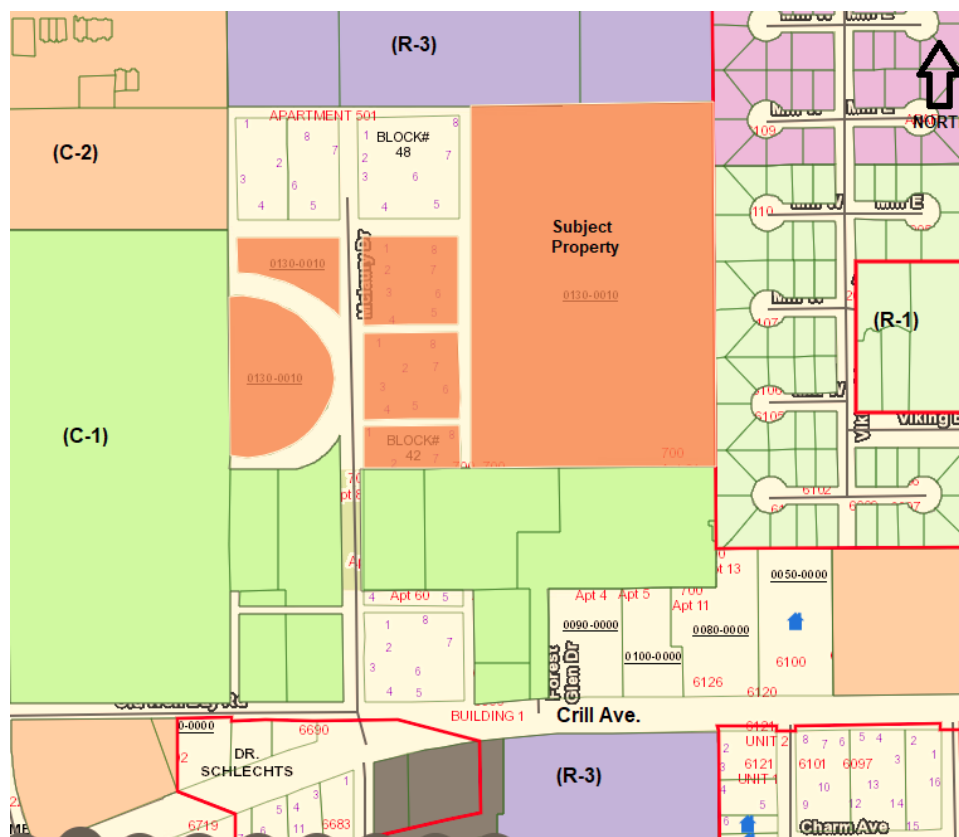


Figure 3: Current zoning of sites surrounding the subject parcel.

STAFF RECOMMENDATION

Based upon the analysis and the conclusions contained in this report, staff recommends the Planning Board to adopt a motion to **APPROVE** the following items:

- Annexation of parcel 10-10-26-0000-0130-0010 into the City of Palatka boundaries;
- Amendment of the boundary Future Land Use map designation from Putnam County Urban Service (US) to the City of Palatka Residential Medium (RM); and
- Amendment of the Zoning Map district boundaries from Putnam County Residential-1 (R-1) to the City of Palatka Planned Unit Development Overlay District (PUD).

###



PLANNING DEPARTMENT
201 N 2ND STREET
PALATKA, FL 32177
386.329.0100 EXT. 327

ANNEXATION, AMENDMENT TO FLUM AND REZONING APPLICATION

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

Application Requirements

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

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

Property Information

- Property Address: Unassigned Location, 0 McLaury Drive
- Parcel Number: 10-10-26-0000-0130-0010
- Lot size/acreage: +/- 24.5
- Current Property Use: Silviculture
- Current Future Land Use Map Designation: Urban Service (Putnam County)
- Proposed Future Land Use Map Designation (if applicable): Residential Medium Density (RM)
- Proposed Use: Residential Single-Family Attached (Townhomes)
- Current Zoning Designation: R-1 (Putnam County) Requested Zoning Designation: PUD
- Square footage of any proposed structures _____ Number & types of structures on property _____
Maximum 196 Townhomes

Applicant Information

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

Owner Name(s): Roberts Land & Timber Company

Mailing Address: 625 State Rd 100, Palatka, FL 32177

Phone Number(s): _____ Email: _____

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

Name(s): Mark Shelton, Kimley-Horn and Associates, Inc.

Mailing Address: 12740 Gran Bay Pkwy W, Suite 2350, Jacksonville, FL 32258

Phone Number(s): 904 828 3900 Email: Mark.Shelton@Kimley-Horn.com

To Be Notarized

Name (Print Name): Mark Shelton, AICP

Signature: 

Date: 1/25/24

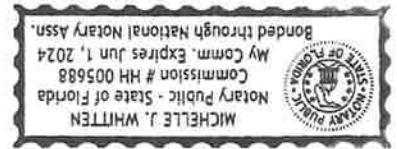
STATE OF FL

County of Duval

Before me this day personally appeared MARK Shelton who executed the foregoing

application and acknowledged to and before me executed this document for the purposes therein expressed.
WITNESS my hand and official seal, this 25th day of Jan. A.D. 2024.

(Notary Seal)



My commission expires: 6-1-2024 State of FL at Large.

Type of Identification Produced: personally known

For Official Use Only

Date Submitted: _____

Received By: _____

Confirmed Current Zoning: _____

(Allowable) Requested Zoning: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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

FLUM Designation: _____

Preliminary Review by: _____

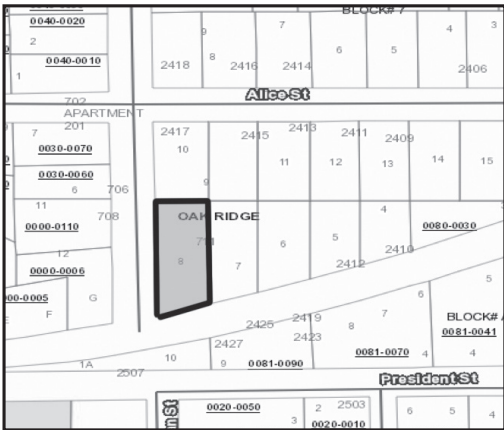
Date Legal Ad Ran: _____

Sign(s) Posted Date: _____

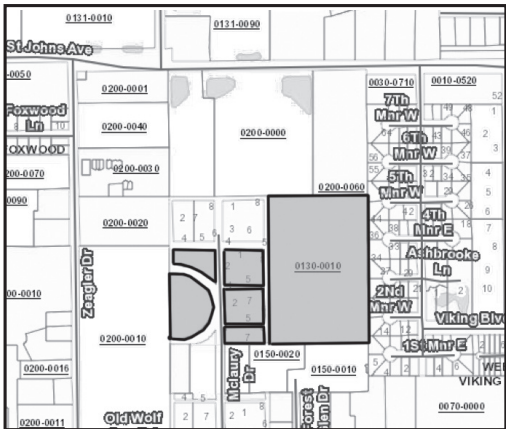
Notice of City of Palatka Planning Board Meeting

Notice is hereby given the Planning Board will meet at 4:00 PM on Tuesday, June 4, 2024, at City Hall, 201 N. 2nd St., Palatka, FL 32177. The meeting is open to the public. The agenda will be posted on the City website and at City Hall prior to the meeting. For more information call the Planning Department at 386-329-0100. The agenda includes but is not limited to:

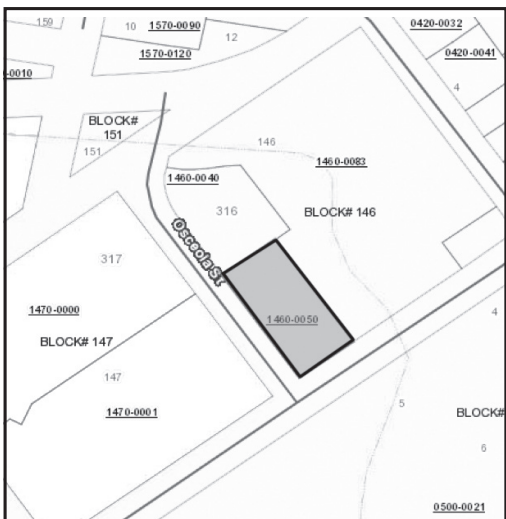
PB Case 24-09: Request to rezone an existing multi-family property from Single-family residential (R-1A) to Multiple-family residential (R-3).
Owner: 2418 Crill, LLC (George Shkurta) Address: 2418 Crill Ave, Palatka, FL 32177 Parcel ID 12-10-26-6500-0080-0080



PB Case 24-10: Request to annex 25.23 acres +/- into city limits, to amend Future Land Use Map (FLUM) from Putnam County Urban Service (US) to City of Palatka Residential Medium Density (RM), and to amend the zoning map from Putnam County Residential, Single-family (R-1) to City of Palatka Planned Unit Development (PUD).
Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0130-0010



PB Case 24-13: Request conditional use for gathering and "club" usage for the American Legion's women's meeting space in Multiple-family residential (R-3) zoned property.
Owner: Beck/Sloan Properties, Inc. Address: 318 Osceola St, Palatka, FL 32177 Parcel ID: 42-10-27-6850-1460-0050



Please govern yourselves accordingly,
Lorenzo Aghemo, MRP, Planning Director

NOTICE: Persons with disabilities requiring accommodations to participate in this meeting should contact the City Clerk's Office at 386-329-0100 at least 24 hours in advance.



PLANNING DEPARTMENT
205 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 332
building-zoning@palatka-fl.gov

May 20th, 2024

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Planning Board will conduct a public hearing concerning the following property on June 4th, 2024 at 4:00 pm at City Hall:

- 10-10-26-0000-0130-0010 0 McLaury Drive PB 24-10
Owner: Roberts Land & Timber Company

You have received this letter because you own property within 150 feet of one of the properties. **Please see the enclosed notice for details.**

If you have any questions, please call us at 386-329-0100 Ext 332

Please govern yourselves accordingly.

A handwritten signature in black ink, appearing to read "Lorenzo Aghemo", with a stylized flourish at the end.

Lorenzo Aghemo MRP

Planning Director

NOTICE: ANY PERSON WISHING TO APPEAL A DECISION MADE BY THE BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. FS 286.0105

PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY CLERK'S OFFICE AT 386-329-0100 AT LEAST 24 HOURS IN ADVANCE.

NILSSON GARY S + DORIS H/W
6108 4TH MANOR W
PALATKA, FL, 32177

WHITE CHRISTOPHER MARK + TAWANNA C...
6110 3RD MANOR WEST
PALATKA, FL, 32177

HAND GLENN JOHN + JOHN EDWARD HAN...
6108 W 5TH MANOR
PALATKA, FL, 32177

STOKES CHANCE AURBON + TAYLOR ALEN...
6110 WEST 2ND MANOR
PALATKA, FL, 32177

FOREST GLEN II LTD
516 LAKEVIEW RD UNIT 8
CLEARWATER, FL, 33756

BANCALARI KEVIN SCOTT + SHIRLEY GAIL ...
6106 W 4TH MANOR
PALATKA, FL, 32177

TURNER TALLULAH A + JOHN L JR TRUST
PO BOX 924
PALATKA, FL, 32178-0924

FOREST GLEN ASSOCIATES LTD
516 LAKEVIEW RD UNIT 8
CLEARWATER, FL, 33756

RAHMAN LUTFOR +ASHIK RAHMAN + MONI...
6109 W 3RD MANOR
PALATKA, FL, 32177

ALVAREZ NOEMI
6106 W 1ST MANOR
PALATKA, FL, 32177

FREEMAN CATHERINE + PHILLIP C FREEM...
167 QUEENS COUNTRY RD
INTERLACHEN, FL, 32148

EVANS ANGELIA
6108 W 1ST MANOR
PALATKA, FL, 32177

6201 SAINT JOHNS AVENUE LAND TRUST
2493 US HIGHWAY 1 SOUTH
ST AUGUSTINE, FL, 32086

CUSTER EVELYN MARIE
6107 W 3RD MANOR
PALATKA, FL, 32177

DUNLAP MELISSA MARIE
6107 W 6TH MANOR
PALATKA, FL, 32177

ROBERTS LAND & TIMBER COMPANY
625 STATE RD 100
PALATKA, FL, 32177

HOLLY RIDGE INVESTORS LLC+JWDW PRO...
1329 E LARK STREET
SPRINGFIELD, MO, 65804

TAYLOR THRESHA N
6106 W 3RD MANOR
PALATKA, FL, 32177

STILLWORD JOSEPH D + ANGELA M
135 CONFEDERATE POINT RD
PALATKA, FL, 32177

OLLIE WILLIAM DELMON
6106 2ND MANOR W
PALATKA, FL, 32177

FOREST GLEN III LTD
516 LAKEVIEW RD UNIT 8
CLEARWATER, FL, 33756

MORRIS JAMES H + ALMA J H/W
6105 5TH MANOR W
PALATKA, FL, 32177

JORDAN CHARLOTTE F LIFE ESTATE
6110 WEST 4TH MANOR
PALATKA, FL, 32177

MURPHY MAVIS J
PO BOX 364
PALATKA, FL, 32178-0364

STARR DANIEL R + KELLY A H/W
6109 W 2ND MANOR
PALATKA, FL, 32177

OWENS MARY A
6108 2ND MANOR W
PALATKA, FL, 32177-3805

RASNAKE ANGELA
6109 1ST MANOR WEST
PALATKA, FL, 32177

ZEIGLER DR TRUST
1718 CAPITOL AVE
CHEYENNE, WY, 82001

REED JULIA L
6107 W 5TH MANOR
PALATKA, FL, 32177

WADE HOLLY KIGHT LIFE ESATE
PO BOX 598
PALATKA, FL, 32178-0598

PUTNAM COMMUNITY MED CTR OF NF LLC
PO BOX 80610
INDIANAPOLIS, IN, 46280

BENNEHOFF MARY M
6105 4TH MANOR WEST
PALATKA, FL, 32177

CUNNINGHAM CONNOR B + OLIVIA A H/W
6110 WEST 1ST MANOR
PALATKA, FL, 32177

GASTELUM ALEJANDRO + DEBRA L H/W
6107 2ND MANOR W
PALATKA, FL, 32177

RAMIREZ RICHARD + DENISE H/W
6107 4TH MANOR W
PALATKA, FL, 32177

BRANHAM JOANNIE + JEANNIE+DARWIN KI...
6105 W 3RD MANOR
PALATKA, FL, 32177

HENSON EZRA RODNEY
142 MCLAURY DR
PALATKA, FL, 32177

HUTCHERSON BRENDA JOYCE
4793 PLANTATION OAKS BLVD
ORANGE PARK, FL, 32065

PUTNAM COMMUNITY MED CTR OF NF LLC
PO BOX 80610
INDIANAPOLIS, IN, 46280

KURTZ BRIAN K SR
109 LISBON ST
INTERLACHEN, FL, 32148

From: [Lorenzo Aghemo](#)
To: [Jane West](#)
Cc: [Casey Cheap](#)
Subject: FW: McLaury Cove - Request to continue
Date: Tuesday, May 28, 2024 5:27:36 PM

From: Brennan, Sophie <Sophie.Brennan@kimley-horn.com>
Sent: Tuesday, May 28, 2024 4:25 PM
To: Lorenzo Aghemo <laghemo@palatka-fl.gov>
Cc: Shelton, Mark <Mark.Shelton@kimley-horn.com>; Shalene B Estes <ShaleneEstes@forestar.com>; Building and Zoning <Building-Zoning@palatka-fl.gov>
Subject: McLaury Cove - Request to continue

Good afternoon Lorenzo,

It was great meeting you today. I wanted to formally put in writing that we would like to continue our McLaury Cove applications (annexation, future land use amendment, and rezoning) to the July Planning Board meeting.

Please let us know if you need any additional information at this time.

Thank you!

Sophie Brennan, AICP

Kimley-Horn | 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, FL 32258

Direct: 904 544 9299 | Mobile: 410 726 3086 | Main: 904 828 3900

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)



Staff Report

Meeting Date: June 4, 2024

Case#: PB24-13 Conditional Use
Address: 318 Osceola Street, Palatka, FL 32177
Parcel ID: 42-10-27-6850-1460-0050
Applicant: Beck/Sloan Properties, Inc.

A. Application Summary

I. General

Project Name: Former Lion's Club
Request: Conditional Use approval for a club/lodge
Parcel#: 42-10-27-6850-1460-0050
Acres: 0.49
Location: Formerly operated as the Lion's Club; several years since they have used the building; now vacant
Project Manager: Sherri Farmer
Owner: Beck/Sloan Properties, Inc.
Agent: Jim Troiano

II. Background & Recommendation

The site is zoned R-3, Residential, Multi-family, and as such, allows as a conditional use, clubs, lodges, and fraternal organizations (Figure 1).

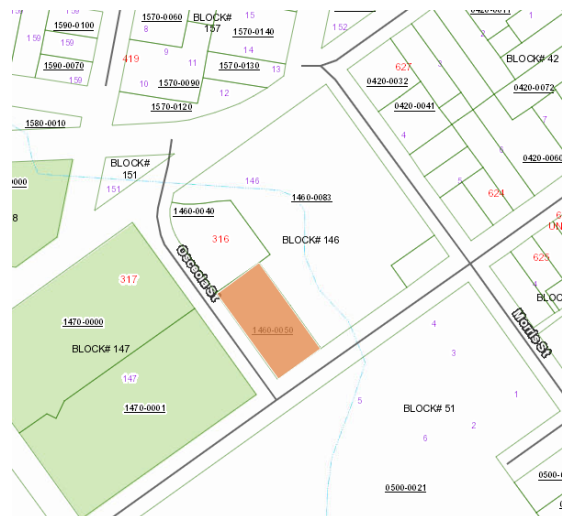


Figure 1: Map of property from Putnam County Tax Assessor.

The owner of the property has received a request from the Bert Hodge American Legion Post #45, located next door to the property (Figure 2), to occupy this space and allow their women’s auxiliary to use it as a meeting space. The property was previously occupied and used by the Lions Club, however, it has been several years since they met in this location. Thus, the owners are seeking to reestablish use through this application.



Figure 2. Red arrow = Bert Hodge American Legion Post #45; Blue Arrow = Property in question.

Sec. 94-145. R-3. *Multi-family residential district* lists clubs, lodges, and fraternal organizations as a conditional use. The property abuts the Bert Hodge American Legion Post #45 (as previously stated and shown in Figure 2). The table lists all the adjoining properties, their use, FLU, and zoning:

	Actual Use	FLU	ZONING
Property Existing	Vacant	Residential, High (RH)	Residential, Multi-Family (R-3)
Property Proposed	Club, Lodge	Residential, High (RH)	Residential, Multi-Family (R-3)
North	Club, Lodge	Residential, High (RH)	Residential, Multi-Family (R-3)
South	Easement	Planned Unit Development, (PUD)	Residential, Medium, (RM)
East	City of Palatka	Residential, High (RH)	Residential, Multi-Family (R-3)
West	Cemetery	Residential Low (RL)	Residential, Multi-Family (R-3)

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

III. Analysis

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

- a. **Compliance with all applicable elements of the comprehensive plan.** The application is **in compliance** with elements of the Comprehensive plan.
- b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.** The property has access from Osceola St. and Crill Ave., as well as Kirby St. The existing access is **in compliance** for emergency vehicles.
- c. **Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.** The existing structure has a lawn area that was previously used for parking, though it has not been updated to conform to the current Code nor ADA standards. §94-261(c)(7)—Off street parking and loading. “All parking and loading areas shall be surfaced with asphalt, concrete, brick, or other similar material. However, 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 Code also calls for 1 parking space for every five (5) members of a club. The applicant has stated that there are 30 members, so six (6) spaces are required.

Additionally, Americans with Disabilities Act (or ADA) compliance with Florida Statute 553.5041--Designates accessible spaces be designed and marked for the exclusive use of individuals who have a severe physical disability (minimum of one). Parking spaces must be at the nearest accessible entrance and must be a minimum of 12 feet wide. Access aisles must be a minimum of 5 feet wide. Each space must be striped and prominently outlined with blue paint and must be repainted as necessary to be clearly distinguishable as a parking space designated for persons with disabilities. The space must be posted with a permanent above grade sign of a color and design approved by the Dept. Of transportation and placed on or at least 60 inches above ground level (“Parking by Disabled Permit Only”). The applicant has agreed to the conditions for the ADA compliant parking. The Planning Director has granted approval for a pervious rock surface for the 6 necessary parking spaces. Parking areas must meet minimum landscaping standards, covered below (j).

- d. **Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.** The building currently utilizes City residential curbside pick-up and has a can at the curb, which Public Works says may continue, but for R-3 designated areas §94-311 states: Trash areas, dumpsters and outdoor storage areas visible from any public street ... shall be screened with plants, opaque fencing, or masonry walls on three sides in such a manner as to provide a minimum of six feet, but no more

than eight feet, of vertical visual obstruction. This must be installed prior to the issuance of the Certificate of Occupancy.

e. **Utilities, with reference to location, availability and compatibility.** The property is currently connected to the City's water and sewer systems and therefore **in compliance**.

f. **Screening and buffering, with reference to type, dimensions and character.** Covered above in (d).

g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.** Any sign would need to meet the requirements of Section 62.

h. **Required yards and other open space.** No changes to the required yards are proposed. **In compliance.**

i. **General compatibility with adjacent properties and other properties in the district.** Previous use documented as part of the community and neighborhood. **In compliance.**

j. **Any special requirements set out in the schedule of district regulations for the particular use involved.** [Sec. 94-296](#) outlines general landscape requirements. Change of use requires landscaping in accordance with this section: (a) Buffer zones are not required since there are no incompatible uses abutting the property; (b) however all parking areas shall have interior landscaping to provide visual relief and to direct and define logical areas for pedestrian and vehicular use; Off-street parking areas containing five parking spaces or in excess of 1,500 square feet shall contain at least ten square feet of interior landscaping for each parking space and the layout or design shall be reviewed and approved by the planning department; and all landscaped areas must be provided with an irrigation system.

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

IV. Recommendations

Staff recommends that Conditional Use be granted with the following conditions:

- Parking shall be updated to conform to current Code requirements and ADA standards.
- Screening shall be placed around the trash pick-up location to screen it from the street.
- Landscape the parking lot to Code minimums.

Once completed, this conditional use would allow a previously vacant building to host a new civic organization that will provide service to our community.

B. Petition Summary

I. Hearing History

Planning Board:

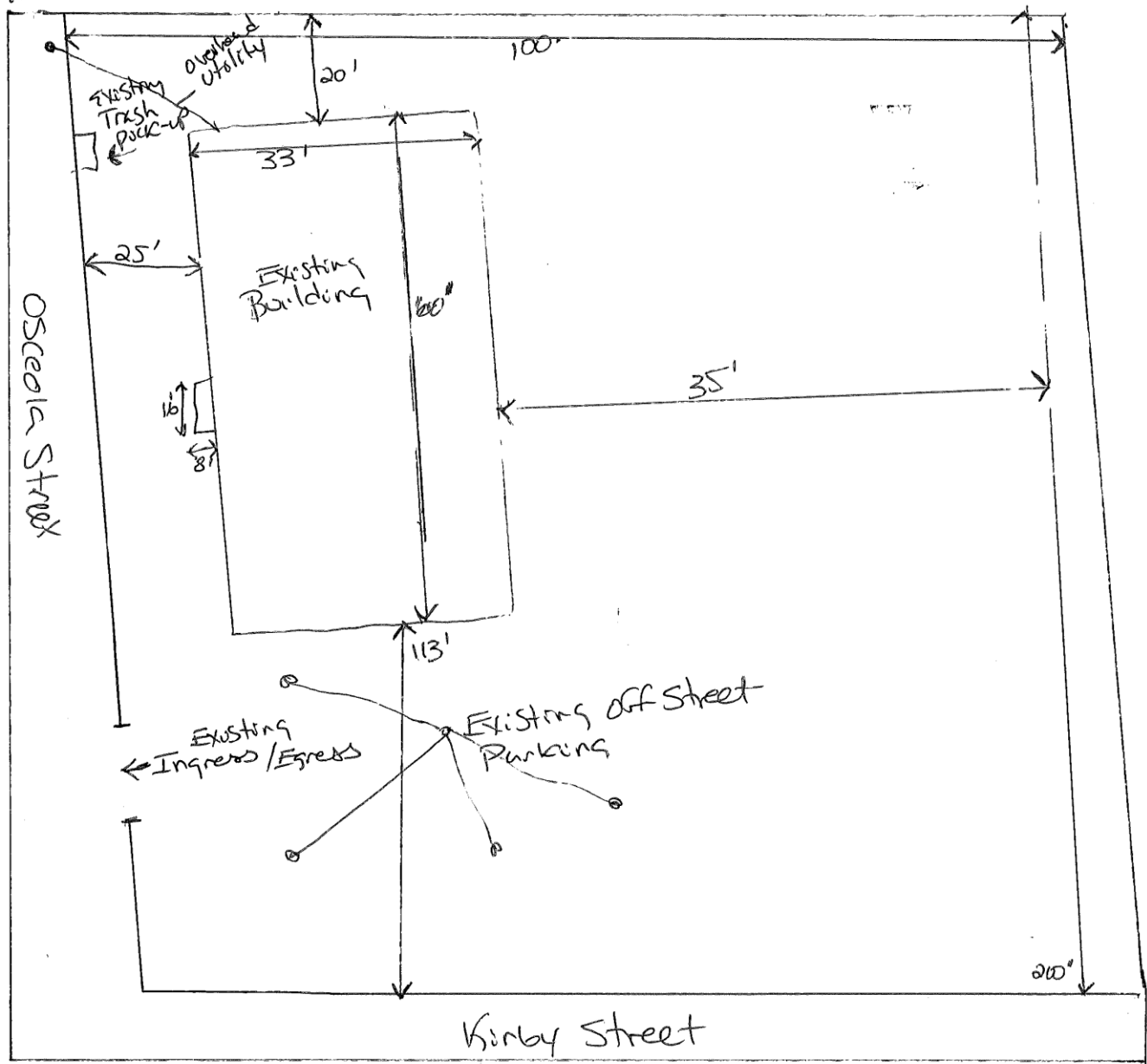
(Feedback)

318 Osceola Street Site Plan

(Not to Scale)

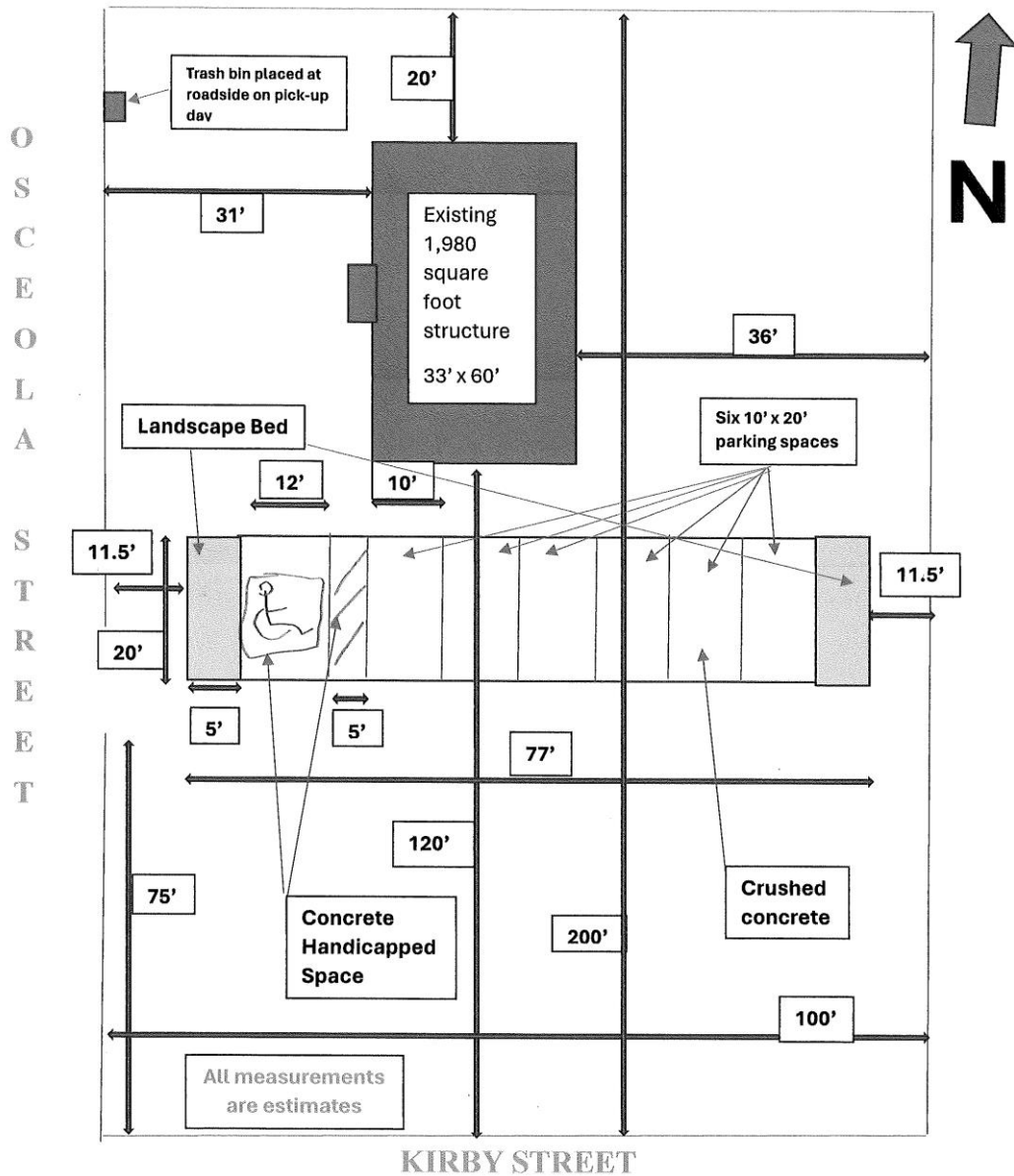


NORTH



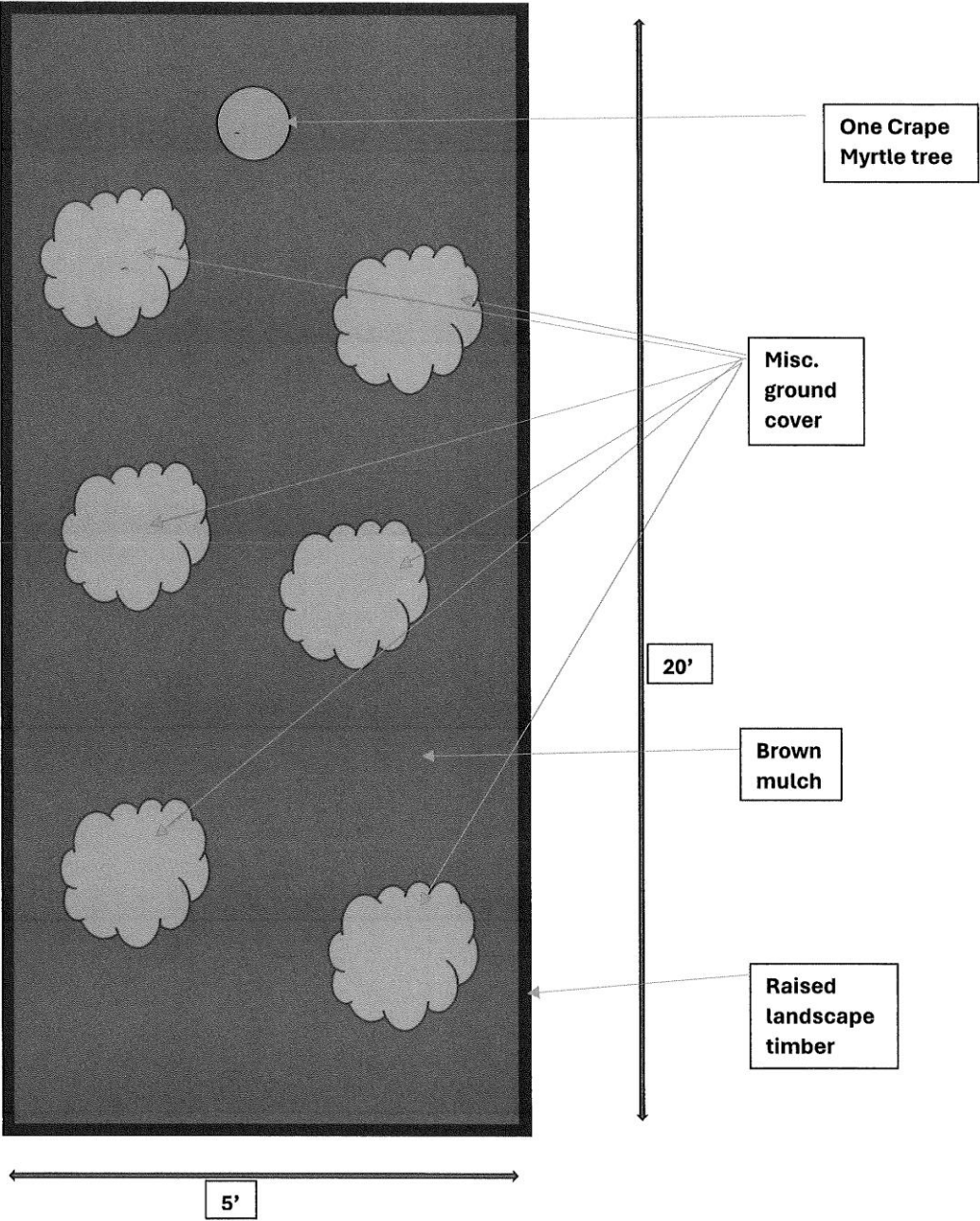
Preparer of the site plan	Jim Troiano
Property owner	Beck/Sloan Properties, Inc.
Location of property	318 Osceola Street, Palatka
Parcel ID #	42-10-27-6850-1460-0050
Present zoning	R-3
Date of submittal	4/22/24
Signature	<i>Jim Troiano</i>

Updated Site Plan



Preparer of the plan		Jim Troiano	
Property owner		Beck/Sloan Properties, Inc.	
Location of property		318 Osceola Street, Palatka	
Parcel ID#	Size	42-10-27-6850-1460-0050	.49 Acres
Present zoning		R-3	
Date of submittal		05/13/2024 (Replaces site plan submitted on 04/22/24)	
Signature			

Suggested Landscaping



Planning Board

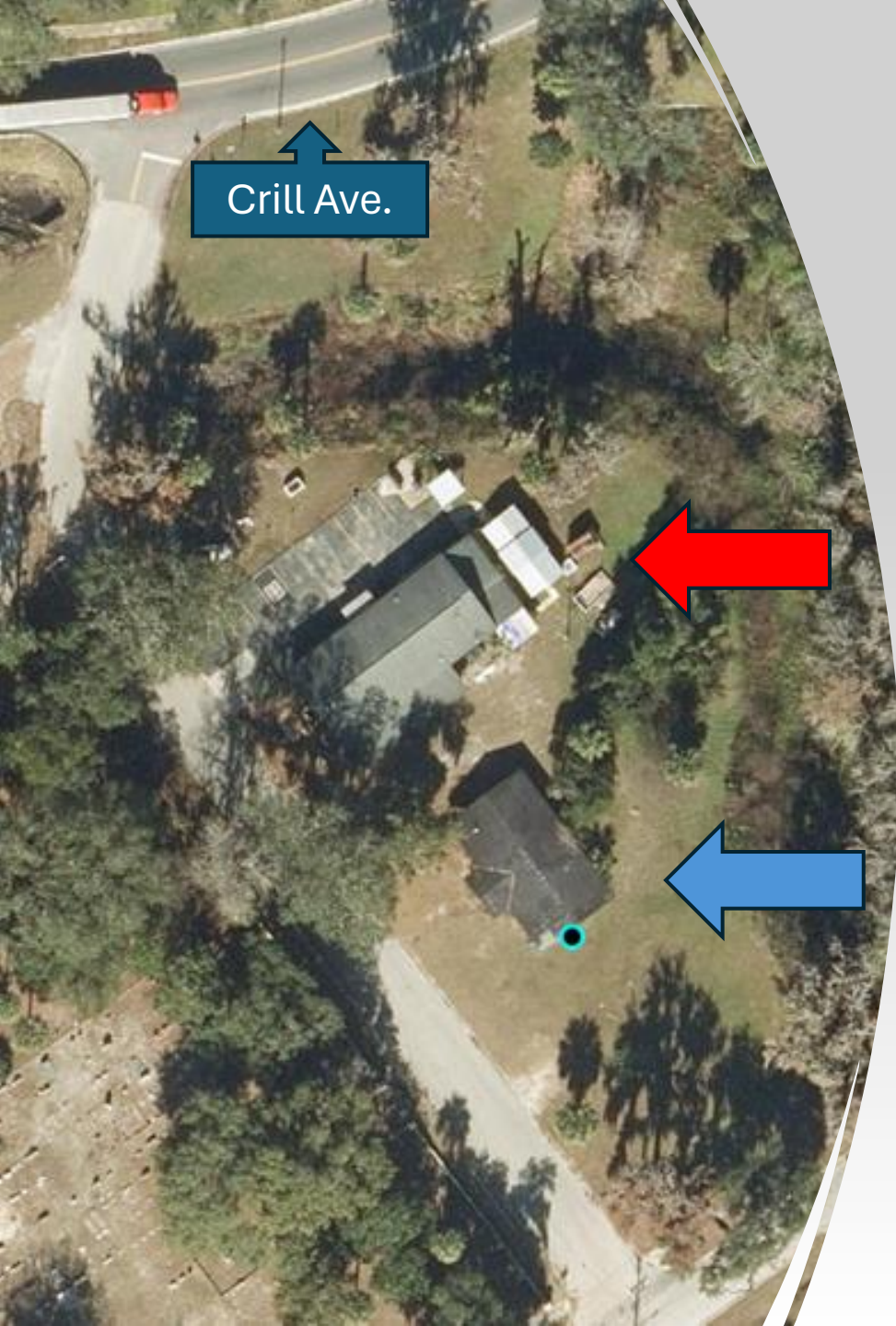
Case PB24-13

4 June 2024

Zone R-3 Residential, Multi-Family

- Seeks Conditional Use
- Club, Lodge, Meeting House
- Image from Putnam County Tax Assessor



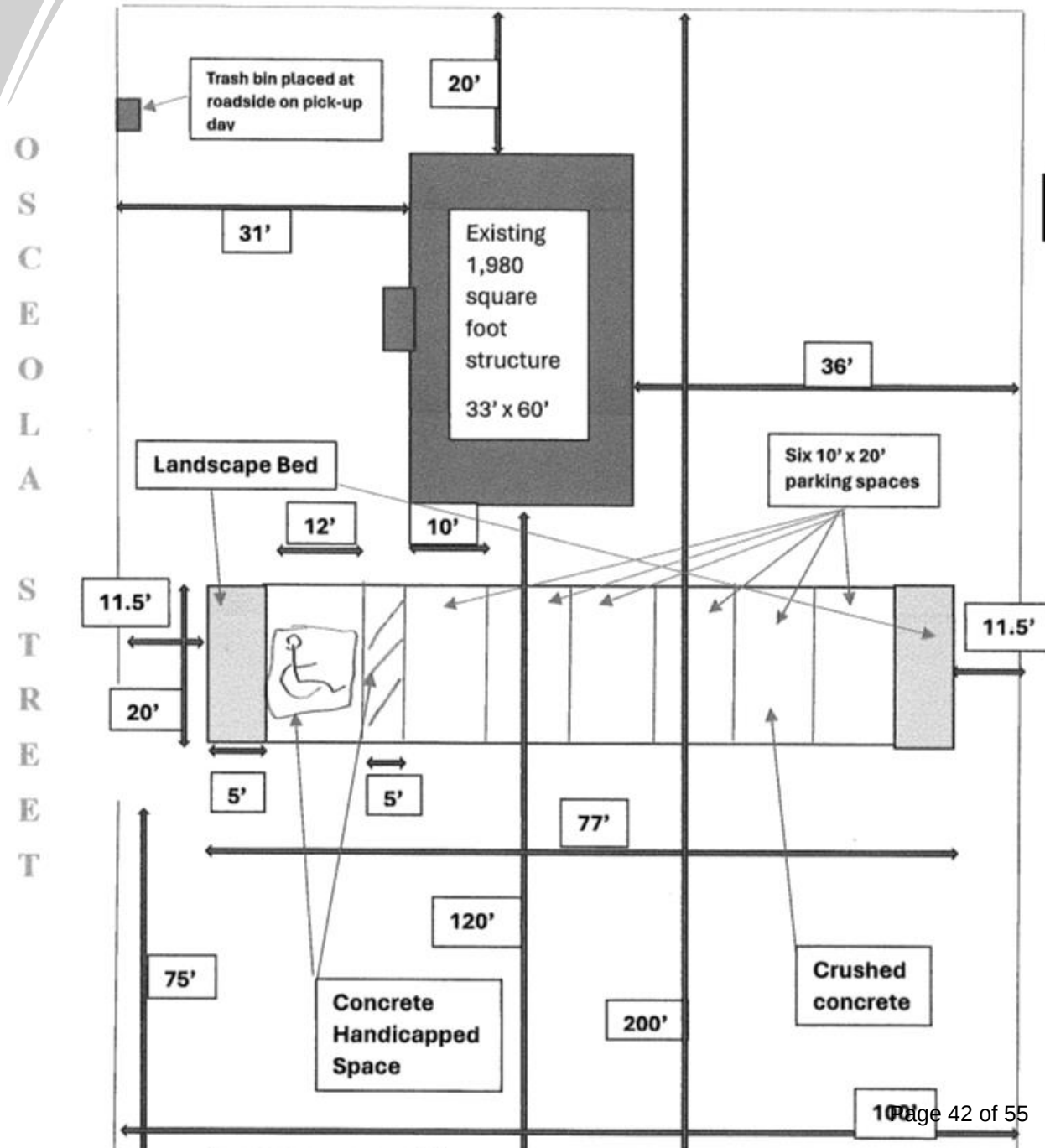


Satellite Imagery of Property

- Red Arrow – Bert Hodge American Legion Post #45
- Blue Arrow – Former Lion's Club; property seeking Conditional Use
- Vehicular access from Crill Ave. (at the top) and Kirby St. at the bottom of the picture.
- Off-street parking area to be updated.

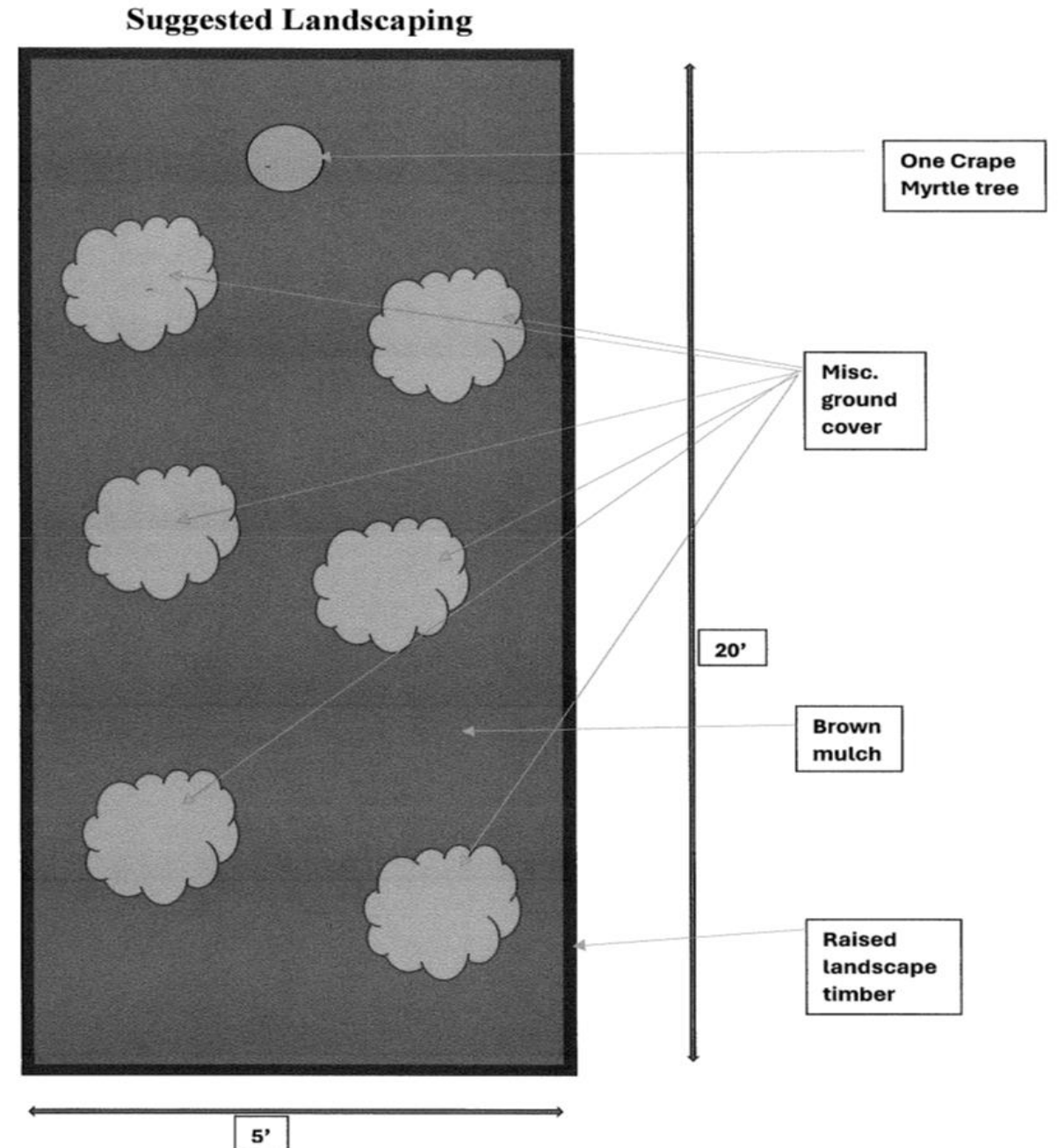
Updated Site Plan

- Applicant has agreed to update parking to conform to current Code and ADA requirements.
- Screening shall be placed around the trash pick-up location to screen it from view from the street.
- Landscape parking lot to Code minimums.



Landscaping Proposal

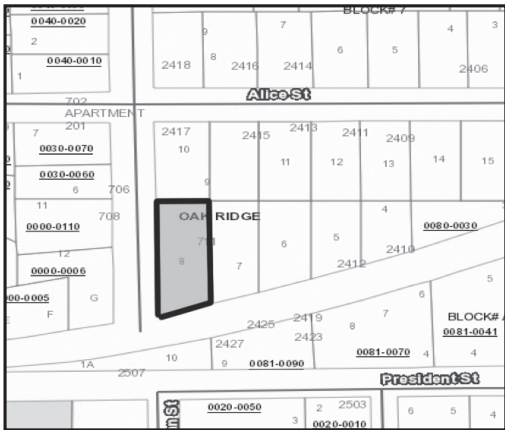
- For Parking lot
- One at each end of the lot



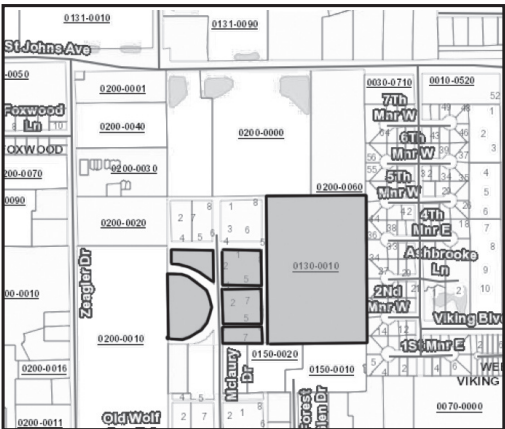
Notice of City of Palatka Planning Board Meeting

Notice is hereby given the Planning Board will meet at 4:00 PM on Tuesday, June 4, 2024, at City Hall, 201 N. 2nd St., Palatka, FL 32177. The meeting is open to the public. The agenda will be posted on the City website and at City Hall prior to the meeting. For more information call the Planning Department at 386-329-0100. The agenda includes but is not limited to:

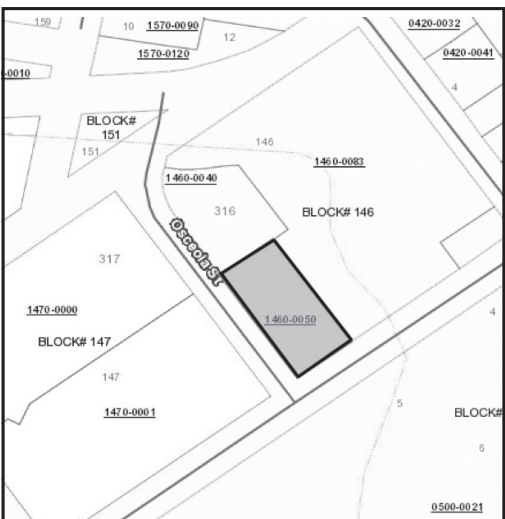
PB Case 24-09: Request to rezone an existing multi-family property from Single-family residential (R-1A) to Multiple-family residential (R-3).
Owner: 2418 Crill, LLC (George Shkurta) Address: 2418 Crill Ave, Palatka, FL 32177 Parcel ID 12-10-26-6500-0080-0080



PB Case 24-10: Request to annex 25.23 acres +/- into city limits, to amend Future Land Use Map (FLUM) from Putnam County Urban Service (US) to City of Palatka Residential Medium Density (RM), and to amend the zoning map from Putnam County Residential, Single-family (R-1) to City of Palatka Planned Unit Development (PUD).
Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0130-0010



PB Case 24-13: Request conditional use for gathering and "club" usage for the American Legion's women's meeting space in Multiple-family residential (R-3) zoned property.
Owner: Beck/Sloan Properties, Inc. Address: 318 Osceola St, Palatka, FL 32177 Parcel ID: 42-10-27-6850-1460-0050



Please govern yourselves accordingly,
Lorenzo Aghemo, MRP, Planning Director

NOTICE: Persons with disabilities requiring accommodations to participate in this meeting should contact the City Clerk's Office at 386-329-0100 at least 24 hours in advance.

BECK/SLOAN PROPERTIES INC
256 N HIGHWAY 17
PALATKA, FL, 32177

ANASTASIA SQUARE LLC
8 DRACUT ST
SEABROOK, NH, 03874

CITY OF PALATKA
201 N 2ND ST
PALATKA, FL, 32177

BERT HODGE POST 45 AMERICAN LEGION ...
316 OSCEOLA ST
PALATKA, FL, 32177

DIOCESE OF SAINT AUGUSTINE FELIPE J E...
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL, 32258

CITY OF PALATKA
201 N 2ND ST
PALATKA, FL, 32177



May 20th, 2024

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Planning Board will conduct a public hearing concerning the following property on June 4th, 2024 at 4:00 pm at City Hall:

- 42-10-27-6850-1460-0050 318 Osceola St. PB 24-13
Owner: Beck/Sloan Properties, Inc.

You have received this letter because you own property within 150 feet of one of the properties. **Please see the enclosed notice for details.**

If you have any questions, please call us at 386-329-0100 Ext 332

Please govern yourselves accordingly.

Lorenzo Aghemo MRP

Planning Director



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

CONDITIONAL USE APPLICATION

APP #: HP PB 24-13
DATE RECEIVED: 3-14-24
HEARING DATE: _____

Application Requirements

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

Required Attachments:

- ☒ Site Plan Finals
- ☒ Letter of Authorization
- ☒ Legal Description
- ☒ Dept. of Children & Family Services Letter (if daycare)
- ☒ Copy of Recorded Deed
- ☒ Fees
- ☒ Justification Statement

Property Information

1. Property Address: 318 Osceola Street Palatka, Florida 32177
2. Parcel Number: 42-10-27-6850-1460-0050
3. Current Property Use: Former Lion's Club. Currently vacant
4. Lot Size: .49 Acres
5. Current Zoning Designation: R-3
6. Number & types of structures on property: One concrete block building
7. Closest Intersecting Streets: Crill Avenue and Osceola Street
8. Description of proposed Conditional Use requested:
To allow for the American Legion Post's Womans Auxiliary to occupy this location as their clubhouse.
Section 94-145 (e)(6) states a conditional use is allowable for "Clubs, lodges and fraternal organizations."

Applicant Information

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

Mailing Address: 2000 Reid Street Palatka, Florida 32177

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

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

Name(s): James Troiano

Mailing Address: 2000 Reid Street

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

To Be Notarized

Name (Print Name): Preston B. Sloan, President

Signature: [Signature] Date: 3/13/24

STATE OF Florida County of Putnam

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

WITNESS my hand and official seal, this 13th day of March A.D. 2024

(Notary Seal)

[Signature]
Notary Public



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

My commission expires: 7/22/2025 State of FL at Large
Type of Identification Produced: _____

Official Use Only

1. DATE SUBMITTED: _____

2. RECEIVED BY: _____

3. CURRENT ZONING: _____

4. FUTURE LAND USE CATEGORY: _____

5. PRELIMINARY REVIEW BY: _____

Case PB 23-27 – Palatka Mall Final Plat

Address: 400 N State Road 19, 02-10-26-0000-1260-0000, 31.63 acres

Applicant: Schippers-Taivah, LLC, Agent Matthews Design Group, LLC

STAFF REPORT: Final Plat Approval

DATE: June 4, 2024
TO: Planning Board
FROM: City Staff

Application Request

The applicant is requesting approval of a Final Plat to subdivide the existing parcel into four (4) parcels therefore creating three (3) new outparcels intended for future development.



Figure 1: Subject Parcel Outlined in Black



Figure 2: Subject Parcel Outlined in Black, Future Land Use (FLU)



Figure 3: Subject Parcel and Surrounding Parcels, Existing Zoning

Background

The preliminary plat for this subdivision was reviewed and unanimously approved by the Planning Board on December 5, 2023. The approval was contingent upon the applicant addressing staff concerns included in the staff report. The property in question has a Future Land Use (FLU) of Commercial (COM) and is zoned Intensive Commercial (C-2). The new outparcels to be created will continue to have the same designation and zoning.

The proposed new outparcels are not required to meet minimum dimensions and will have the following sizes:

- Outparcel A: 59,718 sq. ft. (1.37 acres);
- Outparcel B: 46,292 sq. ft. (1.06 acres);
- Outparcel C: 133,339 sq. ft. (3.06 acres); and
- Outparcel D (mall): 1,130,651 sq. ft. (25.96 acres)

All parcels will use the existing 3 accesses from State Road 19 and an internal roadway. The existing mall is served by a stormwater system previously installed. New development will need to be designed and permitted by local and state agencies.

The proposed subdivision parcels meet development standards and is in general conformance with the City of Palatka Code of Ordinances §74-9 and §74-12 and with Florida Statute Chapter 177. The Final Plat is in general conformance and consistent with the previously approved preliminary plat. The applicant has addressed and satisfied the 18 items noted in the staff report; however, the following items listed in the staff recommendations must be resolved before the final plat is submitted for consideration by the City Commission.

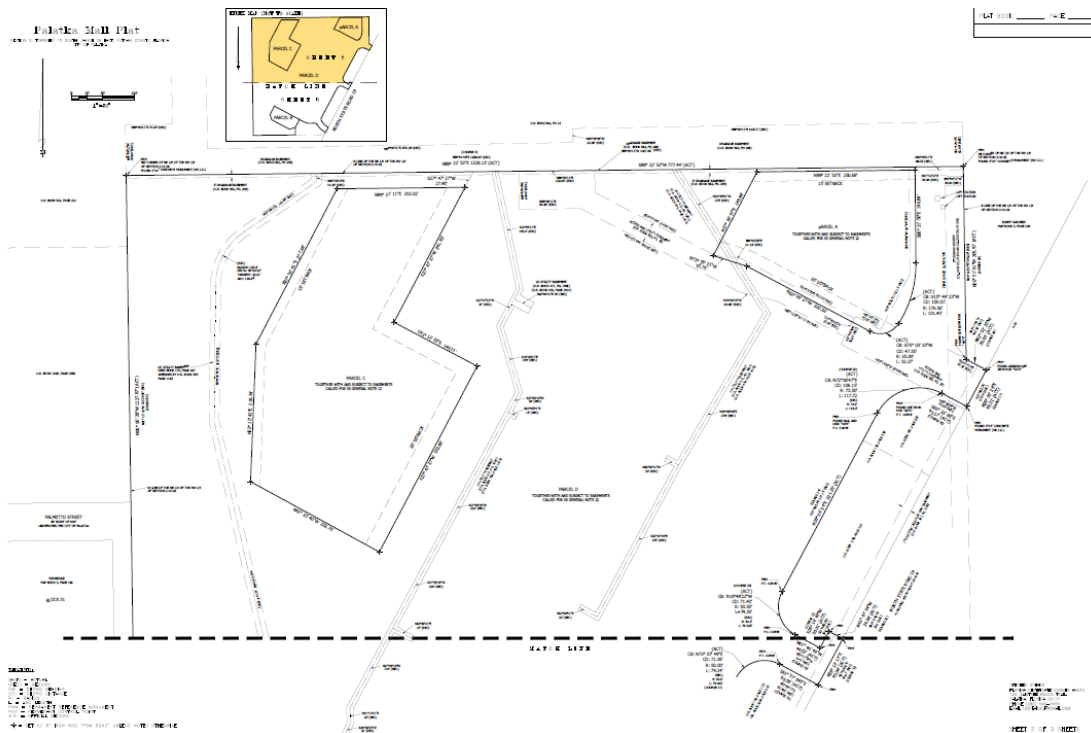
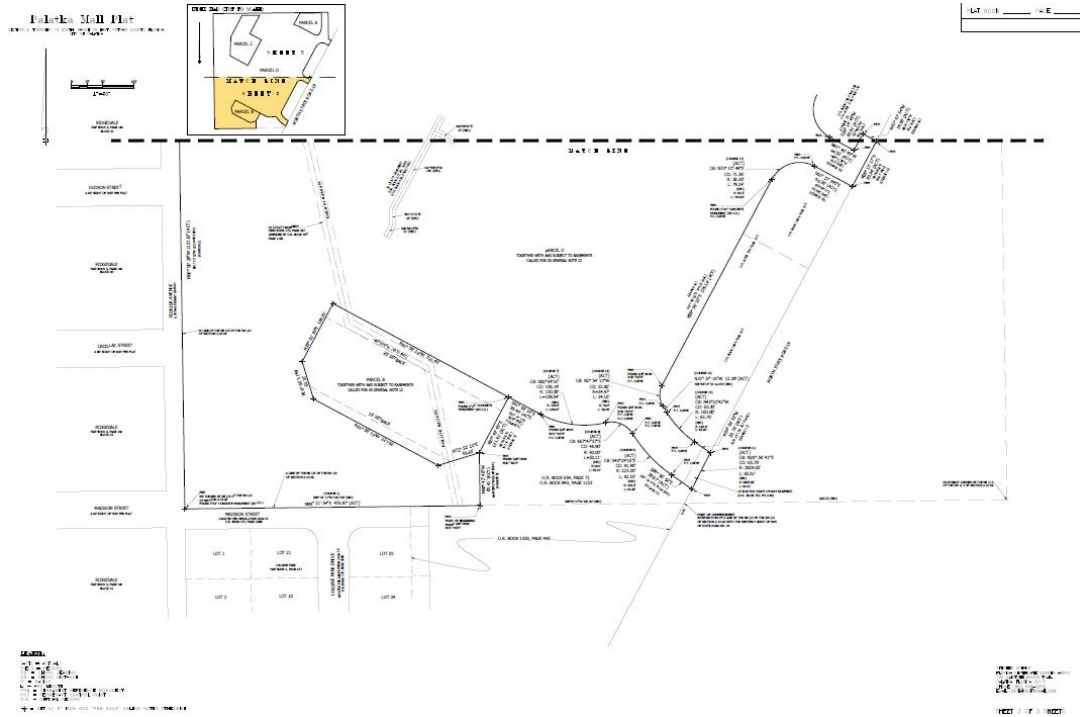
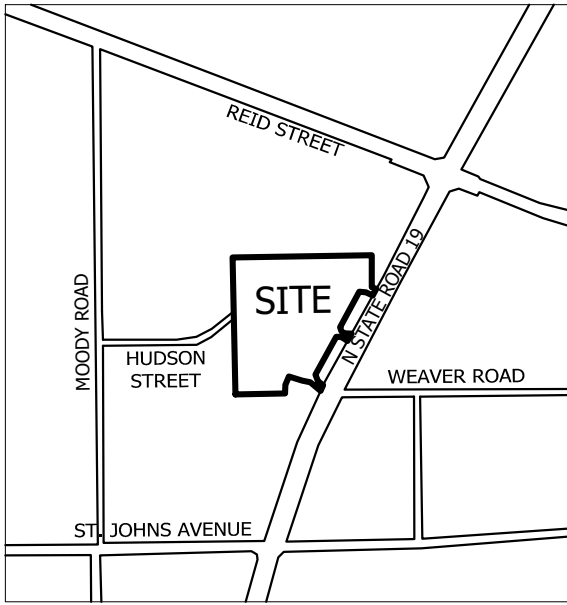


Figure 4: Proposed Preliminary Plat Sheet 2 (A full size plat is available at City Hall)



Palatka Mall Plat

SECTION 2, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA.
CITY OF PALATKA



VICINITY MAP
Not to Scale

CAPTION

OFFICIAL RECORDS BOOK 1657, PAGE 1214 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 2, Township 10 South, Range 26 East and in SUNNY GARDENS, a subdivision of part of the N 1/2 of the NW 1/4 of the SE 1/4 of Section 2, recorded in Map Book 3, page 108 of the Public Records of Putnam County, Florida, being lands described in Official Records Book 388, page 508 and part of lands described in Official Records Book 381, page 367 of said Public Records and being more particularly described as follows:
Commencing at the intersection of the South line of the NE 1/4 of the SW 1/4 of Section 2, Township 10 South, Range 26 East with the Westerly right-of-way of State Road #19, said point being 520.72 feet Westerly, as measured along said South line, from the Southeast corner of the NE 1/4 of the SW 1/4 of Section 2, at the Southeasterly corner of Out Parcel #1 as described in Official Records Book 654, page 72 of said public records and run thence S 89°01'17" W, along the South line of said lands, being the South line of the NE 1/4 of the SW 1/4 of Section 2, a distance of 331.30 feet to the Southwest corner of Out Parcel #1 as described in Official Records Book 654, page 72 and the Point of Beginning of this description. From Point of Beginning (1) continue S 89°01'17" W, along the South line of said NE 1/4 of the SW 1/4, a distance of 476.725 feet to the Southwest corner of the NE 1/4 of the SW 1/4 of the SW 1/4 of Section 2. (2) Thence run N 1°11'12" W, along the West line of said NE 1/4 of the SW 1/4, a distance of 1327.695 feet to the Northwest corner of the NE 1/4 of the SW 1/4 of Section 2. (3) Thence run N 89°01'49" E, along the North line of said NE 1/4 of the SW 1/4, a distance of 1328.64 feet to the Northeast corner of the NE 1/4 of the SW 1/4 of Section 2. Return to the Point of Beginning and (4) run thence N 0°58'43" W, perpendicular to the South line of the NE 1/4 of the SW 1/4 of Section 2, being along call #8 of Out Parcel #1 as described in Official Records Book 654, page 72, a distance of 85.60 feet to an angle point in the back of curb of the most Southerly parking area of the Palatka Mall Shopping Center. (5) Thence run N 27°45'47" E, along the back of the most Easterly curb of said parking area, and on a Northerly projection thereof, being along call #7 of Out Parcel #1, a distance of 101.41 feet to intersect with the back of curb of the most Southerly driveway around the Palatka Mall Shopping Center. (6) Thence run S 62°14'13" E, along said back of curb, being along call #6 of Out Parcel #1 as described in Official Records Book 654, page 72, a distance of 58.50 feet to the P.C. of a curve, concave to the North, having a radius of 150.0 feet and a central angle of 41°26'30". (7) Thence along said curve and said back of curb, being along call #5 of Out Parcel #1, an arc distance of 108.49 feet to the P.T. of said curve, being the P.C. of a curve, concave to the Southwest, having a radius of 40.0 feet and a central angle of 71°45'30". (8) Thence along said curve and said back of curb, being along call #4 of Out Parcel #1 as described in Official Records Book 654, page 72, an arc distance of 50.10 feet to the P.T. of said curve, being the P.C. of a curve, concave to the Northeast, having a radius of 225.0 feet and a central angle of 23°34'00". (9) Thence along said curve, being the back of the most Southerly curb of the most Southerly entrance into the Palatka Mall Shopping Center and being along call #3 of Out Parcel #1, an arc distance of 92.55 feet to the P.T. of said curve. (10) Thence run S 55°29'13" E, along said back of curb and on a Westerly projection thereof, being along call #2 of Out Parcel #1 as described in Official Records Book 654, page 72, a distance of 39.68 feet to intersect with the Westerly right-of-way of State Road #19 at a point on the arc of a curve, concave to the Southeast, having a radius of 5829.65 feet and a central angle of 11°04'. (11) Thence Northerly, along said curve and said right-of-way, an arc distance of 65.61 feet to intersect with an Easterly projection of the back of the most Northerly curb of the Southerly entrance into the Palatka Mall Shopping Center at the most Southerly corner of lands described in Official Records Book 759, page 1172 of said Public Records. (12) Thence run N 55°29'13" W, along said Easterly projection and said back of curb, being along call #4 of lands described in Official Records Book 759, page 1172, a distance of 30.75 feet to the P.C. of a curve, concave to the Northeast, having a radius of 160.0 feet and a central angle of 23°34'00". (13) Thence along said curve, being along the back of the most Northerly curb of said Southerly entrance into the Palatka Mall Shopping Center and being along call #5 of lands described in Official Records Book 759, page 1172, an arc distance of 65.81 feet to the P.T. of said curve. (14) Thence run N 31°55'13" W, along said back of curb, being along call #6 of lands described in Official Records Book 759, page 1172, a distance of 12.375 feet to the P.C. of a curve, concave to the East, having a radius of 35.0 feet and a central angle of 59°43'15". (15) Thence along said curve, being the back of the most Northerly curb of the Southerly entrance into the Palatka Mall Shopping Center and being along call #7 of lands described in Official Records Book 759, page 1172, an arc distance of 36.48 feet to the P.T. of said curve on the back the Easterly curb of the most Easterly driveway around said Palatka Mall. (16) Thence run N 27°48'02" E, along said back of curb, being along call #8 of lands described in Official Records Book 759, page 1172 and along call #3 of lands described in Official Records Book 759, page 1359 of said Public Records, a distance of 376.23 feet to the P.C. of a curve, concave to the Southeast, having a radius of 50.5 feet and a central angle of 90°07'45". (17) Thence along said curve, being the back of the most Southerly curb of the center entrance into the Palatka Mall Shopping Center and being along call #4 of lands described in Official Records Book 759, page 1359, an arc distance of 79.445 feet to the P.T. of said curve. (18) Thence run S 62°04'13" E, along said back of curb and on an Easterly projection thereof, being along call #5 of lands described in Official Records Book 759, page 1359, a distance of 69.385 feet to intersect with the Westerly right-of-way of State Road #19. (19) Thence run N 27°48'02" E, along said Westerly right-of-way, a distance of 83.07 feet to the most Easterly corner of EXCEPTED lands described in Official Records Book 736, page 538 of said Public Records. (20) Thence run N 62°11'58" W, along call #3 of EXCEPTED lands, a distance of 25.0 feet. (21) Thence run S 27°48'02" W, parallel with the Westerly right-of-way of State Road #19, being along call #2 of EXCEPTED lands described in Official Records Book 736, page 538, a distance of 30.0 feet to intersect with the back of the most Northerly curb of the center entrance into the Palatka Mall Shopping Center. (22) Thence run N 62°11'58" W, along said back of curb, being along call #3 of lands described in Official Records Book 736, page 538, a distance of 44.5 feet to the P.C. of a curve, concave to the Northeast, having a radius of 50.5 feet and a central angle of 90°00'. (23) Thence along said curve, being the back of the most Northerly curb of the center entrance into the Palatka Mall Shopping Center and being along call #4 of lands described in Official Records Book 736, page 538, an arc distance of 79.325 feet to the P.T. of said curve on the back of the Easterly curb of the most Easterly driveway around the Palatka Mall Shopping Center. (24) Thence run N 27°48'02" E, along the back of said Easterly curb, being along call #5 of lands described in Official Records Book 736, page 538 and along call #3 of Out Parcel #4 as described in Official Records Book 654, page 72, a distance of 321.15 feet to the P.C. of a curve, concave to the Southeast, having a radius of 75.5 feet and a central angle of 89°33'00". (25) Thence along said curve, being the back of the most Southerly curb of the Northerly entrance into the Palatka Mall Shopping Center and being along call #4 of Out Parcel #4, an arc distance of 118.0 feet to the P.T. of said curve. (26) Thence run S 62°38'58" E, along said back of curb and on an Easterly projection thereof, being along call #5 of Out Parcel #4 as described in Official Records Book 654, page 72, a distance of 45.09 feet to intersect with the Westerly right-of-way of State Road #19. Thence run N 27°48'02" E, along said Westerly right-of-way, a distance of 65.0 feet to the most Easterly corner of lands described in Official Records Book 388, page 508 of said Public Records. (28) Thence run N 62°11'58" W, along call #2 of said lands, a distance of 36.018 feet to intersect with the East line of the NE 1/4 of the SW 1/4 of Section 2. Thence run N 1°11'29" W, along said East line, a distance of 306.29 feet to the Easterly end of call (3) and to close.

NOT PART OF RECORD DESCRIPTION
CONTAINING 31.49 ACRES, MORE OR LESS
SAID LANDS SITUATED, LYING AND BEING IN PUTNAM COUNTY, FLORIDA.

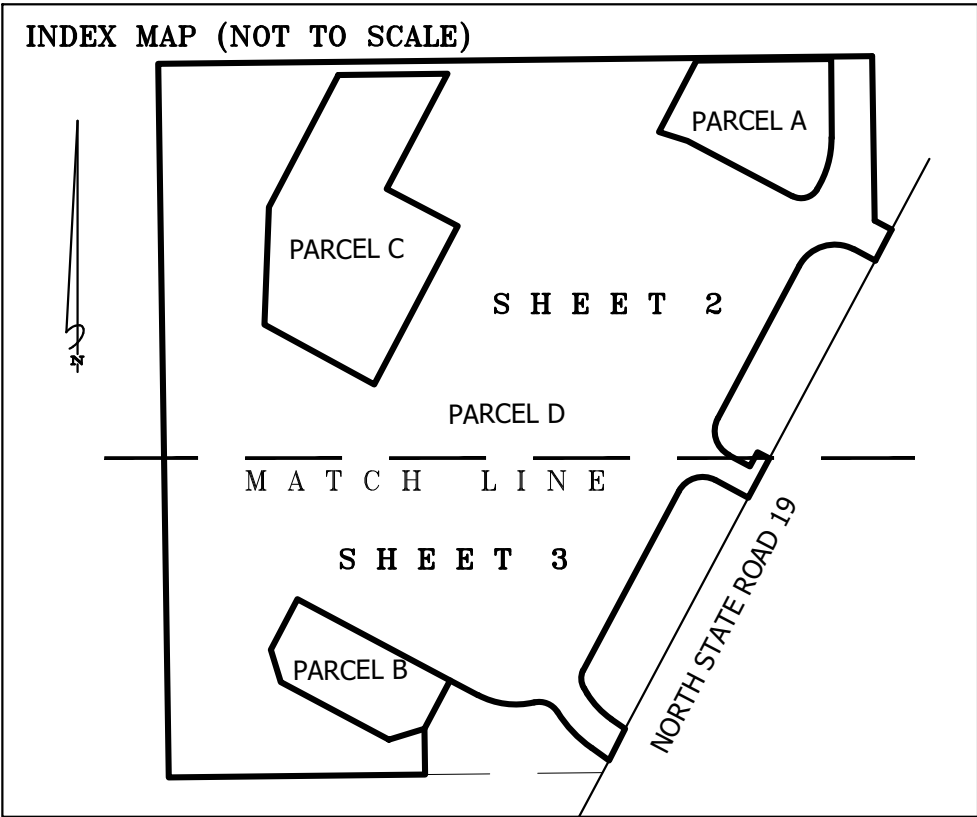
GENERAL NOTES:

- 1.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.
- 2.) LANDS SHOWN HEREON LIE IN FLOOD ZONE "X", FLOOD ZONE LINES SHOWN ON THIS PLAT ARE A GRAPHICAL DEPICTION SCALED & PLOTTED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 120273, PANEL NO. 12107C0193C, EFFECTIVE DATE FEBRUARY 2, 2012 AND ARE NOT FIELD LOCATED. THE FEMA MAPS ARE PERIODICALLY UPDATED SO IT IS THE OWNERS RESPONSIBILITY TO CHECK FOR THE MOST CURRENT MAPS. IF MORE DETAILED INFORMATION IS NEEDED, ADDITIONAL SERVICES ARE REQUIRED.
- 3.) THE BOUNDARY SURVEY WAS PREVIOUSLY PERFORMED BY:
RODNEY K ROGERS, FL SURVEY PSM#5274
DATED MARCH 23, 2012.
- 4.) BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF N STATE ROAD 19 AS N27°48'02"E (ASSUMED).
- 5.) ZONING INTENSIVE COMMERCIAL
MINIMUM SETBACK REQUIREMENTS:
FRONT = 25'
REAR = 15' PLUS ONE FOOT FOR EVERY FOOT OF STRUCTURE HEIGHT OVER 35'.
SIDE = NA
- 6.) ALL PURCHASERS ARE HEREIN NOTIFIED THAT THE IMPROVEMENTS IN THIS SUBDIVISION ARE PRIVATELY MAINTAINED AND THE CITY WILL NOT ACCEPT RESPONSIBILITY FOR THE MAINTENANCE OF THE IMPROVEMENTS. ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR THE HOMEOWNERS ASSOCIATION.
- 7.) UNLESS IT CONTAINS ALL NUMBERED SHEETS AND IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)
- 8.) TOTAL AREA = 31.45± ACRES
PARCEL A = 1.37± ACRES
PARCEL B = 1.06± ACRES
PARCEL C = 3.06± ACRES
PARCEL D = 25.96± ACRES
- 9.) 911: 400 N STATE RD 19 PALATKA 32177
- 10.) ALL DISTANCES AND BEARING SHOWN ARE MEASURED UNLESS OTHERWISE NOTED.
- 11.) OWNERS: SCHIPPERS-TAIVAH LLC
10 PIERREPONT ST
BROOKLYN NY 11201
- 12.) There are hereby created and declared the following perpetual, non-exclusive and reciprocal easements for the benefit of each parcel (collectively, the "Parcels"):
 1. An easement for surface and underground drainage over, upon, through and under the parcels utilizing the drainage pipes, outlets, ponds and other similar facilities presently located on the parcels.
 2. An easement for electrical, telephone, sewer, water and other utility purposes over, upon, through and under the parcels utilizing the conduits, cables, wires, poles, pipes and other such facilities by which such utilities are furnished from time to time to the buildings and other improvements located thereon.
 3. An easement for pedestrian and vehicular passage and intermittent, overflow parking (but not permanent or everyday parking, which is prohibited) over, across and upon the driveways, roadways, parking areas and sidewalks located on the common areas of the parcels as they may from time to time exist

LEGEND:

(ACT) = ACTUAL
(REC) = RECORD
CB: = CHORD BEARING
CD: = CHORD DISTANCE
R: = RADIUS
L: = ARC LENGTH
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMENANT CONTROL POINT
O.R. = OFFICIAL RECORD

◆ = SET 5/ 8" IRON ROD "PSM 6543" UNLESS NOTED OTHERWISE



MORTGAGEE'S APPROVAL

FIRST CITIZENS BANK & TRUST COMPANY, BY VIRTUE OF ITS INTEREST IN THE DOCUMENTS AND INSTURMENTS RECORDED IN OFFICIAL RECORDS BOOK 1657, PAGE 1220, AND BOOK 1657, PAGE 1969, ALL OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: _____

WITNESS: _____ BY: _____

WITNESS: _____ TITLE: _____

PLAT BOOK _____, PAGE _____

ADOPTION AND DEDICATION:

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION SHOWN HEREON WHICH SHALL HEREAFTER BE KNOWN AS "MY PLACE, AND THAT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS; THE ROADS RIGHTS OF WAY DESIGNATED AND DEPICTED IN THIS PLAT ARE IMPROVEMENTS WHICH ARE NOW CONSTRUCTED. TITLE TO ALL LANDS DEPICTED ON THIS PLAT, WITH THE EXCEPTION OF RIGHTS OF WAY HEREIN ABOVE DEDICATED, IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO ANY NUMBERED LOTS TO PRIVATE PURCHASERS.

BY: _____
MANAGING MEMBER _____ WITNESS TO ALL PARTIES _____

WITNESS TO ALL PARTIES _____

STATE OF FLORIDA
COUNTY OF PUTNAM

THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2024, BY
JAY SCHIPPERS, MANAGING MEMBER, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED A _____ AS IDENTIFICATION.

PRINT NAME _____
STATE OF FLORIDA
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

CERTIFICATE OF THE CLERK OF THE CIRCUIT COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN FILED IN THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA ON THIS ____ DAY OF _____, 2024, IN MAP BOOK _____, PAGE _____.

BY: _____
SUNNI KRANTZ, CITY CLERK

CERTIFICATE OF APPROVAL BY THE PALATKA CITY COMMISSION:

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED BY THE PALATKA CITY COMMISSION. THIS APPROVAL SHALL NOT BE DEEMED AS REQUIRING PALATKA, FLORIDA TO PROVIDE FOR CONSTRUCTION OR MAINTENANCE OF ANY PART OF SAID SUBDIVISION.

BY: _____
ROBERTA CORREA, MAYOR

PALATKA PLANNING BOARD APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO PLANNING BOARD OF PALATKA, FLORIDA AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 2024.

BY: _____
ED KILLBREW, CHAIRMAN
PALATKA PLANNING BOARD

THIRD PARTY SURVEYORS CERTIFICATE OF REVIEW:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR PUTNAM COUNTY, FLORIDA.

BY: _____ DATE: _____

PROFESSIONAL LAND SURVEYOR NUMBER: _____

SURVEYORS CERTIFICATE:

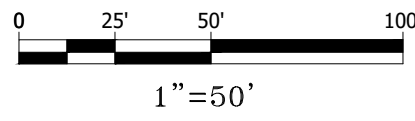
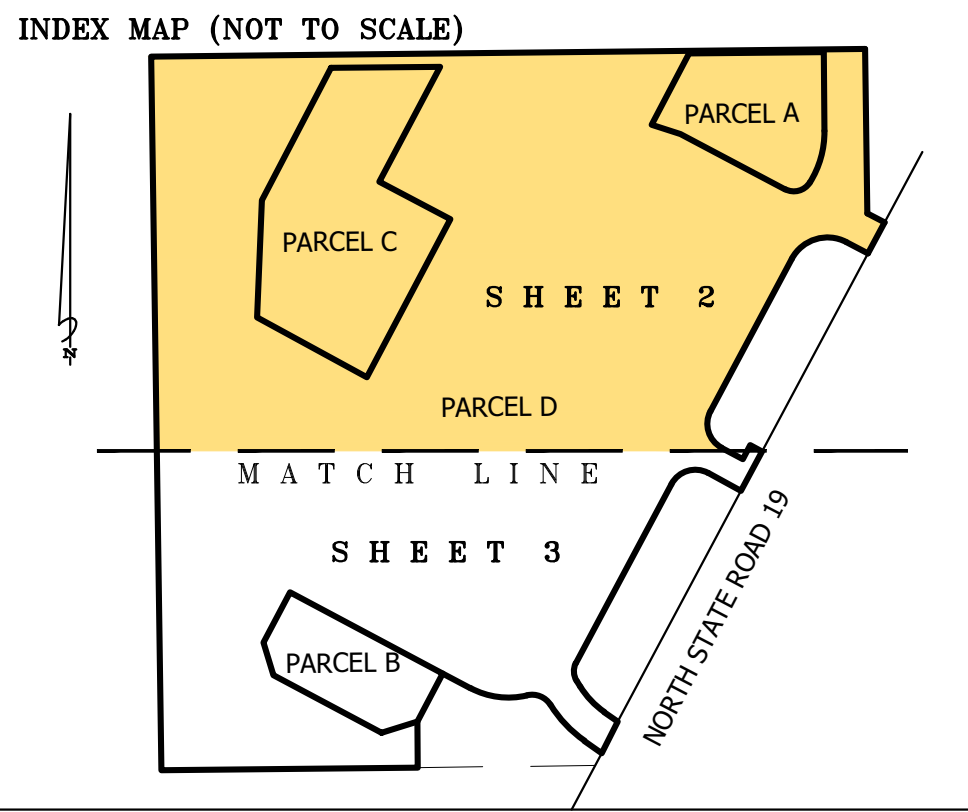
ATTESTED BELOW THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUES CHAPTER 177, PART 1
SIGNED AND SEALED THIS ____ DAY OF _____, 2024.

STEPHEN SPEAKS
FLORIDA CERTIFICATE NUMBER #6543
120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL:12SPEAKSOF@GMAIL.COM

Palatka Mall Plat

SECTION 2, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA.
CITY OF PALATKA

PLAT BOOK _____, PAGE _____



O.R. BOOK 922, PAGE 221

O.R. BOOK 1629, PAGE 1985

PALMETTO STREET
60' RIGHT OF WAY
UNIMPROVED PER CITY OF PALATKA

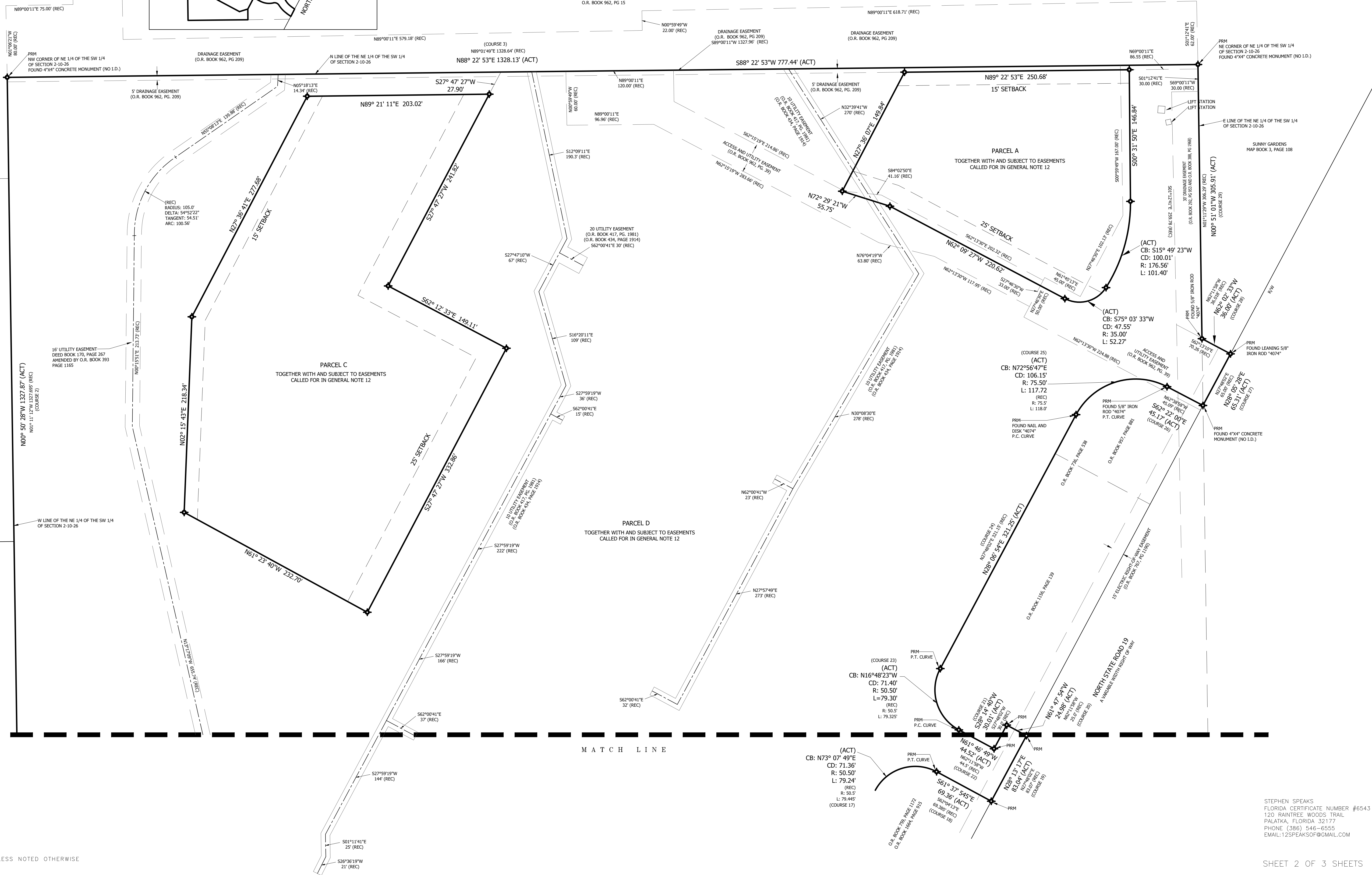
RIDGEDALE
MAP BOOK 3, PAGE 164

BLOCK 31

LEGEND:

(ACT) = ACTUAL
(REC) = RECORD
CB: = CHORD BEARING
CD: = CHORD DISTANCE
R: = RADIUS
L: = ARC LENGTH
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
O.R. = OFFICIAL RECORD

◆ = SET 5/ 8" IRON ROD "PSM 6543" UNLESS NOTED OTHERWISE

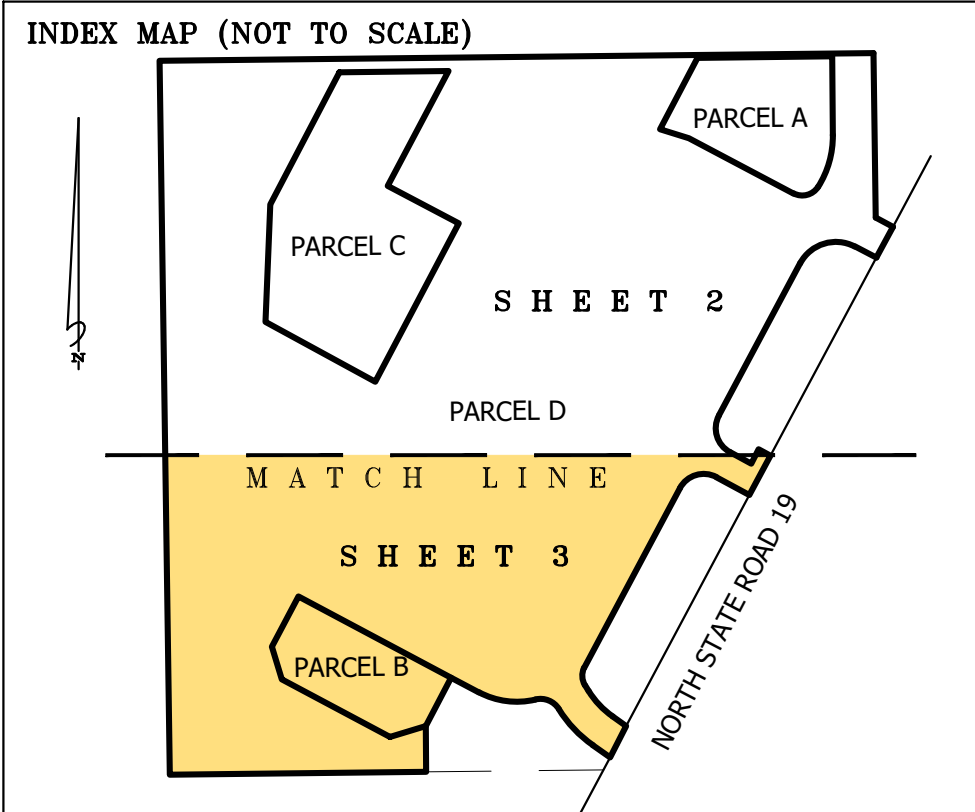


STEPHEN SPEAKS
FLORIDA CERTIFICATE NUMBER #6543
120 RAIN TREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL:12SPEAKSOF@GMAIL.COM

Palatka Mall Plat

SECTION 2, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA.
CITY OF PALATKA

PLAT BOOK _____, PAGE _____



0 25' 50' 100'
1"=50'

RIDGEDALE
MAP BOOK 3, PAGE 164
BLOCK 31

HUDSON STREET
A 60' RIGHT OF WAY PER PLAT

RIDGEDALE
MAP BOOK 3, PAGE 164
BLOCK 30

CADILLAC STREET
A 60' RIGHT OF WAY PER PLAT

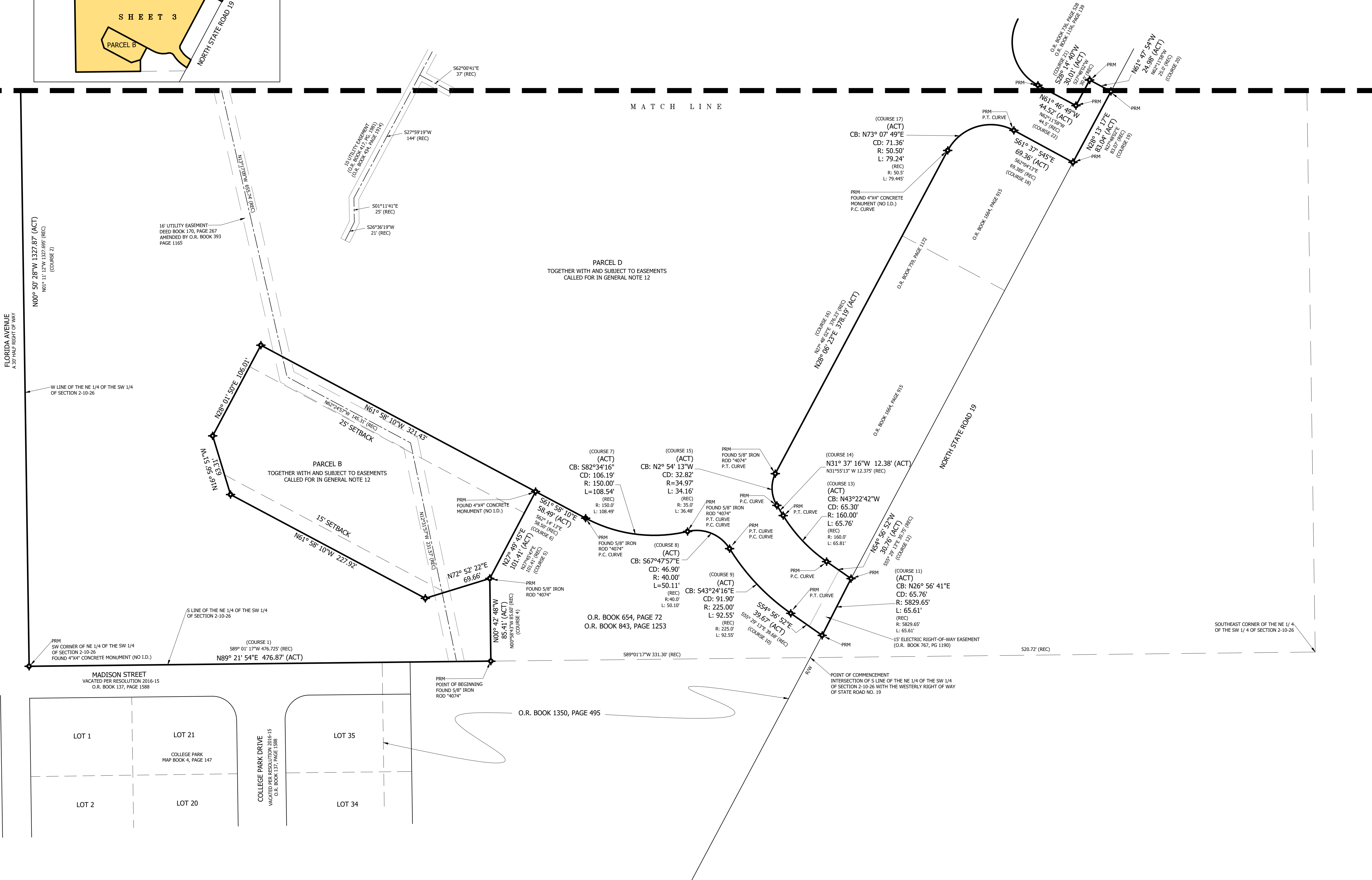
RIDGEDALE
MAP BOOK 3, PAGE 164
BLOCK 15

MADISON STREET
A 60' RIGHT OF WAY PER PLAT

RIDGEDALE
MAP BOOK 3, PAGE 164
BLOCK 14

LEGEND:

(ACT) = ACTUAL
(REC) = RECORD
CB: = CHORD BEARING
CD: = CHORD DISTANCE
R: = RADIUS
L: = ARC LENGTH
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
O.R. = OFFICIAL RECORD
◆ = SET 5/ 8" IRON ROD "PSM 6543" UNLESS NOTED OTHERWISE



STEPHEN SPEAKS
FLORIDA CERTIFICATE NUMBER #6543
120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL:12SPEAKSOF@GMAIL.COM