

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

JASON SHAW
POLICE CHIEF
INTERIM CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
PLANNING BOARD MEETING
May 5, 2026 at 4:00 PM

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- a. Approve April 7 2026 Minutes.

3. PRESENTATIONS

- a. Sunshine Law Presentation – City Attorney (Informational Only; No Action Requested)

4. PUBLIC COMMENTS

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

5. REGULAR BUSINESS

- a. **PB Case 26-04**
Request for approval of a Planned Unit Development (PUD)
Address: 201, 211, 225, 229, 300, 320 Saint Johns Ave. and 301 Reid St.,
Palatka, FL 32177
Parcel Nos.: 42-10-27-6850-0120-0101; 42-10-27-6850-0120-0020;
42-10-27-6850-0120-0011; 42-10-27-6850-0120-0010; 42-10-27-6850-
0150-0060; 42-10-27-6850-0150-0090, 42-10-27-6850-0150-0040 and
42-10-27-6850-0110-0100
- b. **PB Case 26-06: Request to amend the Future Land Use designation of 9.03 acres from City of Palatka Commercial (COM) to City of Palatka Residential Low (RL) and rezone acres from City of Palatka General Commercial District (C-1) to City of Palatka Single-Family Residential District (R-1) for Parcel Nos. 02-10-26-7720-0180-0010, 02-10-26-7720-0110-0010, 02-10-26-7720-0100-0000, 02-10-26-7720-0030-0010 and 02-10-26-7720-0010-0000.**

6. STAFF COMMENTS

7. BOARD MEMBER COMMENTS

8. ADJOURN

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

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BOARD MEMBER

TOM DOLAN
BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



**PLANNING BOARD
MINUTES
CITY OF PALATKA
April 7, 2026**

1. CALL TO ORDER

a. Invocation

The invocation was led by Pastor Mulberry.

b. Pledge of Allegiance

Pledge of Allegiance led by Mr. Burnett.

c. Roll Call

Present:

Absent:

Edie Wilson
Chase Barnes
Earl Wallace
Andrew Burnett
Ed Killebrew
Tom Dolan

Also Present: Jane West, City Attorney; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Allegra Kitchens, Former Commissioner; Pastor Mulberry via Zoom; Shalene Estes, Applicant; Jonathan Iser, Applicant.

d. Appeal Procedures & ExParte Communication

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

2. APPROVAL OF MINUTES

a. Approval of the February 2026 Minutes

Motion to approve February 2, 2026, minutes by Mr. Barnes and seconded by Mr. Burnett. The motion carried unanimously.

3. PUBLIC COMMENTS

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

None were heard.

4. REGULAR BUSINESS

a. **PB Case 26-04**

Request for approval of a Planned Unit Development (PUD)

Address: 201, 211, 225, 229, 300, 320 Saint Johns Ave. and 301 Reid St., Palatka, FL 32177

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

The Planning Department requested that PB Case 26-04, a request for approval of a Planned Unit Development, be continued to the May 5th Planning Board meeting.

Motion to continue to the May 5th Planning Board meeting by Mr. Barnes. Second, by Mr. Burnett. The motion passed unanimously.

b. **Case PB 26-01**

Request to Annex, Amend Future Land Use Map and Rezone

Parcel No.: 02-10-26-0000-0630-0011

Address: 404 Mission Rd., approx. 0.39-Acre

Ms. Renee' Brown, Planner, presented a request for annexation of approximately 0.39 acres located at 404 Mission Road into the City of Palatka, amendment of the Future Land Use Map from Putnam County Urban Services to City of Palatka Residential Medium, and rezoning from Putnam County Residential Single Family to City of Palatka Residential Two-Family (R-2). Staff explained that the request met Florida Statute 171 requirements for annexation, including contiguity to city limits, availability of water capacity, and consistency with the Comprehensive Plan and Code of Ordinances. Staff recommended approval.

The applicant stated that the parcels above the subject property were already annexed and on city water.

Floor was opened for public comment, none were heard.

Motion to approve annexation of 404 Mission Road into the City of Palatka by Mr. Barnes. Second, by Mr. Burnette . The motion passed unanimously.

Motion to approve the Future Land Use Map amendment from Putnam County Urban Services to City of Palatka Residential Medium by Mr. Barnes. Second, by Mr. Burnett. The motion passed unanimously.

Motion to approve rezoning from Putnam County Residential Single Family to City of Palatka Residential Two-Family (R-2) by Mr. Barnes. Second, by Mr. Barnes. The motion passed unanimously.

c. **PB Case 26-05**

Amendment to McLaury Cove PUD

Parcel Nos.: 10-10-26-0000-0130-0010; 10-10-26-0000-0200-0060

Address: 6201 Saint Johns Avenue Palatka FL 32177

Ms. Renee' Brown, Planner, presented the request for a minor modification to the McLaury Cove PUD development agreement under Ordinance No. 2024-13. Staff stated the request modifies the written development agreement and does not include changes to zoning or land use.

Ms. Allegra Kitchens spoke in favor.

Shalene Estes further clarified that the only amendment to the development agreement is the inclusion of language allowing single-family development as an additional option, which may help attract those types of builders.

**Motion to approve the amendment to the McLaury Cove PUD development agreement made by Mr. Barnes.
Second by Mr. Burnett. Motion passed unanimously.**

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

Discussion was held regarding parking requirements within the downtown district and related redevelopment considerations.

7. ADJOURN

Motion to Adjourn by Mr. Barnes.
Meeting adjourned at 4:20 PM

A. Application Summary

Project: PB26-04 Several Downtown Parcels
Request: This is a multiple request for eight (8) combined parcels totaling 1.37 acres+/- to rezone to Planned Unit Development.

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

Project Manager: Lorenzo Aghemo, Planning Director

Owner: Beck/Sloan Properties, Inc.

Agent: James Troiano

I. Background

This is a multiple application involving a total of eight (8) parcels located mainly along St. John's Avenue. The applicant is requesting the rezoning of the subject parcels to Planned Unit Development (PUD). According to the Palatka Zoning Code, Section 94-157 the PUD district is an overlay district which can be applied to any underlying land use. The parcels have a Commercial future land use in the Comprehensive Plan and Downtown Riverfront zoning district. The downtown riverfront (DR) district is established for the purpose of providing a pedestrian oriented, retail/entertainment area that has historically been downtown and its waterfront area. The intent of the applicant is to redevelop the parcels under a unified master plan that calls for mixed-use project consisting of restaurant, entertainment bar venue, hotel rooms and possibly a residential component.

The first floor will provide individual businesses with an opportunity to lease space to sell food and beverages for sale to the public in a food court style layout. On the proposed third floor of the 229 parcel the intent is to develop eight (8) hotel suites (Figure 4) to add to the eight (8) hotel rooms already approved for a total of sixteen (16) hotel rooms on this parcel. The applicant is also proposing to build four (4) hotel rooms on the second floor of the 225 parcel. The 211-parcel received conditional use approval for seven (7) hotel rooms in 2024. The applicant seeks to add eight (8) hotel rooms to the already approved eight (8) rooms for a total of sixteen hotel rooms in the 229 parcel. If the two pending applications are approved by the Planning Board, the 200 block at St. Johns Ave. will have a total of 27 hotel rooms. Additionally, Beck/Sloan Properties Inc. intends to renovate the James Hotel and add rooms to the Shelley Building at 300 and 320 St. Johns Ave., however the number of hotel rooms has not been disclosed yet. All these requests are part of an overall single redevelopment project. The intent of the applicant is for the James Hotel to serve as the main facility and anchor to all the proposed hotel units. This is critical for this conditional use application because the Downtown Riverfront District permits hotels as conditional uses but does not allow stand-alone hotel rooms. A Planned Unit Development Overlay is required pursuant to Section 94-113 (7) of the code: "Planned *unit development overlay*

threshold. Any proposed nonresidential development exceeding 20,000 square feet or residential development with project density exceeding five units per acre or residential development with more than five units shall be required to utilize a planned unit development overlay.”. This requirement must be met before applications for site plan review and building permit are submitted by the applicant.

STANDARDS FOR PUD

(a) Unity. A parcel which is proposed for planned unit development shall be in single ownership or control.

The parcels proposed for the PUD are under the control of Beck/Sloan Properties Inc.

(b) Maximum density. The maximum density of a planned unit development shall not exceed that allowed in the district within which the planned unit development is approved.

There is no proposal to develop residential use thus the density requirement does not apply at this time.

(c) Access. Every dwelling unit or other use permitted in the planned unit development shall have access to a public street either directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access. Permitted uses are not required to front on a dedicated public road.

All the uses contemplated in the PUD have proper access to public streets.

(d) Internal lots and frontage. Within the boundaries of the planned unit development, no minimum lot size, minimum yards, or maximum height of structures shall be required.

Not applicable.

(e) Open space requirements. There shall be no minimum open space requirement for planned unit developments; however, each planned unit development proposed within the City of Palatka must include provisions for open space, with particular reference to the preservation of natural features indigenous to the site. For purposes of this section, neither the waters of the St. Johns River or land or water bodies located off-site shall be included in determining open space.

Not applicable.

(f) Underground utilities. Within a planned unit development, all utilities, including telephone, television cable and electrical systems shall be installed underground, applicable only for new construction. Appurtenance to these systems which require aboveground installation must be effectively screened and thereby may be excepted from

this requirement. Primary facilities providing service to the site of the planned unit development may be excepted.

Not applicable.

(g) Off-street parking requirements. Off-street parking requirements for uses within a planned unit development shall be as provided in article V of this chapter.

The parcels are zoned Downtown Riverfront which does not required the provision of parking.

(h) Minimum living area for dwelling units: 500 square feet

Not applicable.

Unified control.

(a) All land included for the purpose of development as a planned unit development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation, or group of individuals, partnerships or corporations. Applicants requesting approval of a planned unit development shall present firm evidence of unified control of the entire area within the proposed planned unit development, together with a certificate of apparent ownership and encumbrance, with the opinion of counsel representing the developer establishing that the developer has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of this chapter.

The applicant has demonstrated control of the parcels. The opinion of counsel representing the developer is not applicable since the PUD is a mix use development with no residential component and no covenants restrictions are contemplated.

(b) The applicant shall state agreement to:

(1) Proceed with the proposed development according to the provisions of this chapter and such conditions as may be attached to the conditional use permit for the planned unit development;

(2) Provide agreements, contracts, deed restrictions and sureties acceptable to the city commission for completion of the development according to the approved plans, and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at public expense; and

(3) Bind the applicant's successors in title to any commitments made under subsections (1) and (2) of this subsection.

All such agreements and evidence of unified control shall be examined by the city attorney, and no planned unit development shall be approved without a certification by the city attorney that such agreements and evidence of unified control meet the requirements of this chapter.

The applicant will enter into a Development Agreement with the city which will address these requirements. The city concurs with the terms of the Development Agreement, however there is one portion of the agreement that needs to be addressed in this report. The applicant is requesting that a conditional use approval be granted by way of the agreement. At this stage, this remains merely a request. Entering into the Development Agreement does not simultaneously grant a conditional use. There is no legal mechanism for the agreement to provide a conditional use since the agreement cannot supersede the jurisdiction and authority of the Planning Board. However, staff would support those conditional use requests if and when they are submitted to the Planning Department.

RECOMMENDATION

Staff recommend **APPROVAL** of the placement of a Planned Unit Development Overlay on the subject parcels.

Staff recommend **APPROVAL** of the Development Agreement between the City and Beck/Sloan Properties, Inc.

DEVELOPMENT AGREEMENT

THE DOWNTOWN COLLECTIVE PUD

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into this ____ day of _____ 2026, by and between BECK/SLOAN PROPERTIES, INC., a Florida Corporation located at 2000 Reid Street, Palatka Florida 32177; THE HOTEL JAMES PALATKA, LLC., a limited liability company located at 2000 Reid Street Palatka, Florida 32177, and ST. JOHNS AVENUE DEVELOPMENT, LLC., a limited liability company located at 3400 Crill Avenue, Palatka, Florida 32177 (hereafter referred to as the "DEVELOPER") and CITY OF PALATKA, FLORIDA, a political subdivision of the State of Florida ("City") pursuant to the Florida Local Government Development Agreement Act, Section 163.3220, Florida Statutes.

PREAMBLE

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

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

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

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

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

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

1. Recitals:

The foregoing recitals are true and correct and are incorporated in this Agreement by reference. All exhibits to this Agreement are deemed a part of this Agreement.

2. Definitions:

The following terms shall have the following meanings:

- a) "Comprehensive Plan" shall mean the City of Palatka's Comprehensive Plan adopted by the City pursuant to Chapter 163, Part II, Florida Statutes ("Plan").
- b) "City" shall mean the City of Palatka, a political subdivision of the State of Florida, acting by and through the City Commission.
- c) "Development" shall be as defined in Section 380.04, Florida Statutes.
- d) "Developer" shall mean Beck/Sloan Properties, Inc., The Hotel James Palatka, LLC., and St. Johns Avenue Development, LLC.
- e) "Development Order" shall mean a development order or orders, issued by the City authorizing the Developer to proceed with and carry on development upon the Property.
- f) "Development Permit" includes any building permit, rezoning, variance, waiver, development of regional impact, development order, or any other official action of local government having the effect of permitting the development of land.
- g) "Effective Date" shall mean the date of recordation of this Agreement.
- h) "Property" means the real property described in Exhibit A.

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

3. Purpose:

The purpose of this agreement is to set forth the ownership and general location of the parcels to be rezoned in the Downtown Palatka Planned Unit Development (PUD). This Agreement is not intended to, nor does it, approve or authorize any amount of development or type of use on the Property, nor does it require the City to approve any Plan amendment, or rezoning, or development order, or development permit for the Property. Rather, the purpose of this Agreement is to set forth requirements and commitments regarding the development of the Property to ensure the Property may be developed during the term of this Agreement under the existing Code and Plan, except as otherwise set forth in this Agreement.

4. Lands Affected:

The legal description for the lands affected by this Agreement ("Property") is set forth as Exhibit "A." The Putnam County Parcel ID numbers are: 42-10-27-6850-0120-0101; 42-10-27-6850-0110-0100; 42-10-27-6850-0120-0020; 42-10-27-6850-0120-0011; 42-10-27-6850-0120-0010; 42-10-27-6850-0150-0060; 42-10-27-6850-0150-0040 and 42-10-27-6850-0150-0090.

The parcels have approximately 487 linear feet of frontage along St. Johns Avenue, approximately 98 feet along Reid Street, approximately 313 feet along Third Street and approximately 201 feet along Second Street. See legal description in Exhibit A for more details.

5. Legal and Equitable Owners of Property:

The name of the legal and controlling owners of the parcels of land are:

- a) Beck/Sloan Properties, Inc, a Florida Corporation located at 2000 Reid Street, Palatka Florida 32177. Preston B. Sloan, president and director and Bradley C. Sloan, vice president, secretary, treasurer and director.
- b) The Hotel James Palatka, LLC, a limited liability company located at 2000 Reid Street Palatka, Florida 32177. Preston B. Sloan and Bradley C. Sloan, both managers.
- c) St. Johns Avenue Development, LLC, a limited liability company located at 3400 Crill Avenue, Palatka, Florida 32177. Charles B. Bates, Jr., Preston B. Sloan, Charles B. Bates III, Preston Sloan, Jr. and Timothy D. Fannin, all authorized members. See Exhibit B for letter of control from St. Johns Avenue Development, LLC.

6. Authority for Agreement:

This Agreement is being entered into pursuant to authority provided in Sections 163.3220 - .3243, Florida Statutes, otherwise known as the Florida Local Government Development Agreement Act ("Act").

7. Effective Date and Duration of Agreement:

Within fourteen (14) days of approval of this Agreement, the City shall record it in the public records. Once recorded, this Agreement shall be in effect. The Agreement shall run with the land and be binding on all parties and all persons claiming under it in perpetuity, unless amended, and shall be transferable and binding on the City and to future property owners.

8. Project Plan:

The site plan generally depicts eight (8) parcels consisting of approximately five (5) acres. Refer to Exhibit C for site plan and Exhibit D for conceptional architectural elevations for 201, 211, 225 and 229 St. Johns Avenue. These elevations are subject to change as the development is designed and permitted. At the time of this writing, there are no elevations available for the other properties listed in this Agreement.

a) 201 St. Johns Avenue:

After renovations, this current estimated 23,000 square foot building will have approximately 9,000 square feet added as a third-floor rooftop bar and restaurant. When completed, the first floor is designed at this time to have a "best of class" restaurant, a state-of-the-art multi-purpose event space on the second floor and a rooftop restaurant and bar on the third floor.

b) Unassigned Location (Corner of North Second Street and St. Johns Avenue):

It is unknown at this time what will be developed at this location. To begin, as a necessity for the construction needs of the 200 block, it will be used a laydown yard for construction. This has been approved by the City of Palatka. After advanced public notice, all general parking will be removed. Since development is to be determined, it will be included in the second phase of this PUD. All future development will be in accordance with the Downtown Riverfront Zoning District.

c) 211 St. Johns Avenue:

This existing estimated 19,000 square foot two story building will be converted into a modern food hall concept on the first floor. At this time, we believe there will be no less than four individual leasable spaces that can scale up as needed to no more than 10 spaces. This food hall will be open the general public. The second floor is designed to have five high-end hotel rooms. These rooms have already received a Conditional Use Permit (CUP) by the City of Palatka Planning Commission.

d) 225 St. Johns Avenue:

At this time, it is uncertain what will be located on the first floor of this estimated 5,000 square foot two-story building. Uses may range from an art gallery to a special event space that are leasable and available to the general public. All uses will be in accordance with the Downtown Riverfront Zoning District. However, the first floor will serve as an entry point for access to the hotel rooms on the second floor of this building, as well as those rooms in the 211 and 229 St. Johns Avenue locations. For the second floor, we have identified four hotel rooms and a special event space. The event spaces are envisioned to be leasable spaces for parties, special events or meetings by the general public. The hotel rooms have received CUP approval by the City of Palatka Planning Commission.

e) 229 St. Johns Avenue:

Much like the 225 building, at this time of the process, we are uncertain what will be located on the first floor of this estimated 5,000 square feet two-story building. Proposed uses may range from a jazz club, to that of a special event space that is leasable and available to the general public. The intent is to be available to as many needs of the general public, while maintaining strict adherence to the Downtown Riverfront Zoning District. There is a plan to have eight hotel rooms on the second and eight rooms on the soon to be created third floor, an estimated addition of 3,400 square feet. In all, the proposed 16 hotel rooms have been approved for a CUP by the city of Palatka Planning Commission.

f) 300 St. Johns Avenue:

The James Hotel was established in Palatka, Florida in 1916 by Robert James and is currently on the National Historic Registry. It is one of the notable buildings downtown and was constructed by Dr. George E. Welch, then president of the former Putnam National Bank. Architect Henry John Klutho designed this building and it has been considered a prime example of the Prairie School style of architecture. The James Hotel in its current configuration is approximately 21,600 square feet combined over its three-story structure. This location will be a beautiful boutique hotel when completed, acting as our anchor for all hotel rooms downtown. This will allow it to coordinate all room services at the 211, 225, 229 and 320 St. Johns Avenue locations. We are designing a grand entry way on the first floor, along with modern hotel check-in and other guest accommodations. We are forecasting to have no less than 30 and no more than 70 high-end hotel rooms throughout the first, second, third and proposed new fourth floors. The exterior will be maintained and we envision a porte-cochere to be added to the northside of the building (see below). In accordance with Sec. 94-161 (e)(7), we humbly request our proposal for hotel rooms be granted as a conditional use.

f) 301 Reid Street:

This is currently an undeveloped lot along Reid Street. At this time of the process, it is our intent to use the property to support additional development for the James Hotel. This addition is envisioned to have a porte-cochere added to the northside of the building on the first floor and will allow for valet and transition under the hotel. Through the addition, the James Hotel will be a contiguous functioning hotel and it will have no more than 5 and no more than 20 high-end hotel rooms in total on the second, third and newly created fourth floors. The design will complement the Henry Klutho architecture seen on the James Hotel. As evidenced above, Palatka City Code Sec. 94-161 (e)(7) clearly supports hotel rooms for this location. We humbly request future hotel rooms be granted a CUP.

g) 320 St. Johns Avenue:

The Shelley Building is approximately 14,353 square feet of a three-story building. Our desire will be to keep commercial operations on the first floor and have no less than 4 and no more than 10 hotel rooms on each of the second and third floors. In accordance with Sec. 94-161 (e)(7), we humbly request our proposal for hotel rooms be granted a CUP.

9. Development Uses Permitted

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

- a) Permitted Development Uses. The City hereby acknowledges that the Plan and the Code allow the development of the Property. Upon execution of this Agreement and for the term thereof, the City confirms and agrees that the Property may be developed and used consistent with land uses, intensities, height, and other provisions of the Plan on the execution date of this Agreement. All permitted uses and conditional uses shall be consistent with Article III, Section 94-161 of the City of Palatka Zoning Code Downtown Riverfront District, or as otherwise provided in this PUD.
- b) Conditional Uses. The conditional uses described in Section 91-161(e)(1) through (13) are generally permitted subject to the conditions under Sec. 94-3 of the City's Code.

10. Development Standards

The standards provided within this section are intended to allow for flexibility in design to foster more innovative development patterns for mixed use development. The intent of the PUD rezoning classification is to design for uses as defined in city code 94-161 (Downtown Riverfront District). The Owners were compelled to obtain a PUD due to the provisions of Sec.'s 94-157 (PUD District), as well as 94-113 (7) where it states *"Planned unit development overlay threshold. Any proposed nonresidential development exceeding 20,000 square feet or residential development with project density exceeding five units per acre or residential development with more than five units shall be required to utilize a planned unit development overlay."*

11. Parking:

In accordance with Sec. 94-161 (DR Zoning) and Sec. 94-262(b) (Required Number of Parking Spaces), the Developer will not be required to implement any parking for this PUD. However, the Developer does commit to work collaboratively with the city on ideas to enhance parking in the downtown area. Furthermore, Developer will work with the City on the use of Transportation Impact Fees and other mechanisms yet to be identified

as an opportunity for a public, private partnership to create parking concepts in downtown Palatka.

12. Signage:

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

13. Impact Fees:

The Developer shall pay all applicable impact and connection fees as required by the City of Palatka Code Section 54 and Article VIII, Section 2 (b), Florida Constitution, and section F.S. 166.021 and 166.041. The Developer shall pay impact fees at the time of obtaining a certificate of occupancy for each of the development locations. The obligation to pay impact fees runs with the land.

14. Phasing:

Construction is anticipated to occur in the following phases:

a) Phase 1:

201, 211, 225 and 229 St. Johns Avenue will be completed on or before four (4) years of the effective date of this agreement. This will include collaboratively working with the city on how to enhance new parking in downtown.

b) Phase 2:

The parcel (unassigned location) at the corner of South Second Street and St. Johns Avenue, 300 St. Johns Avenue, 301 Reid Street and 320 St. Johns Avenue will be completed on or before ten (10) years of the effective date of this agreement.

15. Permitting:

All construction in the development of a PUD shall proceed only under applicable permits issued by the City and County and any other regulatory department or agency. No building permit, certificate, or other document authorizing construction or occupancy within a PUD shall be issued except in accordance with the approved development plan, except whereas amended. The Developer must obtain any permits, exemptions, or authorizations which may be required by agencies having jurisdiction over the Property other than the City prior to engaging in development activities upon the Property which

may require such permits, exemptions, or authorizations, including any stormwater permits required by any regional, state, or federal agency with jurisdiction over the Property.

16. Other Conditions, Terms, Restrictions or Requirements:

The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Developer of the necessity of complying with the law governing the permitting requirements, conditions, terms, or restrictions.

17. Fees and Costs:

The Developer shall pay all fees required by any ordinance of general application in effect at the time of approval of any development orders and development permits, including impact fees, proportionate share mitigation, fair share, dedications, and exactions imposed on new construction subject to the terms of any impact fee or infrastructure related agreement entered into between the Developer and the City.

18. Binding Effect:

The obligations imposed pursuant to this Agreement upon the Developer and upon the Property shall run with and bind the Property as covenants running with the land. This Agreement shall be binding upon and enforceable by and against the parties hereto, their personal representatives, heirs, successors, grantees and assigns.

19. Governing Laws:

This Agreement shall be governed and construed in accordance with the laws of the State of Florida. The Developer and the City agree that Putnam County, Florida, is the appropriate venue in connection with any litigation between the parties with respect to this Agreement. The Developer will be required to record this Agreement at their expense in the public records of Putnam County.

20. Entire Agreement:

This Agreement sets forth the entire agreement and understanding between the parties relating in any way to the subject matter contained in this Agreement and merges all prior discussions between the Developer and the City. Neither party shall be bound by any agreement, condition, warranty or representation other than as expressly stated in this Agreement. This Agreement may not be amended or modified except by written instrument signed by both parties.

21. Cancellation and Enforcement:

In the event the Developer, its successors and/or assigns fails to act in accordance with the terms of this Agreement, the City shall seek enforcement of such violation upon the Property. Enforcement of this Agreement shall be by judicial or administrative action or code enforcement against any parties or person violating, or attempting to violate, any term set forth in this Agreement, and pursuant to Section 163.3243, Florida Statutes. Each party shall be responsible for its own costs associated with the enforcement of this Agreement.

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

ATTEST:

CITY OF PALATKA, FLORIDA

City Clerk

By: _____
Mayor

Date: _____

APPROVED AT TO FORM:

By: _____
Beck/Sloan Properties, Inc

Date: _____

By: _____
The Hotel James Palatka, LLC

Date: _____

By: _____
St. Johns Avenue Development, LLC

Date: _____

City Attorney

Date: _____

EXHIBIT A

LEGAL DESCRIPTIONS

201 St. Johns Avenue (42-10-27-6850-0120-0101):

DICK S MAP OF PALATKA MB2 P46, BLK 12 N 99FT 8 3/4IN OF THE, E 121FT 3 1/4IN OR392 P1061

Unassigned Location (Corner of South 2nd Street and St. Johns Avenue) (42-10-27-6850-0110-0100):

DICKS MAP OF PALATKA MB2 P46, BLK 11 E 127FT OF S 100FT OF, LOTS 5 + 10 (EX BK160 P220)

211 St. Johns Avenue (42-10-27-6850-0120-0020):

DICK S MAP OF PALATKA MB2 P46 BLK 12 LOT 2 + PT OF LOTS 10 + 11 BK207 P589

225 St. Johns Avenue (42-10-27-6850-0120-0011):

DICK S MAP OF PALATKA MB2 P46 BLK 12 PT OF LOT 1 BK197 P443

229 St. Johns Avenue (42-10-27-6850-0120-0010):

DICK S MAP OF PALATKA MB2 P46 BLK 12 PT OF LOT 1 BK197 P447

300 St. Johns Avenue (42-10-27-6850-0150-0060):

DICKS MAP OF PALATKA MB2 P46, E 47FT OF S 75FT & E 65FT OF, N 65FT OF S 140FT OF BLK 15

301 Reid Street (42-10-27-6850-0150-0040):

DICKS MAP OF PALATKA MB2 P46, N 118 FT OF E 92 FT OF BLK 15, (EX HWY)

320 St. Johns Avenue (42-10-27-6850-0150-0090):

DICKS MAP OF PALATKA MB2 P46, PT OF BLK 15 OR447 P525(EX, OR680 P1311 PARKING LOT)

Exhibit B

April 23, 2026

City of Palatka
Planning and Zoning Department
201 North 2nd Street
Palatka, Florida 32177

RE: Authorization of Parcel Control for Planned Unit Development (PUD)

Dear City of Palatka Planning Department:

I, Charles B. Bates, Jr., Administrator/Manager of St. Johns Avenue Development, LLC, whose business address is 3400 Crill Avenue, Suite 2, Palatka, Florida 32177, hereby certify that St. Johns Avenue Development, LLC has legal control of the following Putnam County parcels:

- Parcel Number: 42-10-27-6850-0120-0101
- Parcel Number: 42-10-27-6850-0110-0100

St. Johns Avenue Development, LLC hereby authorizes Beck/Sloan Properties, Inc. and The Hotel James Palatka, LLC to exercise control of the above-referenced parcels for the purpose of establishing and pursuing approval of a Planned Unit Development (PUD) with the City of Palatka.

Further, St. Johns Avenue Development, LLC expressly grants the unrestricted right to Beck/Sloan Properties, Inc. and The Hotel James Palatka, LLC to agree to and enter into all covenants, conditions, restrictions, and other agreements affecting the above-referenced parcels as may be contemplated or required under the provisions governing the proposed PUD.

This authorization is provided to confirm that the applicants have the necessary control of the property to proceed with all applications, approvals, and agreements required by the City of Palatka in connection with the proposed PUD.

If you require any additional information or documentation, please do not hesitate to contact me.

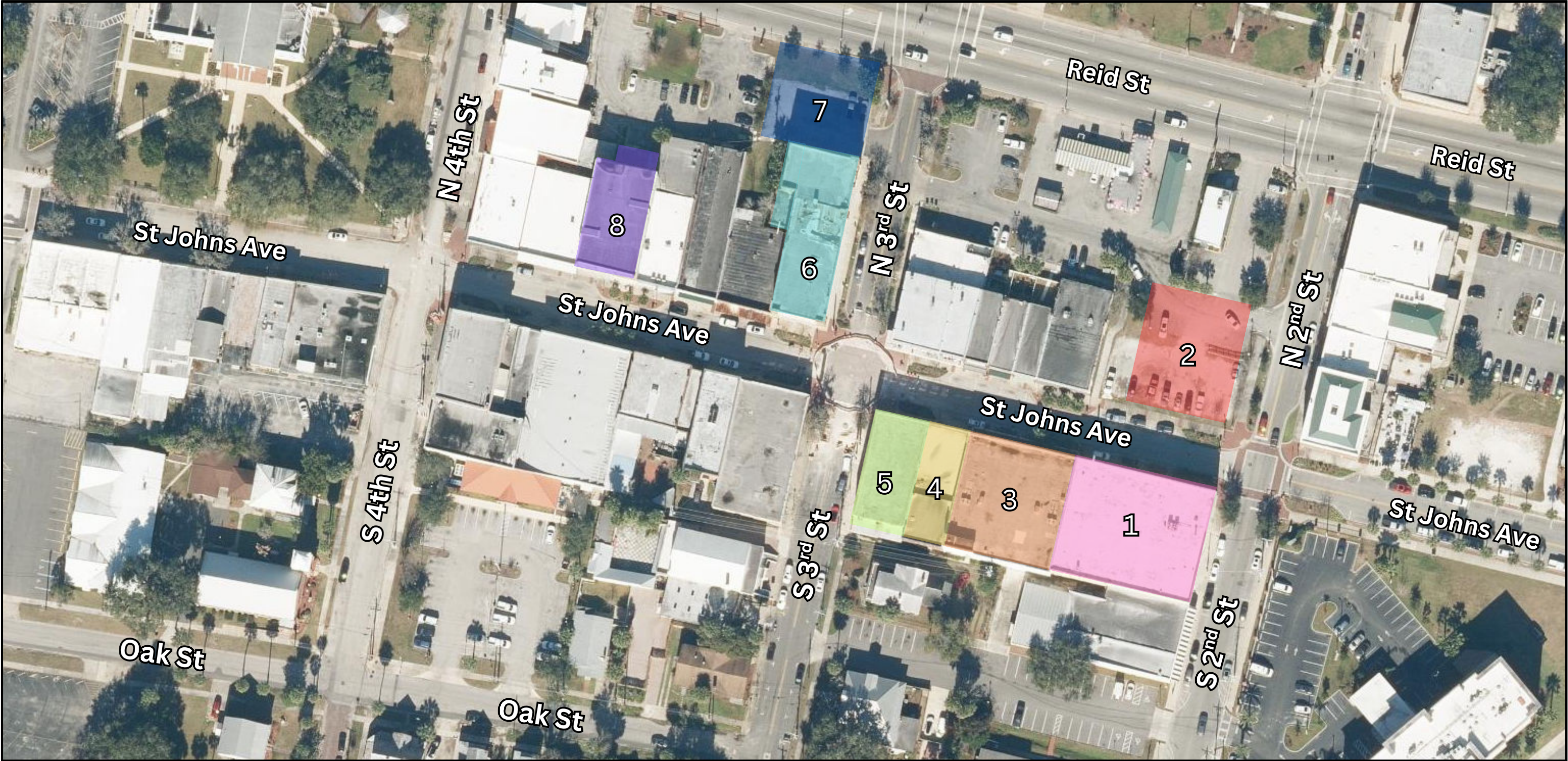
Sincerely,

Charles B. Bates, Jr.

Charles B. Bates, Jr.
Administrator/Manager
St. Johns Avenue Development, LLC

EC: Jim Troiano, Beck Sloan Properties

Exhibit C



Address Color Key:

1. 201 St. Johns Ave

2. Unidentified Property

3. 211 St. Johns Ave

4. 225 St. Johns Ave

5. 229 St. Johns Ave

6. 300 St. Johns Ave

7. 301 Reid St

8. 320 St. Johns Ave

1: 1, 000

00.010.020.04mi

00.020.040.07km

Conceptual Site Map

Exhibit D



200 BLOCK RENOVATION

Architectural Rendering, subject to change

FEB 20 2026



REZONING APPLICATION

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

Application Requirements

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

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

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

Property Information

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

Applicant Information

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

Owner Name(s): See Attached

Mailing Address: _____

Phone Number(s): _____ Email: _____

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

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

To Be Notarized

Name (Print Name): James Troiano

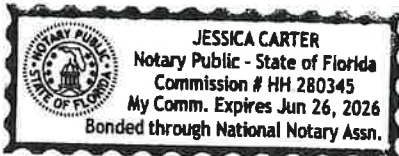
Signature: [Signature] Date: 02/20/2026

STATE OF Florida County of Putnam

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

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

(Notary Seal)



[Signature]
Notary Public

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

For Official Use Only

Date Submitted: _____ FLUM Designation: _____

Received By: _____ Preliminary Review by: _____

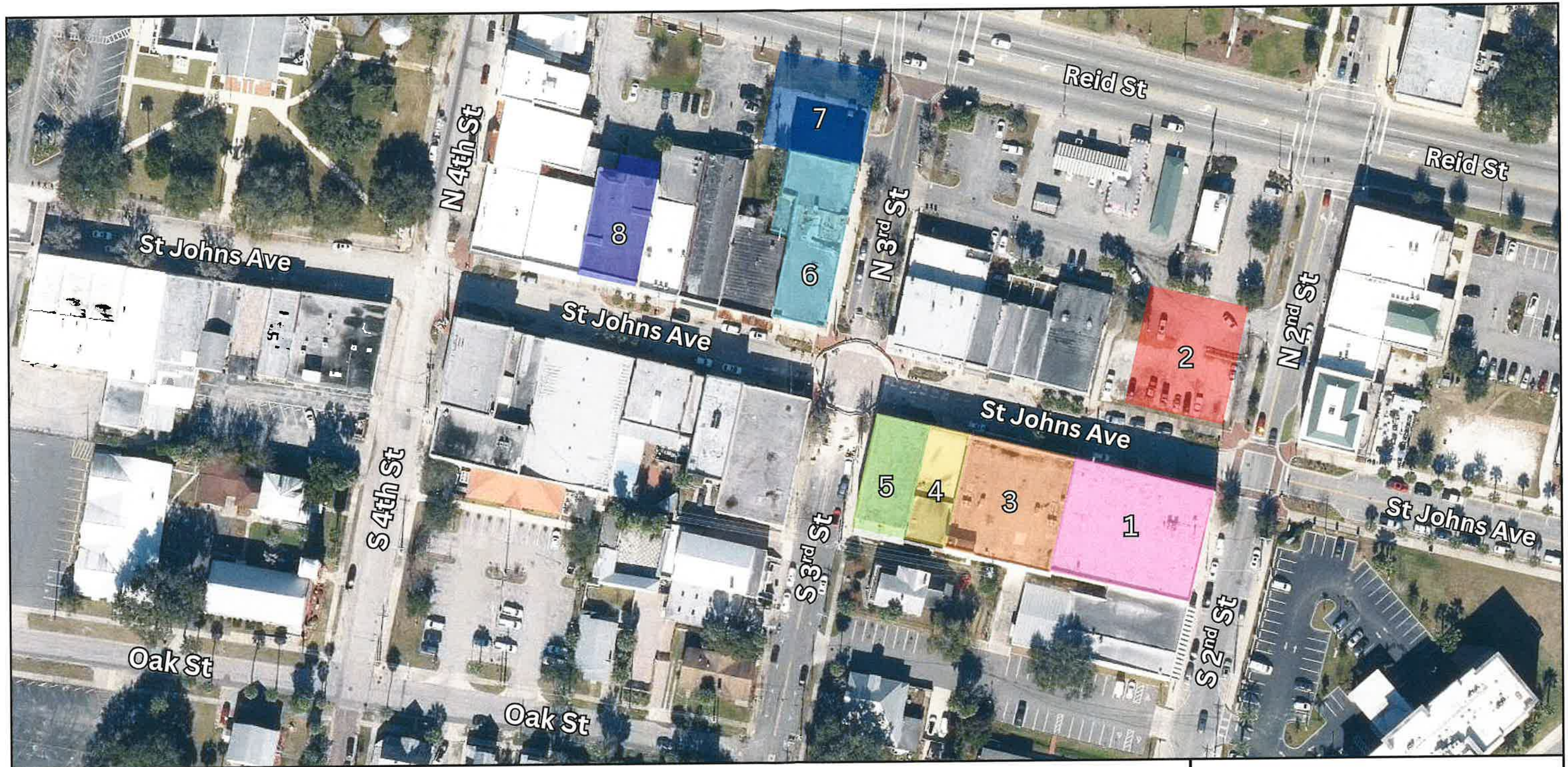
Confirmed Current Zoning: _____ Date Legal Ad Ran: _____

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

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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



Address Color Key:

1. 201 St. Johns Ave

2. Unidentified Property

3. 211 St. Johns Ave

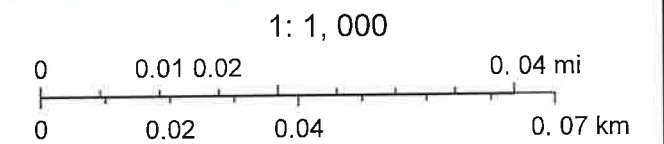
4. 225 St. Johns Ave

5. 229 St. Johns Ave

6. 300 St. Johns Ave

7. 301 Reid St

8. 320 St. Johns Ave



Conceptual Site Map

Rezoning Application - Continuation

Property Addresses:

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

Parcel #'s:

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

Lot Size/Acreage:

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

Square footage of any proposed structures:

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

Number and types of structures on property:

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

Owners Names:

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

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

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

RECEIVED FROM: ST. JOHNS PUD

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

CHANGE DUE: 0.00

TOTAL RECEIVED: 2,000.00

DISTRIBUTION:

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

PB Case 26-06: Request to amend the Future Land Use designation of 9.03 acres from City of Palatka COM to City of Palatka RL and rezone 9.03 acres from City of Palatka General Commercial District (C-1) to City of Palatka Single-Family Residential District (R-1).

Owners: Mt Tabor Frist Baptist Church Inc.

Address: 4909 St Johns Ave Palatka, FL 32177

Parcel No.

STAFF REPORT

TO: Members of the Planning Board.

FROM: Michael Hill; Senior Planner, Planning Department

DATE: May 5, 2026.

APPLICATION REQUEST

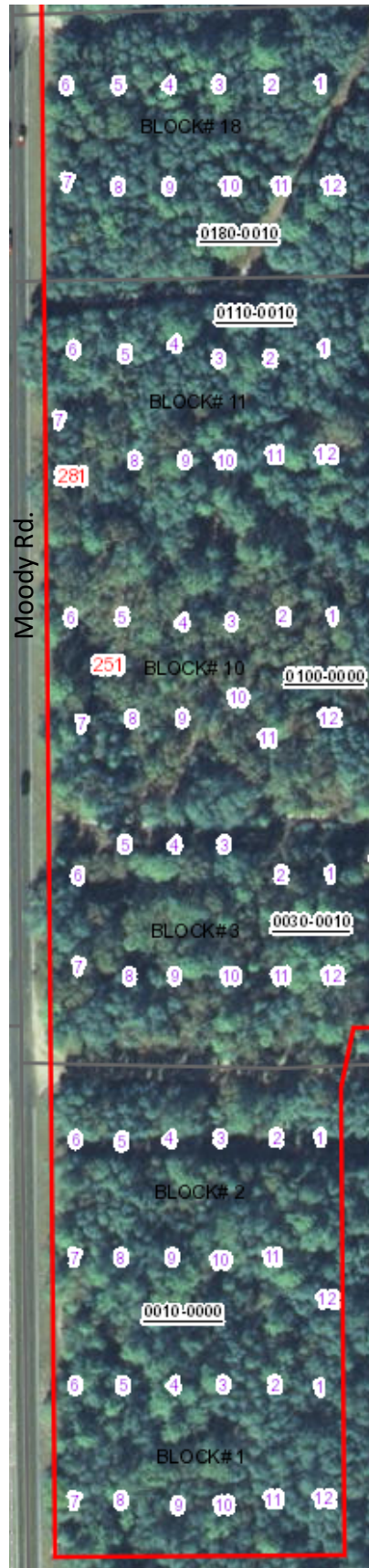
Beck/Sloan properties Inc. on behalf of Mt. Tabor Baptist Church Inc. requests an amendment to the future land use map and official zoning map on approximately 9.03 acres of land located at 301, 281, 251, 201, and 111 North Moody Road. The Future Land Use Change will be from City of Palatka Commercial(COM) to City of Palatka Residential Low density (RL). The zoning change will be from City of Palatka C-1, General Commercial to City of Palatka, R-1 Single Family Residential.

BACKGROUND

The Parcels are currently vacant. They are part of the of the Ridgedale Plat created in April of 1927. The Subject parcels are Block one, two, three, ten, eleven and eighteen of the subdivision.

PROJECT ANALYSIS

- | | | |
|-----------|---------------------------|--------------------------------|
| 1. | Project Area: | 9.03 Acres (393,346.8 SF) |
| 2. | Current zoning: | C-1, General Commercial |
| | Proposed zoning: | R-1, Single Family Residential |
| 3. | Current Land Use: | COM, Commercial |
| | Proposed Land Use: | RL, Residential Low density |



Consistency with the Comprehensive Plan

The City's Comprehensive Plan and Land Development Code do not provide a specific definition of compatibility. Therefore, staff references the definition provided in Florida Statutes Section 163.3164(9), which defines compatibility in which land uses can coexist in relative proximity without undue negative impacts directly or indirectly.

Policy A.1.3.2 Issues of compatibility shall include considerations for noise, sight, and level of traffic generation. The primary tool of ensuring capability between land uses shall be the Future Land Use Map and the elimination of non-conforming land uses. Other techniques shall include noise and sight incompatibility screening by either a 6' solid physical wall or landscape plantings to reach, within 18 months, a height of at least 5 feet and an opacity of 85percent.

The existing General Commercial (C-1) zoning designation allows for uses that may generate higher traffic volumes, noise, and visual impacts that are not consistent with the surrounding residential neighborhood.

The proposed rezoning to R-1 (Single Family Residential) and Future Land Use designation of Residential Low Density (RL) would reduce the intensity of development and align the subject property with the surrounding residential uses. As a result, the proposed changes would significantly reduce potential compatibility concerns related to traffic, noise, and visual impacts.

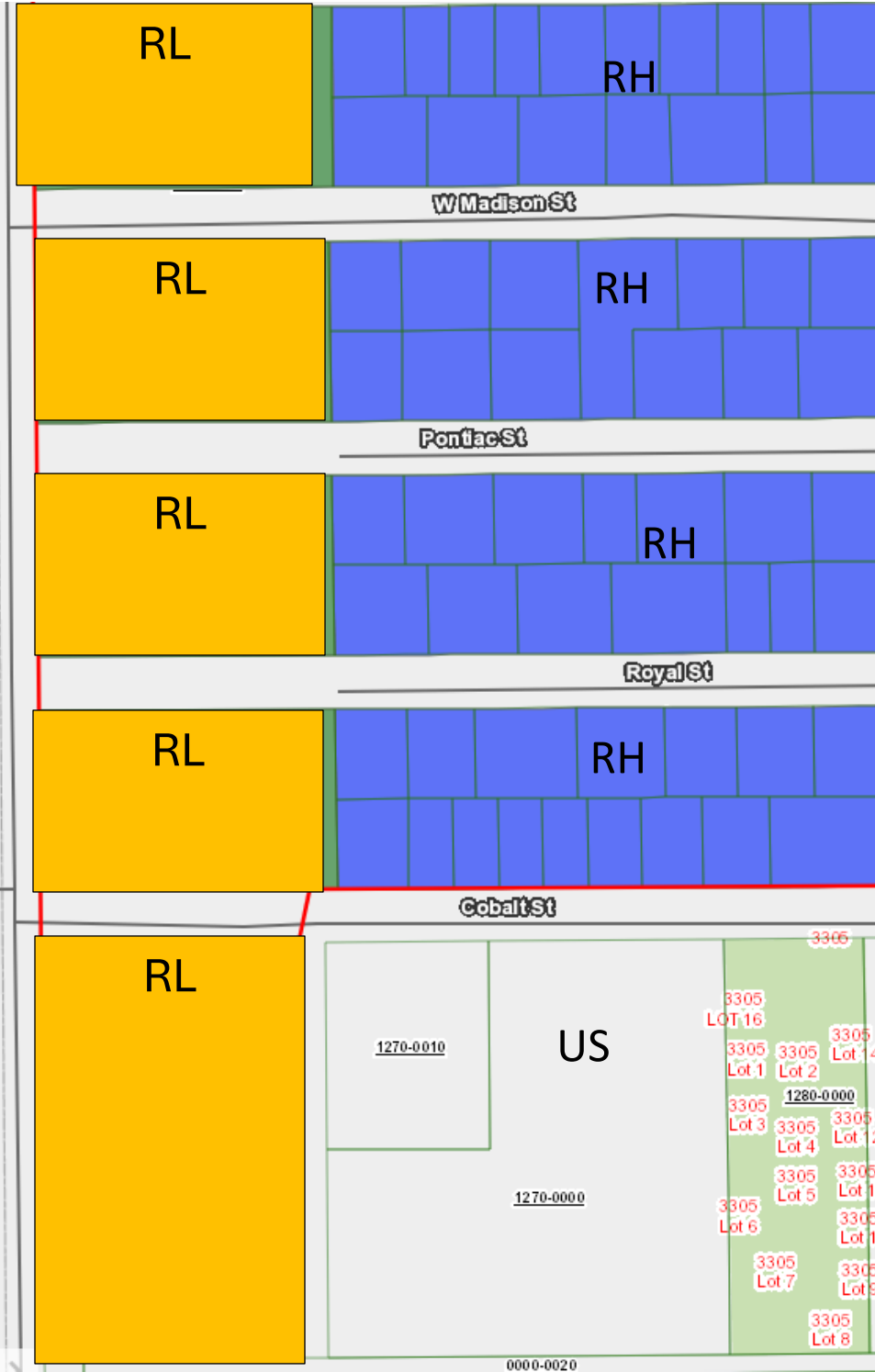
Policy A.1.9.3(A)(1) states Residential land use is intended to be used primarily for housing and shall be protected from intrusion by land uses that are incompatible with residential density. Residential land use provides a variety of land use densities and housing types.

The proposed amendment would remove the potential for commercial development on the subject parcels and instead limit development to low-density residential uses. This change is consistent with the intent of protecting established residential areas from incompatible, higher intensity uses.

Current Future Land Use



Proposed Future Land Use

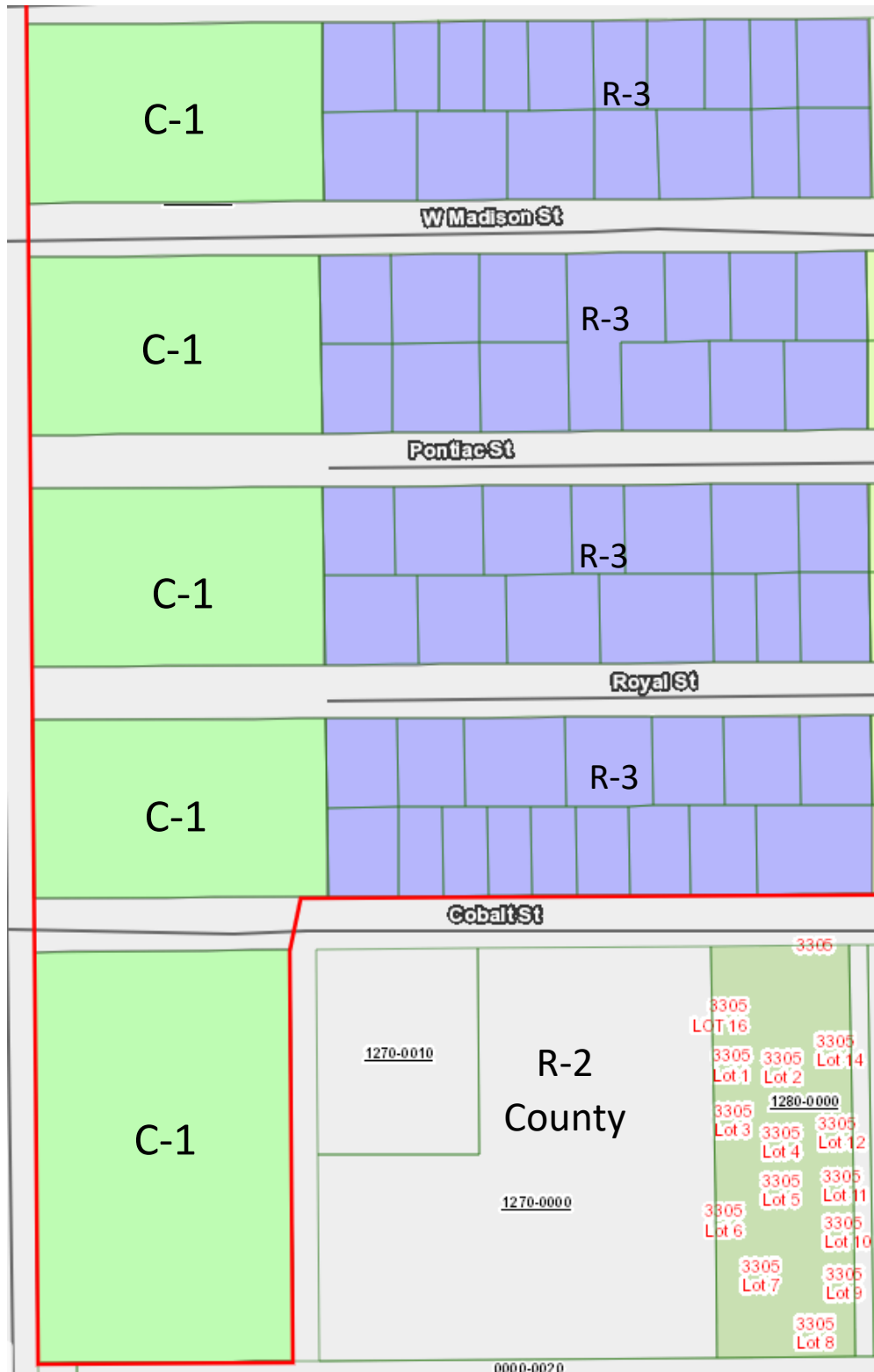


(f) Requirements for planning board report. (1) When pertaining to the rezoning of land, the report and recommendations of the planning board to the city commission required by subsection (e) of this section shall show that the planning board has studied and considered the proposed change in relation to the following, where applicable:

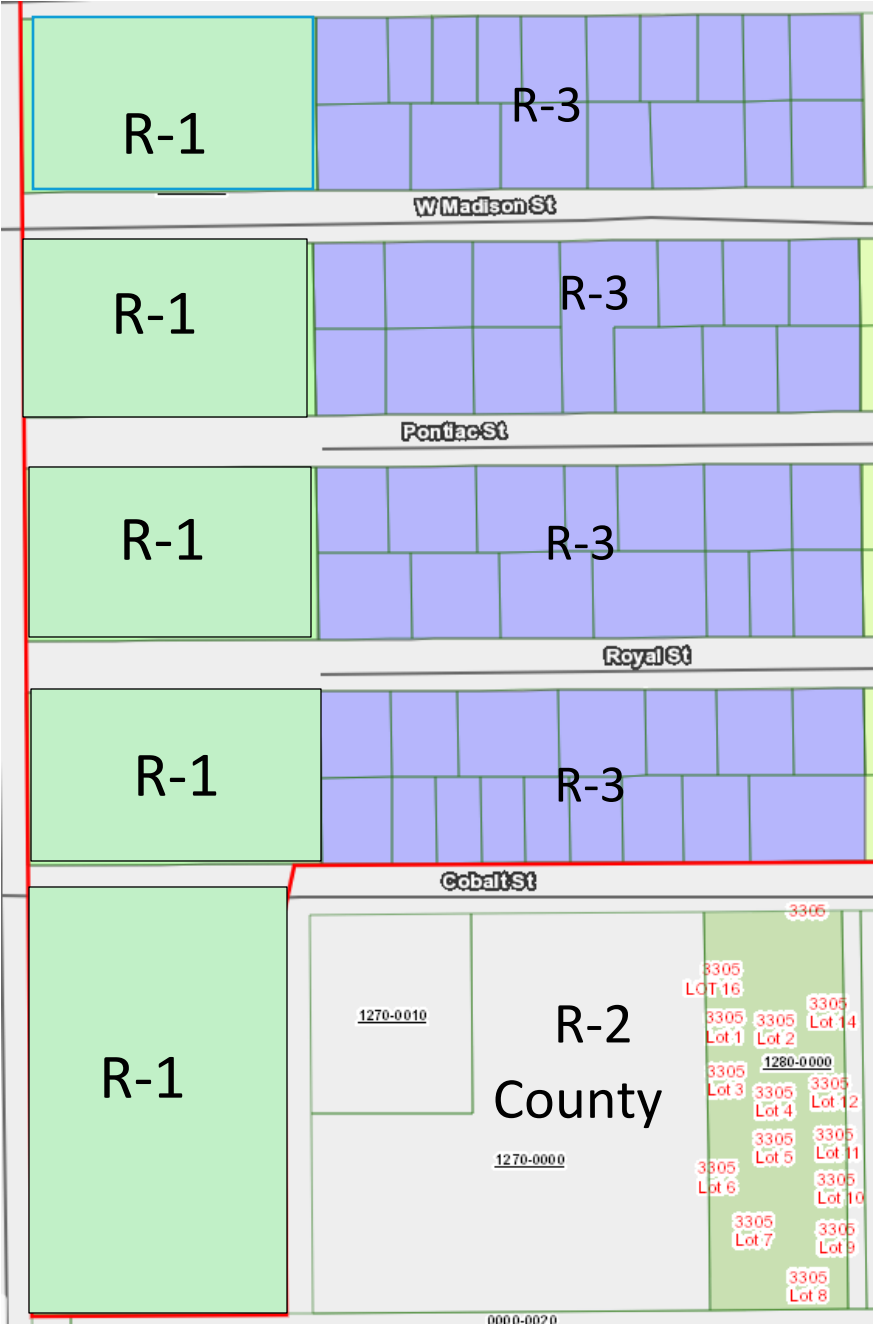
- a. Whether the proposed change is in conformity with the comprehensive plan.
The parcels do meet the criteria for consistency with the comprehensive plan.
- b. The existing land use pattern.
The area has a predominance of existing residential zoning. R-1 is very compatible with the existing land use.
- c. Possible creation of an isolated district unrelated to adjacent and nearby districts.
The Proposed Residential zoning and future land use is very much relative to the existing districts. No isolated district will be created.
- d. The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.
This rezoning will actually alleviate the impact on public facilities as commercial is a more intense use compared to residential.
- e. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.
N/A.
- f. Whether changed or changing conditions make the passage of the proposed amendment necessary.
No changing conditions are occurring in the area at this time.
- g. Whether the proposed change will adversely influence living conditions in the neighborhood.
The proposed zoning change to residential will positively influence the living conditions of the nearby neighborhood.
- h. Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.
The proposed change will decrease traffic generation in the long term.
- i. Whether the proposed change will create a drainage problem.
The proposed change will not create a drainage problem.

- j. Whether the proposed change will seriously reduce light and air to adjacent areas.
The proposed change will not reduce light and air to adjacent areas.
- k. Whether the proposed change will adversely affect property values in the adjacent area.
The proposed change will not adversely impact property values in the adjacent area.
- l. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing conditions.
- m. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
The proposed change will not constitute a grant of special privilege to an individual owner as contrasted with the public welfare.
- n. Whether there are substantial reasons why the property cannot be used in accord with existing zoning.
No substantial reasons exist at this time.
- o. Whether the change suggested is out of scale with the needs of the neighborhood or the city.
The allowance of more housing will make positive impacts to affordability overall throughout the city.
- p. Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.
These parcels are more than adequate for the proposed R-1 zoning.
- q. The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.
N/A.

Current Zoning



Proposed Zoning



Staff Recommendation

1. Staff recommends APPROVAL of the request to amend the Future Land Use Map from City of Palatka Commercial (COM) to City of Palatka Residential Low Density (RL)
2. Staff recommends APPROVAL of the Request to amend the Official Zoning Map from City of Palatka General Commercial (C-1) to City of Palatka Single Family Residential (R-1)

ATTACHMENTS

1.	PB 26-06 Staff Report
2.	App & Fee
3.	Aerial Moody Road parcels.
4.	Moody Road. Zoning Map.
5.	Moody Road Future Land use Map.

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA CITY
OF PALATKA

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

1. Affiant is the O individual or O PRESIDENT / Senior Pastor position MT. TABOR FIRST BAPTIST CHURCH
e.g., president, partner, trustee} of and type of entity - e.g., ABC Corporation, XYZ Limited Partnership that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment, Rezoning or Development Order approval with the City of Palatka.

2. Affiant's address is:

4909 St. Johns Avenue
Palatka, FL 32177

3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

CITY OF PALATKA PLANNING DEPARTMENT

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

FURTHER AFFIANT SAYETH NAUGHT.


KAREN FLAGG, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA CITY
OF PALATKA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 19 day of march, 2026 by _____ (name of person acknowledging). He/she is personally known to me or has produced FL ID (type of identification) as identification and did/did not take an oath (circle correct response).

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

My Commission Expires on 8-18-2029



EXHIBIT "A"

PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

Mt. Taber First Baptist Church

4909 St. Johns Avenue

Palatka, FL 32177



(Signature)

KARL N. FLAGG

(Name in print)

Mt. Taber First Baptist Church, Inc

(Name of company, if applicable)

4909 St. Johns Avenue Palatka FL 32177

(Address, City, State, Zip)

Senior Pastor / CEO

(Title)

4909 St. Johns Avenue Palatka FL 32177

(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY
OF PALATKA

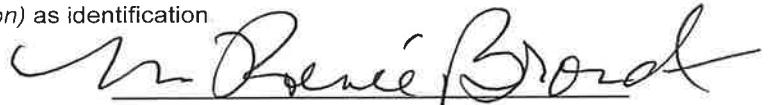
The foregoing instrument was sworn to and subscribed before me by means of (☐) physical presence or
 (☐) online notarization, this 19 day of March, 2026, by Karl Flagg

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

FL ID (type of identification) as identification



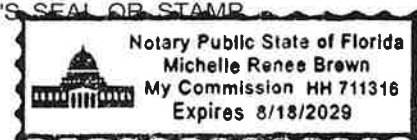
(Name in print)



(Signature)

My Commission Expires on 8-18-2029

NOTARY'S SEAL OR STAMP





RECEIVED

MAR 19 2026

RECEIVED

MAR 19 2026

FLU AMENDMENT REZONING APPLICATION

DATE RECEIVED: PB 26-06
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: See attached (multiple)
- Parcel Number: See attached (multiple)
- Parcel Dimensions: 9.03 Approximately in total
- Current Property Use: COM VACANT PARCELS
- Current Future Land Use Map Designation: City: COM Palatka County: Putnam
- Proposed Future Land Use Map Designation (if applicable): City: RL Palatka County: Putnam
- Proposed Use: Residential Home Construction
- Current Zoning Designation: C-1 Requested Zoning Designation: R-1
- Square footage of any proposed structures N/A Number & types of structures on property N/A

Applicant Information

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

Owner Name(s): Mt. Tabor First Baptist Church, Inc
Mailing Address: 4909 St. Johns Ave Palatka FL 32177
Phone Number(s): (386) 530-0404 Email: church@mttaborfbcc.org

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

Name(s): Jim Troiano
Mailing Address: 2000 Reid Street Palatka, FL 32177
Phone Number(s): (386) 328-0344 x 341 Email: jimtroiano@checkbeck.com

To Be Notarized

Name (Print Name): KARL N Flagg

Signature: Karl N Flagg Date: 3-19-26

STATE OF FLORIDA County of Putnam

Before me this day personally appeared Karl Flagg 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 19 day of March A.D. 2026,

(Notary Seal)



Michelle Renee Brown

Notary Public

My commission expires: 8-18-29 State of FL at Large.

Type of Identification Produced: _____

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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

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

Date: 03/19/2026 OPER ID: AROMERO RECEIPT NO:F001221
RECEIVED FROM: BUILDING & ZONING REVENUE

AMOUNT RECEIVED: 1,565.00 TYPE: CK CHECK: 6217634
AMOUNT RECEIVED: 435.00 TYPE: PP PP / 6894
 AUTH CODE: 194199136

CHANGE DUE: 0.00

TOTAL RECEIVED: 2,000.00

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,000.00		BUILDING & ZONING REVE FLUM AND REZONE 301,281,251,201 AND 111 N MOODY RD.