

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
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EARL WALLACE
BOARD MEMBER

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BOARD MEMBER

EDIE WILSON
BOARD MEMBER

CAITLIN E. OWENS
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TROY BELL, ICMA-CM
MPA, MS-Finance
CITY MANAGER

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK



AGENDA
PLANNING BOARD MEETING
August 6, 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. June 4, 2024

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. PB Case 23-27: Request to subdivide and approve a final plat for 31.63 +/- acres. Owner: Schippers-Taivah, LLC Address: 400 N. SR 19, Palatka, FL 32177; parcel 02-10-26-0000-1260-0000
- b. 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 24-10: Request to amend the zoning map from Residential, Multi-Family (R-3) and Commercial Neighborhood District (C-1A) to Planned Unit Development (PUD). Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0200-0060

- c. PB Case 23-19: Request to subdivide one 2.17 acre +/- parcel into 6 single-family lots, with one on Moseley Ave. and five on Edgemoor St. Owner: A&M Home Builders, LLC Location: intersection of

- d. Presentation of the Palatka Vision Plan by the Northeast Florida Regional Council

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: August 6, 2024
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

BACKGROUND

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

Allot time for the disclosure of ex parte communications.

PROJECT ANALYSIS

Staff Recommendation

ATTACHMENTS

None

June 4, 2024

STAFF REPORT

DATE: August 6, 2024
TO: City of Palatka Planning Board
FROM: City Staff

APPLICATION REQUEST

The Clerk is requesting approval of the Minutes of the June Planning Board meeting.

BACKGROUND

PROJECT ANALYSIS

Staff Recommendation

Approve as read.

ATTACHMENTS

1.	2024.06.04
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ED KILLEBREW
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CHASE BARNES
VICE CHAIRMAN

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CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK

RENEE BROWN
PLANNING CLERK



MINUTES
CITY OF PALATKA
June 4, 2024

1. CALL TO ORDER

a. Invocation

led by Chair Killebrew.

b. Pledge of Allegiance

led by Mr. Burnett.

c. Roll Call

Present:

Chase Barnes

Earl Wallace

Andrew Burnett

Ed Killebrew, Chair

Excused:

Edie Wilson

Caitlin Owens

George DeLoach

Also Present: Lorenzo Aghemo Planning Director, Sunni Krantz, City Clerk, Casey Cheap, Planner 1, Sherri Farmer, Planner I, Jane West, City Attorney, Renee' Brown, Planning Clerk; Chad Branford, Deputy Fire Chief; Allegra Kitchens, former City Commissioner; Esme Coward; June Landry; Mary Shackleford; Present via telecommunications technology: Autumn Martinage; Paul Morris

d. Appeal Procedures & ExParte Communication

The appeal procedures were read by the Chair and time was allotted for ex parte disclosures.

2. APPROVAL OF MINUTES

a. Minutes - May 7, 2024

Motion to approve by Mr. Burnett. Seconded by Mr. Barnes. Motion passed unanimously.

3. PUBLIC COMMENTS

a. 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 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

Mr. Cheap addressed the board. He advised this a request for rezoning alone, not a future land use map amendment. The current future land use designation is Residential Low and the zoning is R-1A. The proposed multi-use exceeds the current R-1A zoning. Mr. Cheap advised we advertised for an R-3 zoning. However, the applicant now requests R-2 zoning. Mr. Cheap advised the City Attorney wrote the applicant a letter. Mr. Aghemo advised the area behind is all single family zoning. However, a change to R-2 would not qualify as spot zoning. He advised this is not incredibly uncommon. He indicated he was concerned about R-3's high density on the neighborhood and R-2 is more proper. Ms. West advised the situation came to the City's awareness when a call for 3-units came for utility service.

The applicant, George Shkurta, address the board. He advised most renovations were completed before he purchased the property. He completed the electric work on the property. He advised he rented the property and then found out the density was not appropriate. He advised the lot next door is vacant. He advised he would not have purchased the property if he had known the issue had existed.

The floor was opened to public comment.

Mary Shackelford 2417 Alice St., Palatka, FL 32177 - advised as long as the next door area is kept vacant, she would be in support.

June Landry 517 S 17th Street, Palatka, FL 32177 - asked how putting multiple family dwellings would affect the already increasing traffic

Mr Aghemo responded the units are already there.

Allegra Kitchens 1027 S 12th St. Palatka, FL 32177 - asked how the applicant was issued a permit by the County without being told what he could and could not do zoning wise.

Hearing no further requests to comment, the floor was closed to public comment.

Board discussion commenced. Ms. West advised this will set a precedent unless the board puts specific directions in its motion. If this is approved, if the surrounding properties wanted to up-zone to R-2 there would be no basis for denial. Ms. West cautioned that on the other hand, by not approving this, the board would prohibit the applicant from using the full and best use of the property. Mr. Aghemo advised the board must review each case on its own merit. Chair Killebrew advised the building has been there, but the upstairs apartment was not there before the current applicant. Mr. Barnes advised as long as there is a line somewhere as to where the R-2 zoning stops, he was in favor.

Motion to recommend the rezoning from R-1A to R-2, since it is along commercial and a major highway by Mr. Barnes. Seconded by Mr. Burnett. Motion passed unanimously.

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

Mr. Aghemo advised the applicant has acquired additional property along the north to access St. Johns Avenue. The applicant has requested to continue to the hearing to the next Planning Board meeting.

Motion to continue to July 2 Planning Board meeting at 4:00 PM by Barnes. Seconded by Wallace. Motion passed unanimously.

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.

Ms. Farmer presented the case. She advised the the American Legion Women's Auxiliary desires to use the structure as a meeting space. This structure has been vacant for longer than the allowable time for continuance of a conditional use. (Previously the structure was the "Lion's Club"). Regarding parking, the existing structure has a lawn area that was used previously for parking, the applicant has agreed to the conditions for ADA compliance parking and the Planning Director has granted approval for impervious rock. Ms. Farmer outlined the report. Other recommendations were that screening shall be placed around the trash pick-up location to screen it from the street and to landscape the parking lot to code minimum requirements. By approving the application, it would allow a civic organization to provide further service to the community.

The applicant, Jim Troiano, representing Beck/Sloan Properties, 2000 Reid St., Palatka, FL 32177 - advised they had a building next door to the American Legion building that is vacant, and they are willing to allow their Auxillary to use the space.

The floor was opened to public comment:

Allegra Kitchens 1027 S 12th St., Palatka, FL 32177 - spoke in support. She clarified Beck/Sloan Properties offered the Bert Hodge American Legion Auxillary the use of the building. She asked if the conditional use is granted, if all other conditional uses in Sec. 94-145(e) would be approved.

Discussion commenced concerning Ms. Kitchens' question: Mr. Aghemo advised the conditional use will run with the land and it would apply to all permitted conditional uses in that category. Ms. West advised the board can provide conditions to the granting of the conditional use. Mr. Wallace advised in the past, the board has granted conditional uses for specific purposes and if the property owner wanted a different conditional use, they had to come back. Mr. Troiano advised their intent was to apply for a conditional use as stated in code Sec. 94-145 (e)(6) only

Esme Coward P.O. Box 595 Crescent City, FL 32113, speaking as President of the Auxillary - advised they are no longer called the Women's Auxillary, as they have a male member. She spoke in support and of the many volunteer efforts of the auxiliary. They are a separate financial entity from the American Legion.

Hearing no further requests to comment, the floor was closed to public comment.

Board discussion commenced. Chair Killebrew indicated the building is perfect for the proposed use.

Motion by Mr. Barnes noting that the board has found no adverse action from the public, the board recommended the conditional use be granted for the explicit use of a club, lodge or fraternal organization and subject to the 3 conditions outlined in the staff report. Second by Mr. Burnett. Motion passed unanimously.

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

Mr. Aghemo asked for a continuance as Staff has not received a report from the surveyor and is therefore, unable to make a recommendation at this time.

Autumn Martinage 7 Waldo St., St. Augustine, FL Matthews Design Group, spoke on behalf of the applicant. She advised Paul Morris, the surveyor, is currently updating the plat. She advised the surveyor's report will be available in a couple weeks and will be ready for the July Planning Board meeting.

Motion to continue to the July 2 at 4:00 PM Planning Board meeting by Mr. Barnes. Seconded by Mr. Burnett. Motion passed unanimously.

5. STAFF COMMENTS

Ms. West and Chair Killebrew thanked Mr. Cheap for his work as this will be his last meeting before the Planning Board.

6. BOARD MEMBER COMMENTS

Mr. Barnes and Chair Killebrew thanked Mr. Wallace for his time and expertise on the plats recently presented to the board.

7. ADJOURN

Seeing no further business before the board, the meeting adjourned at 5:01 PM.

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: May 7, 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.

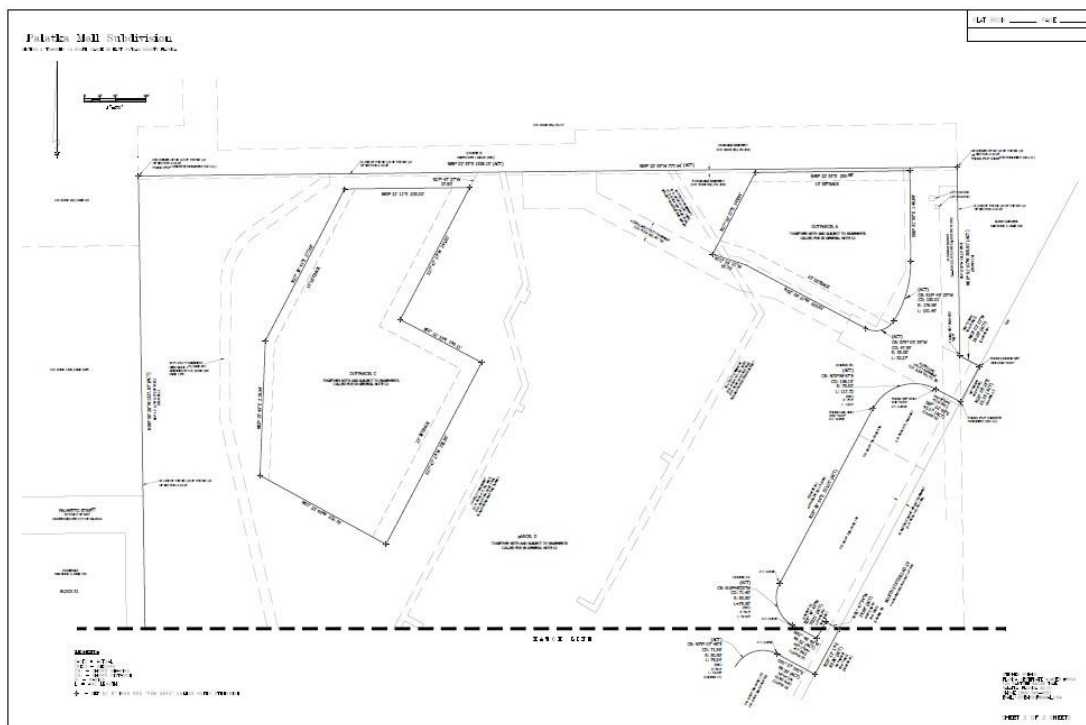


Figure 4: Proposed Preliminary Plat Sheet 2 (A full size plat is available at City Hall)

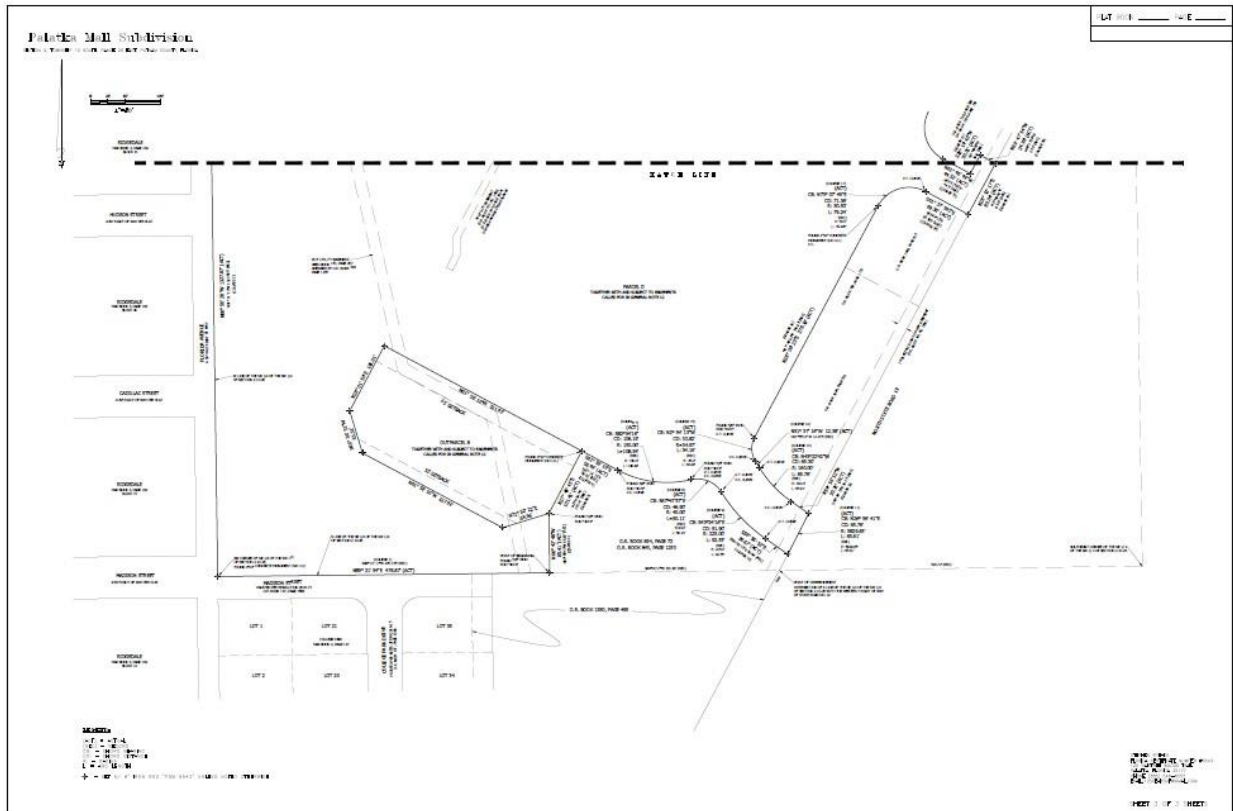


Figure 5: Proposed Preliminary Plat Sheet 3 (A full size plat is available at City Hall)

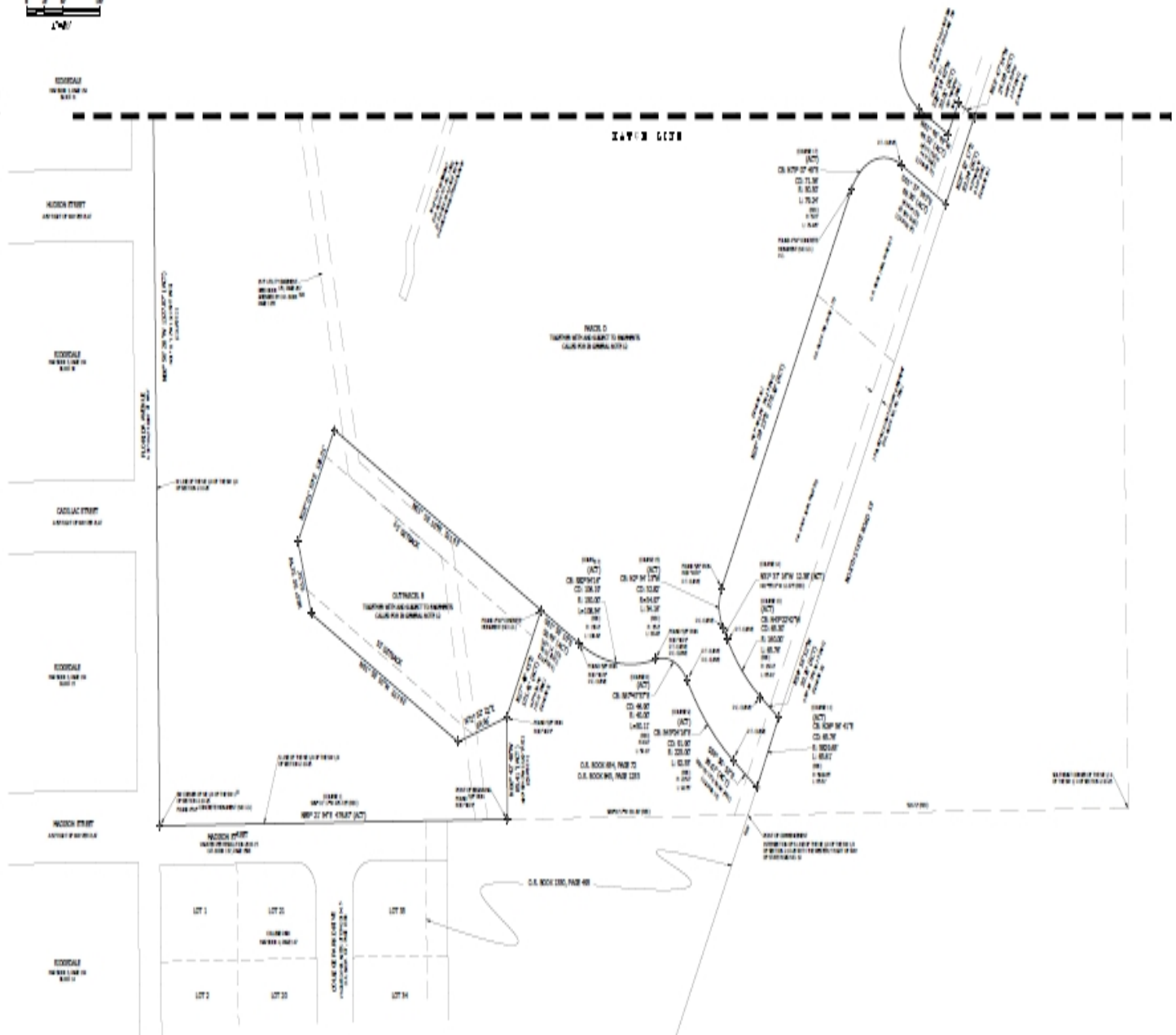
Staff Recommendation

Staff recommends approval of the Final Plat.



Palatka Mall Subdivision

SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 WEST, 14TH DISTRICT, ILLINOIS



LEGEND
 (C) = CENTER
 (L) = LINE
 (A) = AREA
 (S) = SURFACE
 (V) = VOLUME
 (W) = WEIGHT
 (M) = MEASURE
 (T) = TIME
 (D) = DISTANCE
 (P) = PRESSURE
 (F) = FORCE
 (E) = ENERGY
 (I) = INFORMATION
 (O) = OTHER

PLAT BOOK PAGE
 SECTION 1, TOWNSHIP 13 NORTH, RANGE 10 WEST, 14TH DISTRICT, ILLINOIS



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

Preliminary or Final Plat Application

CASE NUMBER: _____

Application Requirements

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

REQUIRED ATTACHMENTS: *(Checks payable to the City of Palatka, cash or credit card)*

The applicant should schedule a pre-application meeting and discuss the proposed plat prior to submitting this application.

- | | |
|---|---|
| ☒ Fully Executed and Notarized Application | ☒ Letter of Authorization, if applicable |
| ☒ Copy of Recorded Deed | ☒ Preliminary or Final Plat, Seven Signed and Sealed Copies |
| ☒ Title Opinion (or Title Search) | ☒ Project Narrative |
| ☒ Copy of Preliminary Plat Approval if applicable | ☒ Proof of Taxes Paid |
| ☐ Certified Engineer's Statement (if required) | ☒ Review Fee |
| ☐ Proposed Covenants (if required) | ☒ Legal Description(s) |

Property Information

- Property Address: 400 N SR 19
- Parcel Number: 02-10-26-0000-1260-0000
- Lot size/acreage: 31.45 AC
- Current Property Use: Mall
- Current Land Use Category: COM Current Zoning Designation: C-2

Description of request: proposes to subdivide the existing parcel into 4 parcels, 1 parcel containing the existing mall and 3 outparcels to be developed with new commercial uses

Applicant Information

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

Owner Name(s): Schippers-Taivah LLC

Mailing Address: 10 Pierrepont Street, Brooklyn, NY 11201

Phone Number(s): _____ Email: _____

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

Name(s): Autumn L. Martinage, Matthews | DCCM

Mailing Address: 7 Waldo Street, St Augustine, FL 32084

Phone Number(s): 904-374-4667 Email: amartinage@mdginc.com

Application Submitted By

Name (Print Name): AUTUMN MARTINAGE

Signature: [Signature] Date: 4/30/24

STATE OF FLORIDA County of DUVAL

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

WITNESS my hand and official seal, this 30 day of APRIL A.D. 2024.

(Notary Seal)



Christina Evans
Notary Public

My commission expires: 4/12/2027
Type of Identification Produced: FL DRIVERS LICENSE State of FLORIDA at Large

For Official Use Only

Date Submitted: _____	Received By: _____
Preliminary Review by: _____	Future Land Use Category: _____
Zoning Category: _____	Signs Posted by: _____
Signs Posted Date: _____	Planning Board: _____
Legal Ad Run by: _____	Legal Ad Run Date: _____
Signs Posted Date: _____	Commission Date: _____
Legal Ad Run by: _____	Legal Ad Run Date: _____

ROBERTA M. CORREA
MAYOR-COMMISSIONER

TAMMIE McCASKILL
COMMISSIONER

JUSTIN R. CAMPBELL, SR.
COMMISSIONER

WILL JONES
COMMISSIONER

RUFUS J. BOROM
COMMISSIONER



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

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

JANE WEST, ESQ.
CITY ATTORNEY

SUNNI KRANTZ, CMC
CITY CLERK

MARCIA G. CARTY, CPA, CGFO,
MS-TAXATION
FINANCE DIRECTOR

JASON L. SHAW, SR
CHIEF, POLICE DEPT.

CHRIS TAYLOR
CHIEF, FIRE DEPT.

April 22nd, 2024

Dear property owner:

NOTICE IS HEREBY GIVEN that the Planning Board will conduct a public hearing concerning the following property on Thursday May 7th, 2024 at 4:00pm:

- 02-10-26-0000-1260-0000 (400 N State Road 19) PB 23-27

Owners: Schippers – Taivah, LLC

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

If you have any questions, please call us at 386-329-0100 x327.
Please govern yourselves accordingly.

Lorenzo Aghemo, MRP

Planning Director

LOWES HOME CENTERS INC
1000 LOWES BOULEVARD-TAX DEPT
MOORESVILLE, NC, 28117

EXCITE PROPERTY LLC
30405 CAMINO PORVENIR
RANCHO PALOS VERDES, CA, 90275

CLAY ELECTRIC COOPERATIVE INC
PO BOX 308
KEYSTONE HEIGHTS, FL, 32656-0308

FLORIDA POWER & LIGHT COMPANY
ATTN: PROPERTY TAX-PSX/JB 700 UNIVER...
JUNO BEACH, FL, 33408-0420

WILLIAMS CLIFFORD A
219 STILWELL AVE
PALATKA, FL, 32177-2465

THE LATEST DIRT LLC+KENNETH+DIANE S...
126 ELDERBERRY LN
PALATKA, FL, 32177

HARBOR COMMUNITY BANK
PO BOX 1287
ORANGEBURG, SC, 29116

THE LATEST DIRT LLC+KENNETH+DIANE S...
126 ELDERBERRY LN
PALATKA, FL, 32177

FREEUP STORAGE PALATKA LLC
1440 BRICKYARD RD #4
GOLDEN, CO, 80403

QJB PROPERTIES LLC
625 STATE ROAD 100
PALATKA, FL, 32177

THE LATEST DIRT LLC+KENNTH+DIANE SC...
126 ELDERBERRY LN
PALATKA, FL, 32177

HARBOR COMMUNITY BANK
PO BOX 1287
ORANGEBURG, SC, 29116

GIVENS DEXTURE T + TARSHA L H/W
PO BOX 234
E PALATKA, FL, 32131-0234

DOSCH-KING EMULSIONS INC
16 TROY HILLS RD
WHIPPANY, NJ, 07981

FLORIDA POWER & LIGHT COMPANY
ATTN: PROPERTY TAX-PSX/JB 700 UNIVER...
JUNO BEACH, FL, 33408-0420

PUTNAM STATE BANK
PO BOX 1287
ORANGEBURG, SC, 29116

EG PALATKA LLC
308 SOUTH COCONUT LANE
MIAMI BEACH, FL, 33139

SCHIPPERS-TAIVAH LLC
10 PIERREPONT ST
BROOKLYN, NY, 11201

THE LATEST DIRT LLC+KENNETH+DIANE S...
126 ELDERBERRY LN
PALATKA, FL, 32177

TUMALO FARMS I LLC
PO BOX 52427
ATLANTA, GA, 30355

EXCITE PROPERTY LLC
30405 CAMINO PORVENIR
RANCHO PALOS VERDES, CA, 90275

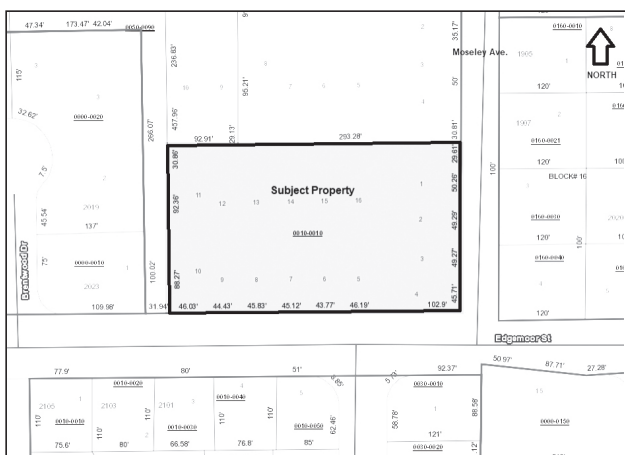
BELLAMY DONNA LEE
218 STILLWELL AVE
PALATKA, FL, 32177-2410

JOHNSON JEROME EDDIE + LAQUISHA LA...
220 STILWELL AVE
PALATKA, FL, 32177

Notice of City of Palatka Planning Board Meeting

Notice is hereby given the Planning Board will meet at 4:00 PM on Tuesday, August 6, 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:

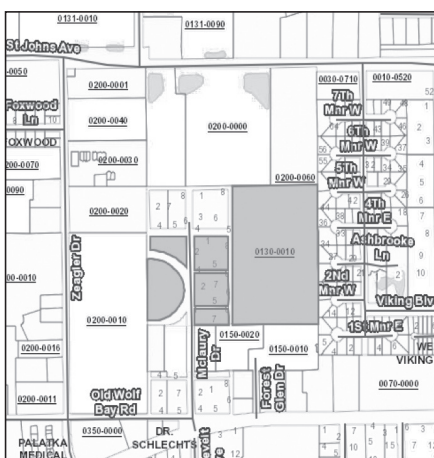
PB Case 23-19: Request to subdivide one 2.17 acre +/- parcel into 6 single-family lots, with one on Moseley Ave. and five on Edgemoor St. Owner: A&M Home Builders, LLC Location: intersection of Moseley Ave. and Edgemoor St. Parcel ID 13-10-26-3170-0010-0010



PB Case 23-27: Request to subdivide and approve a final plat for 31.63 +/- acres. Owner: Schippers-Taivah, LLC Address: 400 N. SR 19, Palatka, FL 32177; parcel 02-10-26-0000-1260-0000



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 24-10: Request to amend the zoning map from Residential, Multi-Family (R-3) and Commercial Neighborhood District (C-1A) to Planned Unit Development (PUD). Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0200-0060



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.

To: Planning Board

From: City Staff

Subject: Palatka Mall Subdivision

This is to provide the Board with an update regarding the Palatka Mall final plat. As you may recall this is the final plat for the Palatka Mall to subdivide the existing parcel into 4 lots, thus creating 3 new outparcels intended for commercial development. The final plat application was considered by the Board on June 4th, 2024 and was continued to the July 2nd, 2024 meeting.

Since the last meeting, staff continued to review the application for compliance with the Florida Statutes and City Code. The applicant has since revised the plat and submitted the required number of copies, as well as a reciprocal general easement agreement.

The final plat was also reviewed by a third-party surveyor on behalf of the City. Mr. Ellery P. Morris from Morris' Surveying and Appraising, Inc. Upon review, he did not have any questions or concerns.

Staff still recommends approval subject to the following conditions:

Plat should be modified to reflect the following corrections:

- Outparcels should be labeled "parcel" or "lot".
- Utility and access easements must be shown for access points.

These corrections must be completed before the item is scheduled for City Commission hearing.



Staff Report

Meeting Date: August 6,

Case#: PB 24-10

pany

Address: 00 (Unassigned) McLaury Drive

Parcel ID: 10-10-26-0000-0130-0010;

10-10-26-0000-0200-0060

A. Application Summary

Project: PB24-10 McLaury Dr.

Request: This is a multiple request for two combined parcels A and B totaling 31 acres +/- to: a) annex Parcel A 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) for Parcel A; and c) to rezone Parcel A from Putnam County residential 1 (R-1) to the City of Palatka Planned Unit Development (PUD) and Parcel B from Multifamily Residential (R-3) and Neighborhood Commercial (C-1A) to Planned Unit Development. The intent of the request is to connect to City's Water and Sewer services and develop the property with residential land use.

Parcel:	10-10-26-0000-0130-0010
Project Manager:	Lorenzo Aghemo, Planning Director
Owner:	Roberts Land & Timber
Agent:	Shalene Estes, Forestar (USA) Real Estate Group, Inc.

I. Background

This is a multiple application involving two adjoining parcels of land: Parcel A fronting McLaury Drive totaling approximately 24.33 acres and, Parcel B located at 6201 Saint John's Avenue with a dimension of just over 6 acres totaling 31+/- acres combined.

Parcel A 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 from **Putnam County Urban Service (US)** to the **City's Residential Medium Density (RM)** and a rezoning from **Putnam County Residential 1 (R-1)** to the **City's Planned Unit Development (PUD)** ;

Parcel B is within the limits of the City of Palatka fronting Saint John's Avenue. The parcel is currently vacant, and the applicant is also seeking a rezoning from the current **Multifamily Residential (R-3) and Neighborhood Commercial (C-1A) to Planned Unit Development**.

The purpose of the application for both combined parcels is to ultimately develop a multifamily residential community. The combined property is surrounded by a mix of land uses and is adjacent to the HCA Putnam Florida Hospital immediately to the south-east as well as other medical related uses; the combined parcels also abut existing residential communities and commercial uses.

The applicant intends to develop the combined parcels with up to 248 townhome dwelling units at a maximum density of eight (8) units per gross acre. The applicant has obtained approval from Putnam County for the vacation of McLaury Drive right of way that runs within the parcel. The City of Palatka did not raise any objection to the vacation of ROW, since adequate easements will grant proper access to two adjoining properties.

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



II. Analysis

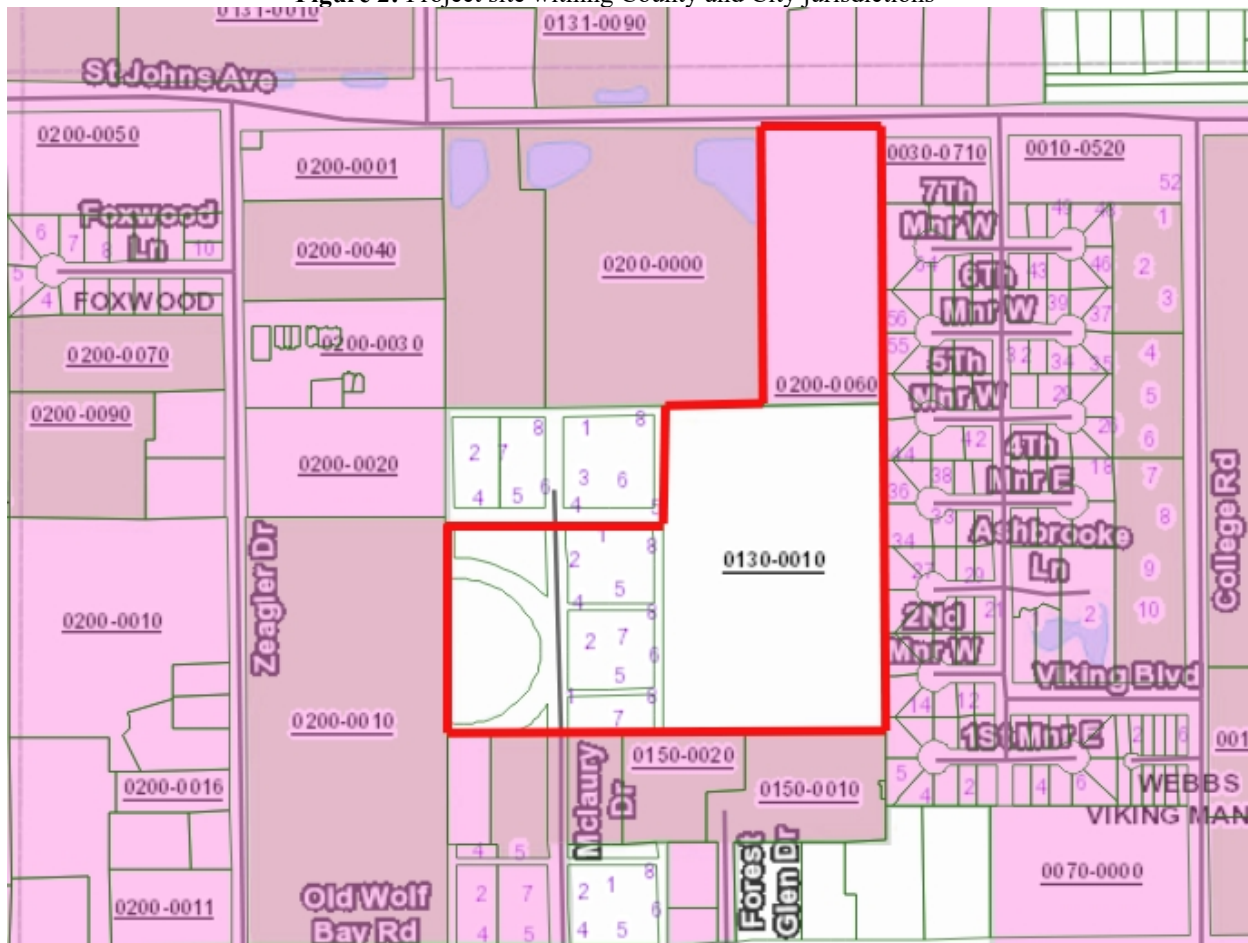
a) Annexation, Parcel A

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.

Figure 2: Project site withing County and City jurisdictions



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, Parcels A

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 Residential Medium Density (RM) is only for Parcel A, (ID 10-10-26-0000-0130-0010) and 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.**

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.**

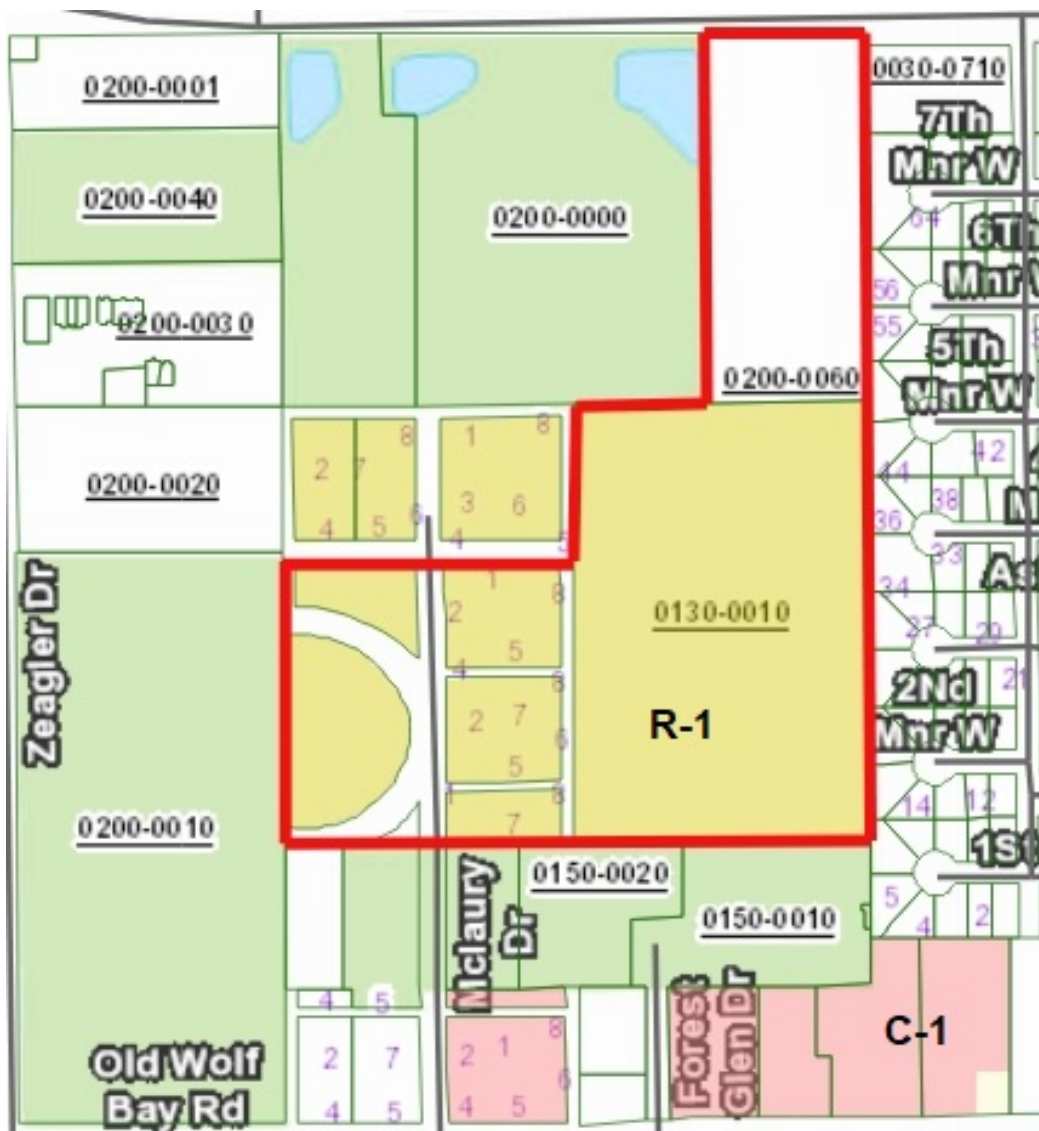
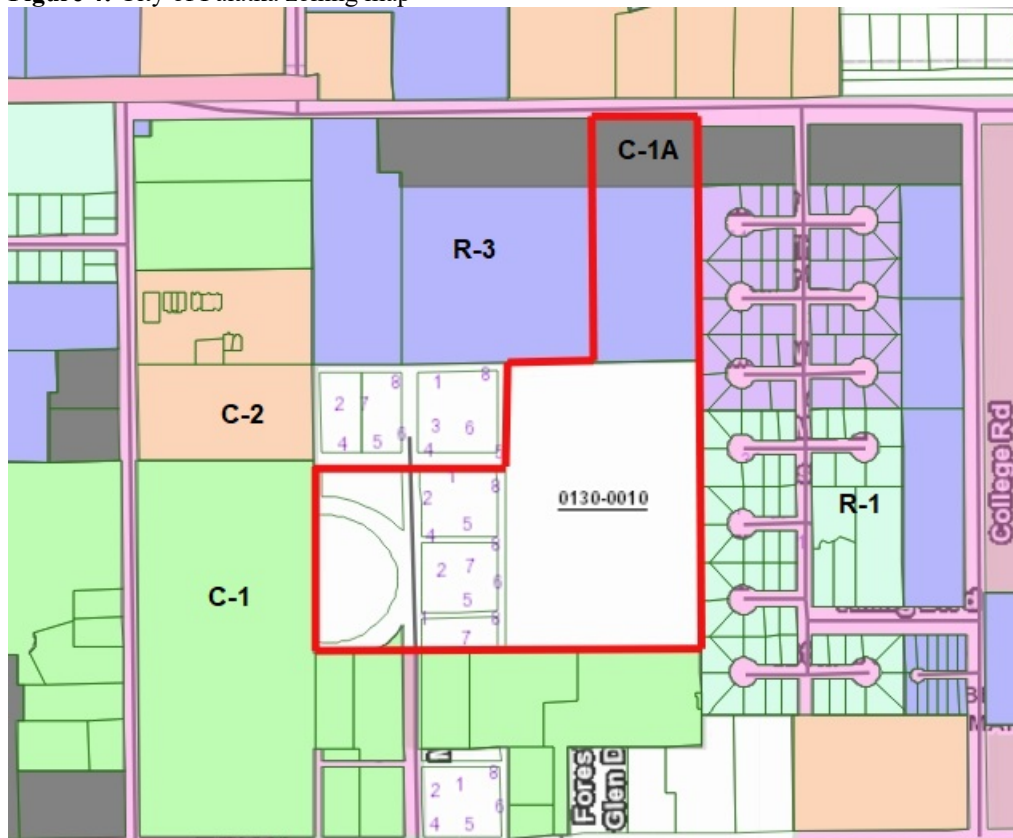


Figure 3: Putnam County existing zoning map.

Zoning Analysis, Parcels A and B

Figure 4: City of Palatka zoning map



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 as amended;
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 overtaxing 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 overtaxing public facilities as there is sufficient capacity to serve the intended residential development. The expected population growth due to the development of 248 townhome dwelling units 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 be used in accord with existing zoning: **the Parcel A 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. Parcel B is currently zoned R-3 and C-1A, and could be developed with residential and commercial land uses, however the combination of the two parcels into a singular development makes it necessary for both parcels to be under the same zoning district;**
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, the proposed residential development will complement the housing needs and will be consistent with the community 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 A is currently in unincorporated Putnam County and the applicant is seeking to annex into the City of Palatka (please see c.8 above); 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.**

STAFF RECOMMENDATION

The applicant is requesting the rezoning of both parcels to Planned Unit Development. 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. Section 94-233 *states that the maximum density of a planned unit development shall not exceed that allowed in the district within which the planned unit development is approved.* Therefore, an underlying zoning designation is required to be in place in order to adopt the PUD overlay district for the purpose of determining the allowable density. The applicant request for Parcel A, which is currently in unincorporated Putnam County, is to rezone to the City's PUD after annexation. However, an underlying zoning designation is needed first. For Parcel B which is within the boundaries of the city, the applicant is requesting a rezoning from R-3 and C-1A to the PUD.

Therefore, a zoning designation of Multifamily Residential for both parcels is necessary in order to apply the Planned Unit Development Overlay and to obtain the desired density of eight (8) units per gross acre.

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:

1. **Annexation of Parcel A 10-10-26-0000-0130-0010 into the City of Palatka Municipal boundaries.**
2. **Amendment the Future Land Use Map for Parcel A 10-10-26-0000-0130 from Putnam County Urban Service (US) to the City of Palatka Residential Medium Density (RM).**
3. **Rezoning of Parcel A 10-10-26-0000-0130 from Putnam County Residential 1 (R-1) to the City of Palatka Multifamily Residential (R-3) with a Planned Unit Development Overlay.**
4. **Rezoning of Parcel B 10-10-26-0000-0200-0060 from the Neighborhood Commercial (C-1A) section to Multifamily Residential (R-3) with a Planned Unit Development Overlay for the entire parcel.**

**MCLAURY COVE
ANNEXATION, AMENDMENT TO FLUM
& REZONING APPLICATION**

Attachment 1	Application
Attachment 2	Copy of Recorded Deeds
Attachment 3	Legal Description
Attachment 4	Letters of Authorization
Attachment 5	Survey
Attachment 6	Site Map
Attachment 7	Project Narrative & PUD Written Description
Attachment 8	Conceptual Site Plan

ATTACHMENT 1

APPLICATION

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; 6201 St. Johns Avenue
- Parcel Number: 10-10-26-0000-0130-0010 (Annex, Rezone, LUA); 10-10-26-0000-0200-0060 (Rezone only)
- Lot size/acreage: +/- 31 acres
- Current Property Use: Silviculture; vacant
- Current Future Land Use Map Designation: Urban Service (Putnam County); High-density residential (City of Palatka)
- Proposed Future Land Use Map Designation (if applicable): Residential Medium Density (RM)
- Proposed Use: Residential Single-Family Attached (Townhomes)
- Current Zoning Designation: R-1 (County); R-3, C-1A Requested Zoning Designation: PUD
- Square footage of any proposed structures _____ Number & types of structures on property _____
Maximum 248 Townhomes

Applicant Information

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

Owner Name(s): Roberts Land & Timber Company; 6201 Saint Johns Avenue Land Trust

Mailing Address: 625 State Rd 100, Palatka, FL 32177; 2493 US HWY 1 S, St. Augustine, FL 32086

Phone Number(s): _____ Email: _____

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

Name(s): Forestar (USA) Real Estate Group Inc.

Mailing Address: 14785 Old St. Augustine Road, Suite 300 Jacksonville, FL 32258

Phone Number(s): 904-899-5948 Email: shaleneestes@forestar.com

To Be Notarized

Name (Print Name): Heather L. Allen

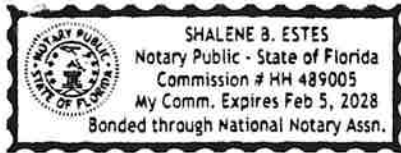
Signature: H Allen Date: 03 July 2024

STATE OF Florida County of Duval

Before me this day personally appeared Heather Allen 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 3rd day of July A.D. 2024.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 2/5/2028

State of Florida at Large.

Type of Identification Produced: PERSONALLY KNOWN

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

ATTACHMENT 2

COPY OF RECORDED DEEDS

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:
John S. Bell, Esq.
FISHER, TOWSE, LEAS & BALL
One Independent Drive, Suite 2000
Jacksonville, Florida 32202

FOR RECORDER

FL# 364306 B 793 P 704
REC NO. 04915514395

QUIT CLAIM DEED

THIS INDENTURE, made this 4 day of June, 1999, between **ROBERTS INVESTMENT PARTNERS, LTD.**, a Florida limited partnership ("Partnership"), of the County of Putnam, State of Florida, and **ROBERTS LAND & TIMBER COMPANY**, a Florida corporation (the "Corporation"), of the County of Putnam, State of Florida, whose address is 620-B Highway 19 South, Palatka, Florida 32177.

WHEREAS, Quintus Irving Roberts, Gerald S. Roberts, and Snellen R. Davis formed the Partnership for the purpose of acquiring, owning, operating, maintaining, leasing and selling real property, including the real property more particularly described in Schedule A attached hereto and incorporated herein by this reference ("Property");

WHEREAS, by Warranty Deed dated December 13, 1991, and recorded December 17, 1991, at Book 0594, Page 0721, Official Records of Putnam County, Florida, the Partnership acquired the Property;

WHEREAS, effective June 1st, 1999, all general and limited partners of the Partnership contributed their interests in the Partnership to the capital of the Corporation in exchange for stock;

WHEREAS, the ownership by the Corporation of all of the interests in the Partnership effective as of June 1, 1999, resulted in the dissolution of the Partnership and passage of its assets to the Corporation by operation of law, although such transaction was not reflected on the public records of Putnam County, Florida, because the transfer was of the interests in the Partnership itself rather than of the assets of that Partnership;

WHEREAS, the Partnership's assets as of the date of such transfer and dissolution included the Property;

WHEREAS, the Partnership and the Corporation desire to further confirm on the public records of Putnam County, Florida, the ownership by the Corporation as of June 1, 1999, of the Property by reason of the transfers and dissolution of the Partnership described above.

WITNESSETH:

That for and in consideration of the premises, and the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by the Corporation to the Partnership, and for the purpose of reflecting on the public records of Putnam County, Florida, the transfer of the partnership interests to the Corporation and the dissolution of the Partnership under Florida law, as further described in an Affidavit of even date herewith and attached hereto, the said Partnership has granted, bargained and conveyed unto the Corporation, its successors and assigns forever, its interest in the Partnership's assets, specifically including the real property as more particularly described on Schedule "A" attached hereto. The Partnership is also referred to as Grantor in the said Schedule "A".



FL# 364306 B 793 P 705
REC NO. 04915514395

Real Estate Assessment No. 11-09-25-6971-0010-0390

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Partnership, either in law or equity, to the only proper use, benefit and behoof of the said Corporation, its successors and assigns forever.

IN WITNESS WHEREOF, the said Partnership has hereunto set its hand and seal the day and year first above written.

Signed and Sealed in Our
Presence:

Sign: Karen A. Richter
Print Name: Karen A. Richter

Sign: Terry L. Bradley
Print Name: Terry L. Bradley

STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me this 4 day of June, 1999, by QUINTUS IRVING ROBERTS, as President of ROBERTS LAND & TIMBER COMPANY, a Florida corporation, who is personally known to me or who has produced a driver's license as identification.

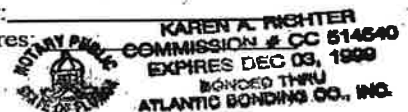
ROBERTS INVESTMENT PARTNERS, LTD.,
a Florida limited partnership

By: [Signature]
Quintus Irving Roberts, President of Roberts Land
& Timber Company, General Partner

Karen A. Richter
NOTARY PUBLIC, State of Florida

Commission Number: _____

My Commission Expires: _____



124564

RIP
2200

SCHEDULE A

FL# 364306 B 793 P 706
REC NO. 04915514895

Parcel 1

S 1/2 of SE 1/4 of NE 1/4 of NW 1/4, N 1/2 of SE 1/4 of NW 1/4, SW 1/4 of SW 1/4 of SE 1/4 of NW 1/4, Section 10, Township 10 South, Range 26 East subject to agreement recorded in OR Book 701, page 1863 of the public records of Putnam County, Florida.

Parcel 2

N 1/2 of SW 1/4 of SW 1/4, Section 10, Township 10 South, Range 26 East excepting therefrom OR Book 27, Page 215 of the public records of Putnam County, Florida.

Parcel 3

S 1/2 of SW 1/4 of NW 1/4, excepting therefrom those lands described in OR Book 600, Page 884 of the public records of Putnam County, Florida. W 1/2 of SE 1/4 of NW 1/4, SW 1/4 of NE 1/4 of NW 1/4, W 1/2 of NE 1/4 of SW 1/4, Section 16, Township 10 South, Range 26 East subject to easements of record. Excepting therefrom those lands described in OR Book 597, Page 925 and OR Book 597, Page 923 of the public records of Putnam County, Florida.

Parcel 4

S 1/2 of SW 1/4 of SW 1/4, Section 16, Township 10 South, Range 26 East.

Parcel 5

N 1/2 of Gov. Lot 2, West of River, except that part lying within the bed of the railroad, Section 27, Township 10 South, Range 26 East subject to easement of record.

Parcel 6

S 1/2 of NE 1/4, W 1/2 of SW 1/4, Excepting therefrom those lands described in OR Book 395, Page 847 of the public records of Putnam County, Florida; NE 1/4 of SE 1/4, E 1/2 of SE 1/4 of SE 1/4, excepting therefrom those lands described in OR Book 679, Page 1350 of the public records of Putnam County, Florida and subject to the easement in OR Book 679, page 1362 of the public records of Putnam County, Florida, N 8 acres of W 1/2 of SE 1/4 of SE 1/4, Section 15, Township 9 South, Range 25 East, plus portion of SE 1/4 of Section 10, Township 9 South, Range 25 East, South of County Road

Parcel 7

All of Blocks A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S and T, Santa Monica Highlands, 18th Addition, being a S/D of NW 1/4, of NW 1/4, Misc. Map Book, Page 70. Subject to Right-of-Way easement from Q. I. Roberts and his wife, Virginia S. Roberts, to Clay Electric Cooperative, Inc., recorded in OR Book 99, Page 193, public records of Putnam County, Florida, Section 15, Township 9 South, Range 25 East.

Parcel 8

All of Block A; Lots 1 to 24 Inclusive. Block B; All of Blocks C, D, E, F, G and H; Lots 1 to 24 Inclusive, Block I; Lots 1 to 24 Inclusive, Block J; All of Blocks K and L; Lots 11 to 20 Inclusive, Block M; All of Block N; Lots 1 to 24 Inclusive, Block O; All of Blocks P, Q, R and S; Lots 1 to 12 Inclusive, Block T, Santa Monica Highlands, 19th Addition, being a S/D of SW 1/4 of NW 1/4, Misc. Map Book, Page 71, Section 15, Township 9 South, Range 25 East.

Parcel 9

Lots 1 to 6 Inclusive, Block 1; Lots 1 to 24 Inclusive in each of

Blocks 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11; Lots 1 to 6 Inclusive in each of Blocks 12 and 13; Lots 1 to 24 Inclusive in Blocks 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23; and Lots 1 to 6 Inclusive in Block 24; all being in and part of Subdivision A of Carraway Terrace, Carraway, Florida, as shown by Townsite Plat, and which is situated in the E 1/2 of NW 1/4 and NW 1/4 of NE 1/4 of Section 15, Township 9 South, Range 25 East

Parcel 10

Lots 1 to 24 Inclusive Block 1; Lots 1 to 24 Inclusive, Block 2; Lots 1 to 24 Inclusive, Block 3; Lots 1 to 24 Inclusive, Block 4; Lots 1 to 24 Inclusive, Block 5; Lots 1 to 6, Block 6; Lots 1 to 6 Inclusive, Block 7; Lots 1 to 24 Inclusive, Block 8; All of Blocks 9, 10, 11, 12 and 13 Inclusive; Lots 1 to 24 Inclusive, Block 14; Lots 1 to 24 Inclusive, Block 15; Lots 1 to 24 Inclusive, Block 16; Lots 1 to 24 Inclusive, Block 17; Lots 1 to 6 Inclusive, Block 18; Lots 1 to 6 Inclusive, Block 19; Lots 1 to 24 Inclusive, Block 20; Lots 1, 2, 5 to 24 Inclusive, Block 21; Lots 1 to 24 Inclusive, Block 22; Lots 1 to 24 Inclusive, Block 23; All of Block 24; Carraway Terrace, Division B, being a S/D of NW 1/4 of NE 1/4 as per plat thereof recorded in Map Book 2, Page 10, Section 15, Township 9 South, Range 25 East

Parcel 11

Lots 1 to 6 Inclusive, Block 1; All of Blocks 2, 3, 4, 5 and 6 Inclusive; Lots 1 to 24 Inclusive, Block 7; Lots 1 to 24 Inclusive, Block 8; All of Block 9; Lots 1 to 24 Inclusive, Block 10; Lots 1 to 24 Inclusive, Block 11; Lots 1 to 6 Inclusive, Block 12; All of Blocks 13 and 14; Lots 1 to 24 Inclusive, Block 15; Lots 1 to 24 Inclusive, Block 16; All of Blocks 17, 18, and 19; Lots 1 to 24 Inclusive, Block 20; Lots 1 to 24 Inclusive, Block 21; Lots 1 to 24 Inclusive, Block 22; Lots 1 to 24 Inclusive, Block 23; All of Block 24; Carraway Terrace Division C, being a S/D of SE 1/4 of NW 1/4 as per plat thereof recorded in Map Book 2, Page 10, Section 15, Township 9 South, Range 25 East

Parcel 12

All of Block 1; Lots 1 to 5 Inclusive, Block 2; Lots 1 to 5 Inclusive, Block 3; All of Block 4; Lots 1 to 13 and 15 to 18 Inclusive, Block 5; Lots 1 to 16 Inclusive, Block 6; All of Block 7; Lots 1 to 16 Inclusive, Block 8; Lots 1 to 18 Inclusive, Block 9; All of Blocks 10 and 11; Lots 1 to 10 Inclusive, 12 to 15 Inclusive, Block 13; All of Blocks 14 and 15; Lots 1 to 18 Inclusive, Block 16; Lots 1 to 18 Inclusive, Block 17; All of Block 19 and 20; Lots 1 to 18 Inclusive, Block 21; Lots 1, 3 to 18 Inclusive, Block 22; All of Block 23; Lots 3 and 9, Block 24; Lots 5, 7 to 18 Inclusive, Block 25; Lots 1 to 18 Inclusive, Block 26; Lots 1 to 6 Inclusive, 11, 12, Block 27; All of Block 28; Lots 1 to 18 Inclusive, Block 30; All of Blocks 31, 32 and 33; All of Blocks 41 and 42; Lots 4 to 18, Block 43; All of Blocks 49, 50 and 51; Lot 7, Block 54; All of Blocks 56, 57, 58, 59, 60, 61, 62, 63 and 64 Inclusive, Carraway Townsite being a S/D of E 1/2 of SW 1/4 and W 1/2 of SE 1/4, Section 15, Township 9 South, Range 25 East

Parcel 13

S 1/2 of NW 1/4 South of Highway, NW 1/4 of NE 1/4 of SW 1/4, S 1/2 of NE 1/4 of SW 1/4, NW 1/4 of SW 1/4 and S 1/2 of SW 1/4, E 1/2 of Section South of Highway, Section 7, Township 9 South, Range 25 East

Parcel 14

SW 1/4 of SW 1/4 South of Highway and those lands described in Deed Book 177, Page 147 and Deed Book 179, Page 415 of the public records of Putnam County Florida, Section 8, Township 9 South, Range 25 East

Parcel 15

NW 1/4 of NE 1/4, S 1/2 of NE 1/4, W 1/2 of Section, E 3/4 of N 1/2 of SE 1/4, S 1/2 of SE 1/4, Subject to right-of-way easement from Q. I. Roberts and his wife, Virginia S. Roberts, to Clay Electric Cooperative, Inc., recorded in OR Book 99, Page 193, Public Records of Putnam County, Florida, Section 16, Township 9 South, Range 25 East, less: portion of above property located North of railroad right-of-way

Parcel 16

SE 1/4 of SW 1/4 of NE 1/4, W 1/2 of W 1/2 of SE 1/4 of NE 1/4, W 1/2 of NW 1/4, S 3/4 of SE 1/4 of NW 1/4, N 1/2 of SW 1/4, N 1/2 of SE 1/4 and N 1/2 of N 1/2 of SE of NW Section 17, Township 9 South, Range 25 East

Parcel 17

NE 1/4 and NE 1/4 of NW 1/4, Section 21, Township 9 south, Range 25 East

Parcel 18

W 1/2 of Section 22, Township 9 South, Range 25 East

Parcel 18a

And those lands described in OR Book 679, page 1347 of the public records of Putnam County, Florida together with that certain easement described in OR Book 685, page 1589 and subject to that certain easement recorded in OR Book 679, page 1362, Section 22, Township 9 South Range 25 East

Parcel 19

The West 1/2 of the SW 1/4 of the SW 1/4 of Section 1; the North 3/4 of the E 1/2 of the SW 1/4 of the SW 1/4 of Section 1; and the SE 1/4 of the SE 1/4 of Section 2, Township 9 South, Range 25 East, Putnam County, Florida,

Parcel 20

The North 1/2 plus the Northerly 150 feet of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 10 South, Range 23 East, excepting therefrom Deed Book 107, page 455, Minutes Circuit Court Book 15 page 47, and except that part lying in the County Road. SUBJECT to easement to Florida Power and Light recorded in Deed Book 107, page 43 of the public records of Putnam County, Florida.

Parcel 21

All that part of the NW 1/4 of the NW 1/4 of Section 23, Township 9 South, Range 25 East as described in OR Book 20, Page 334 of the public records of Putnam County, Florida.

All other lands or interest in lands owned by or vested in the grantor situated in Putnam County, Florida. ALSO all other lands owned by or vested in the grantor situate, lying and being in the State of Florida. AND ALSO other lands owned by or vested in the grantor wheresoever the same may be situated.

SUBJECT TO EASEMENTS OF RECORD.



FILED AND RECORDED
DATE 06/04/1999 TM 11:35

EDWARD L. BROOKS CLERK
CO: PUTNAM ST: FL

Handwritten signature



Prepared by:
Cindy Brown
Land Title of America, Inc.
2495 US Highway 1 South
Saint Augustine, FL 32086
File Number: 21-0022-CB

Parcel ID: 10-10-26-0000-0200-0060

Warranty Deed

This Indenture made this 29th day of January, 2021 BETWEEN A & H Excavation Inc., a Florida Corporation and Charles E. Alford, Jr. and Kathryn A. Clapp, Individually and as Successor Trustees of the Revocable Trust Agreement of Charles E. Alford, Sr., dated November 18, 1992, GRANTOR*, whose post office address is 3816 Reid Street, Palatka, FL 32177, and J. Russell Collins, Trustee of The 6201 Saint Johns Avenue Land Trust dated January 28, 2021, GRANTEE*, whose post office address is 2493 U.S. Highway 1 South, Saint Augustine, FL 32086.

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Putnam, State of Florida, to-wit:

A part of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 10, Township 10 South, Range 26 East, more particular described as follows: Beginning at the intersection of the Southerly Right of Way line of St. Johns Avenue with Easterly line of the said NE 1/4 of the NE 1/4 of the NW 1/4; thence run Southerly along said East line a distance of 630 feet; thence run Westerly parallel with the Southerly Right of Way line of St. Johns Avenue for a distance of 350 feet; thence run Northerly parallel with the East line of the said NE 1/4 of the NE 1/4 of the NW 1/4 for a distance of 630 feet to the Southerly Right of Way of St. Johns Avenue, thence run Easterly along said Southerly Right of Way line for a distance of 350 feet to the Point of Beginning and to close.

Also

The Easterly 350.0 feet (as measured along the North line) of the North 3/4 of the NE 1/4 of the NW 1/4 of Section 10, Township 10 South,

Range 26 East, Excepting therefrom lands described in Official Records Book 495, Page 1277, that part of Tract Number 2 of lands described in Official Records Book 350, Page 1819, and lands described in Official Records Book 764, Page 179, of the Public Records of Putnam County, Florida. Subject to the Right-of-Way of the Seaboard Coast Line Railroad (formerly Atlantic Coast Line Railroad) over and across the Northerly line thereof.

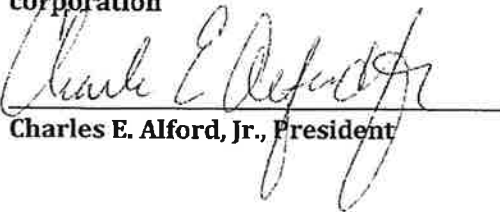
Subject to Covenants, Restrictions, Easements and Reservations of record, if any; However, this reference does not operate to reimpose same; Subject to Zoning Ordinances that may affect subject property; Subject to Taxes for the year 2021 and Subsequent Years.

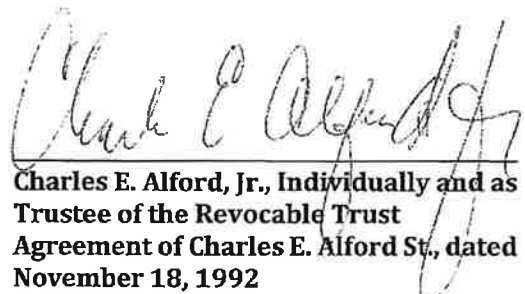
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

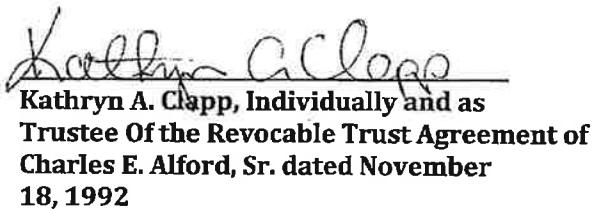
*Singular and plural are interchangeable, as context requires.

In Witness Whereof, **Grantor**, has hereunto set grantor's hand and seal this day and year first above written.

A & H Excavation, Inc., a Florida corporation


Charles E. Alford, Jr., President


Charles E. Alford, Jr., Individually and as
Trustee of the Revocable Trust
Agreement of Charles E. Alford Sr., dated
November 18, 1992


Kathryn A. Clapp, Individually and as
Trustee Of the Revocable Trust Agreement of
Charles E. Alford, Sr. dated November
18, 1992

WITNESSES

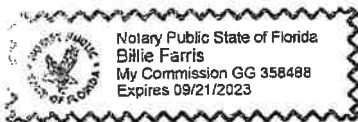
Charles E. Alford, Jr.
Witness: *Emily Brown*

Billie Farris
Witness: *Billie Farris*

State of Florida
County of Saint Johns

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization on **January 29, 2021** by **Charles E. Alford, Jr., President of A & H Excavation Inc., a Florida Corporation and Charles E. Alford, Jr. and Kathryn A. Clapp, Individually and as Trustees of the Revocable Trust Agreement of Charles E. Alford, Sr., dated November 18, 1992** who is or are personally known to me or has or have produced Driver's License(s) as identification.

[Seal]



Billie Farris
Notary Public: *Billie Farris*
My commission expires: *9-21-2023*

ATTACHMENT 3

LEGAL DESCRIPTION

LEGAL DESCRIPTION

S ½ of SE ¼ of NE ¼ of NW ¼ and N ½ of SE ¼ of NW ¼, Section 10, Township 10 South, Range 26 East. Subject to Agreement recorded in Official Records Book 701, Page 1863 of the public records of Putnam County, Florida.

EXHIBIT "A"

The Land referred to herein below is situated in the County of Putnam, State of Florida, and is described as follows:

A part of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 10, Township 10 South, Range 26 East, more particularly described as follows: Beginning at the intersection of the Southerly Right of Way line of St. Johns Avenue with Easterly line of the said NE 1/4 of the NE 1/4 of the NW 1/4; thence run Southerly along said East line a distance of 630 feet; thence run Westerly parallel with the Southerly Right of Way line of St. Johns Avenue for a distance of 350 feet; thence run Northerly parallel with the East line of the said NE 1/4 of the NE 1/4 of the NW 1/4 for a distance of 630 feet to the Southerly Right of Way of St. Johns Avenue, thence run Easterly along said Southerly Right of Way line for a distance of 350 feet to the Point of Beginning and to close.

Also

The Easterly 350.0 feet (as measured along the North line) of the North 3/4 of the NE 1/4 of the NW 1/4 of Section 10, Township 10 South, Range 26 East, Excepting therefrom lands described in Official Records Book 495, Page 1277, that part of Tract Number 2 of lands described in Official Records Book 350, Page 1819, and lands described in Official Records Book 764, Page 179, of the Public Records of Putnam County, Florida. Subject to the Right-of-Way of the Seaboard Coast Line Railroad (formerly Atlantic Coast Line Railroad) over and across the Northerly line thereof.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Westcor Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

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ATTACHMENT 4

LETTERS OF AUTHORIZATION

LETTER OF AUTHORIZATION

I Roberts Land to Timber company (Owner/Authorized Agent Name) do hereby give permission to Kimley-Horn and Associates, Inc. and Forestar (USA) Real Estate Group Inc., their employees, and their consultants to act as my agent in all aspects of obtaining annexation, rezoning, land use amendment, administrative deviation, exception, waiver, and other such entitlement approvals, building permits, and all other general permitting for the property located at:

Property Address: 0 McLaury Drive (Parcel Number 10-10-26-0000-0130-0010)

This will allow my agent to answer all questions on my behalf, to sign and submit all documents for me, and to serve as representation on my behalf; however, I accept full responsibility to ensure that my project meets all zoning and building code compliance.

Owner's/Authorized Agent's Name (Print Name): Quintus J. Roberts / President

Owner's/Authorized Agent's Signature: [Signature]

Date: 1-17-24

STATE OF FLORIDA

COUNTY OF Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of January, 2024, by Quintus J. Roberts.

Karen A. Hudson
Signature of Notary

Karen A. Hudson

Name of Notary Typed, Printed or Stamped

Personally Known X OR Produced Identification

Type of Identification Produced



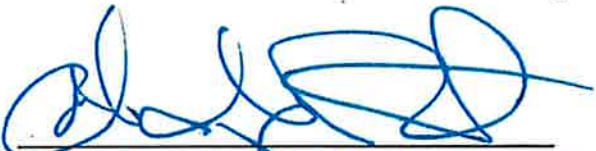
Owner's Authorization for Agent

Forestar (USA) Real Estate Group Inc., its officers, employees, and consultants are hereby authorized to act on behalf of Roberts Land & Timber Company, the owner of those lands described within the attached legal description, and as described in the attached deed or other such proof of ownership as may be required, in applying to the Agencies listed below, as may be necessary, for applications related to development permits or other actions pursuant to:

AGENCIES/APPLICATIONS/PERMITS

- City of Palatka
- Putnam County
- Putnam County School Board
- Utilities/City of Palatka
- U.S. Army Corps of Engineers
- St. Johns River Water Management District
- JEA, FPL and/or any utility provider
- Federal Emergency Management Agency
- FDEP
- FDOT
- Zoning & Land Use Applications
- Stormwater Management Permit
- Access Management/Driveway
- Water and Sewer Approvals
- All utility approvals
- Concurrency applications
- Wetland Permits
- Construction Plan Approvals
- Permitting
- Flood Map Revisions
- Annexation
- Platting, Replats & Plat Vacations
- Road Vacations

BY:


Signature
Quintus I. Roberts / President
Print Name
386-329-4000
Telephone Number

State of Florida
County of Putnam

Subscribed and sworn to (or affirmed) before me this 17th day of January, 2024
by Quintus I. Roberts proved to me on this basis of satisfactory evidence to be
the person(s) who appeared before me.


Karen A. Hudson

Typed or Printed Name
Notary Public, State of Florida
Commission Number _____
My commission expires: _____



LETTER OF AUTHORIZATION

I J. Russell Collins, Trustee of 6201 Saint Johns Avenue Land Trust (Owner/Authorized Agent Name) do hereby give permission to Kimley-Horn and Associates, Inc. and Forestar (USA) Real Estate Group Inc., their employees, and their consultants to act as my agent in all aspects of obtaining rezoning, land use amendment, administrative deviation, exception, waiver, and other such entitlement approvals, building permits, and all other general permitting for the property located at:

Property Address: 621 St Johns Ave Palatka, FL 32177 (Parcel Number 10-10-26-0000-0200-0060)

This will allow my agent to answer all questions on my behalf, to sign and submit all documents for me, and to serve as representation on my behalf; however, I accept full responsibility to ensure that my project meets all zoning and building code compliance.

Owner's/Authorized Agent's Name (Print Name): J. Russell Collins, Trustee

Owner's/Authorized Agent's Signature: _____

Date: May 23rd, 2024

STATE OF FLORIDA

COUNTY OF SAINT JOHNS

The foregoing instrument was acknowledged before me by means of physical presence, this 23RD day of May, 2024 by J. Russell Collins, Trustee



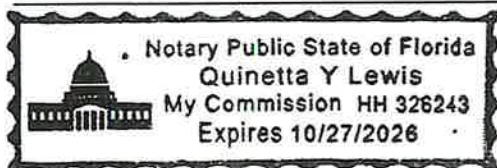
Signature of Notary

Quinetta Y. Lewis

Name of Notary Typed, Printed or Stamped

Personally Known XX OR Produced Identification _____

Type of Identification Produced



Owner's Authorization for Agent

Forestar (USA) Real Estate Group Inc., its officers, employees, and consultants are hereby authorized to act on behalf of J. Russell Collins, Trustee of 6201 SAINT JOHNS AVENUE LAND TRUST, the owner of those lands described within the attached legal description, and as described in the attached deed or other such proof of ownership as may be required, in applying to the Agencies listed below, as may be necessary, for applications related to development permits or other actions pursuant to:

AGENCIES/APPLICATIONS/PERMITS

- City of Palatka
- Putnam County
- Putnam County School Board
- Utilities/City of Palatka
- U.S. Army Corps of Engineers
- St. Johns River Water Management District
- JEA, FPL and/or any utility provider
- Federal Emergency Management Agency
- FDEP
- FDOT
- Zoning & Land Use Applications
- Stormwater Management Permit
- Access Management/Driveway
- Water and Sewer Approvals
- All utility approvals
- Concurrency applications
- Wetland Permits
- Construction Plan Approvals
- Permitting
- Flood Map Revisions
- Annexation
- Platting, Replats & Plat Vacations
- Road Vacations

BY:

Signature

J. Russell Collins, Trustee

Print Name

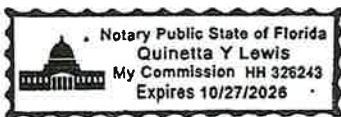
(904) 826-6606

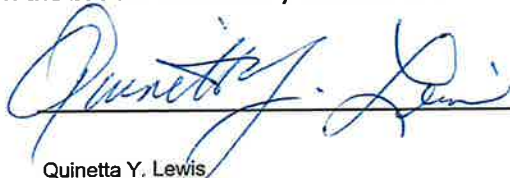
Telephone Number

State of Florida

County of Saint Johns

Subscribed and sworn to (or affirmed) before me this 23rd day of May, 2024 by J. Russell Collins, Trustee proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.




Quinetta Y. Lewis

Typed or Printed Name

Notary Public, State of Florida

Commission Number HH 326243

My commission expires: 10/27/2026

ATTACHMENT 5

SURVEY

PUTNAM COUNTY FLORIDA PARCEL
10-10-26-0000-0130-0010

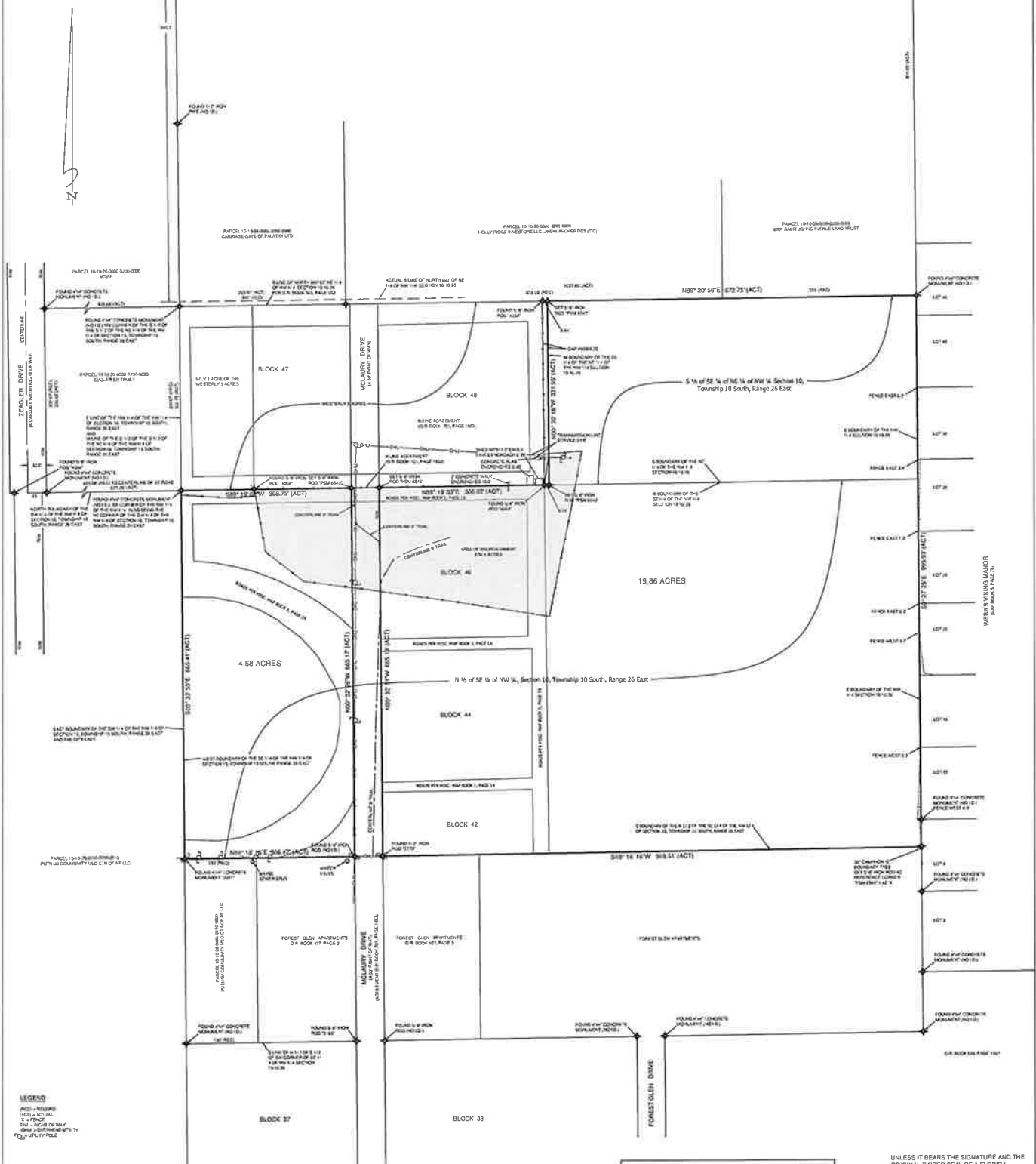
BOUNDARY SURVEY

The Land referred to herein below is situated in the County of PUTNAM,
State of Florida, and is described as follows:
S 1/4 of SE 1/4 of NE 1/4 of NW 1/4, Section 10,
Township 10 South, Range 26 East. Subject to Agreements recorded in
Official Records Book 701, Page 1863 of the public records of Putnam
County, Florida.

CERTIFIED TO:
FORESTAR (USA) REAL ESTATE GROUP INC
SHEFFIELD LOWMAN & WILSON, PA
FIRST AMERICAN TITLE INSURANCE COMPANY

FOUR 4" X 8" CONCRETE MONUMENTS
PLACED AT THE CORNERS OF THE
SECTION 10 SOUTH RANGING 26
EAST

ST. JOHNS AVENUE



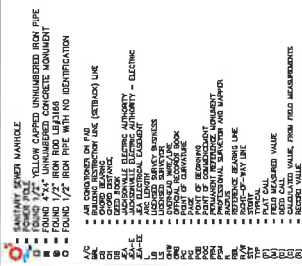
LEGEND
ACTUAL MONUMENT
ACTUAL
ACTUAL
ACTUAL
ACTUAL
ACTUAL

GENERAL NOTES
1. SURVEY MADE WITH BENEFIT OF COMPARISON FOR
TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE
COMPANY, CORPORATION, 1017 N. 13TH STREET, SUITE 100,
GAINESVILLE, FLORIDA 32601.
2. BEARING AND DISTANCE ARE BASED ON THE
WESTERN PART OF SURVEY OF HOLLAND, 3000
ACRES OF PPM (AS SHOWN).
3. PREVIOUS SURVEYS BY JESSE
S. J. JESSE

TITLE TABLE COMPILED 8-2-88 GENERAL NOTE 1		
1. RESECTION, SECTION, CORNER, MONUMENT, ADDRESS, AND OTHER FACTS FROM OFFICIAL RECORDS OF PUTNAM COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS, BOOK 701, PAGE 1863.	2. BEARING AND DISTANCE, SECTION, CORNER, MONUMENT, ADDRESS, AND OTHER FACTS FROM OFFICIAL RECORDS OF PUTNAM COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS, BOOK 701, PAGE 1863.	3. BEARING AND DISTANCE, SECTION, CORNER, MONUMENT, ADDRESS, AND OTHER FACTS FROM OFFICIAL RECORDS OF PUTNAM COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS, BOOK 701, PAGE 1863.
10. RESECTION, SECTION, CORNER, MONUMENT, ADDRESS, AND OTHER FACTS FROM OFFICIAL RECORDS OF PUTNAM COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS, BOOK 701, PAGE 1863.	11. BEARING AND DISTANCE, SECTION, CORNER, MONUMENT, ADDRESS, AND OTHER FACTS FROM OFFICIAL RECORDS OF PUTNAM COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS, BOOK 701, PAGE 1863.	12. BEARING AND DISTANCE, SECTION, CORNER, MONUMENT, ADDRESS, AND OTHER FACTS FROM OFFICIAL RECORDS OF PUTNAM COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS, BOOK 701, PAGE 1863.

UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER, THIS
DRAWING, SKETCH, PLAN OR MAP IS FOR
INFORMATIONAL PURPOSES ONLY AND IS NOT
VALID (CHAPTER 61S17-6, FLORIDA
ADMINISTRATIVE CODE)

120 RAINTREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (354) 548-6555
EMAIL: 125PEAKS@GMAIL.COM

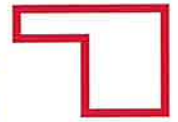
[illegible]

LEGAL DESCRIPTION

ADDRESS OF PROPERTY SHOWN HEREON:	
Charles E. Alford Sr.	
6201 S. Johns Avenue	
Palmdale FL 32177	
FOR:	Soda 1" = 40 feet
A.T.	Drooping/ft #1192201
Drawn by: DSW	
Date of Survey: 12/07/2020	
By: JAC	
Scale:	
NAD83	
3000X	
1:10,000	
1:50,000	
1:100,000	
1:200,000	
1:500,000	
1:1,000,000	
Other Information/Comments:	

ATTACHMENT 6

SITE MAPS

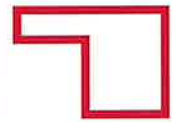
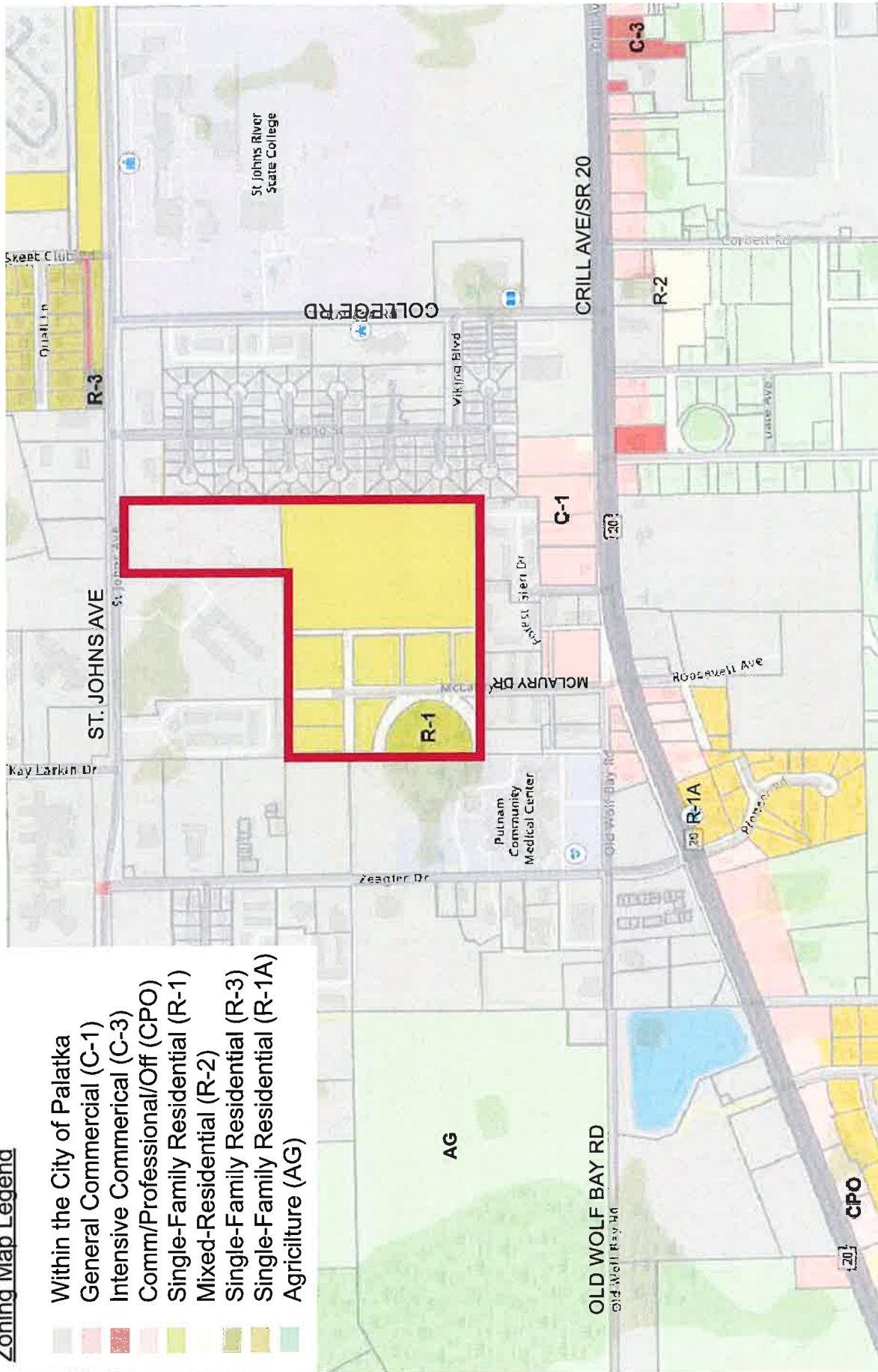


Legend
Project Site

MCLAURY TOWNHOMES AERIAL MAP

Zoning Map Legend

- Within the City of Palatka
- General Commercial (C-1)
- Intensive Commercial (C-3)
- Comm/Professional/Off (CPO)
- Single-Family Residential (R-1)
- Mixed-Residential (R-2)
- Single-Family Residential (R-3)
- Single-Family Residential (R-1A)
- Agriculture (AG)



Legend
Project Site

MCLAURY TOWNHOMES PUTNAM COUNTY ZONING MAP (EXISTING)

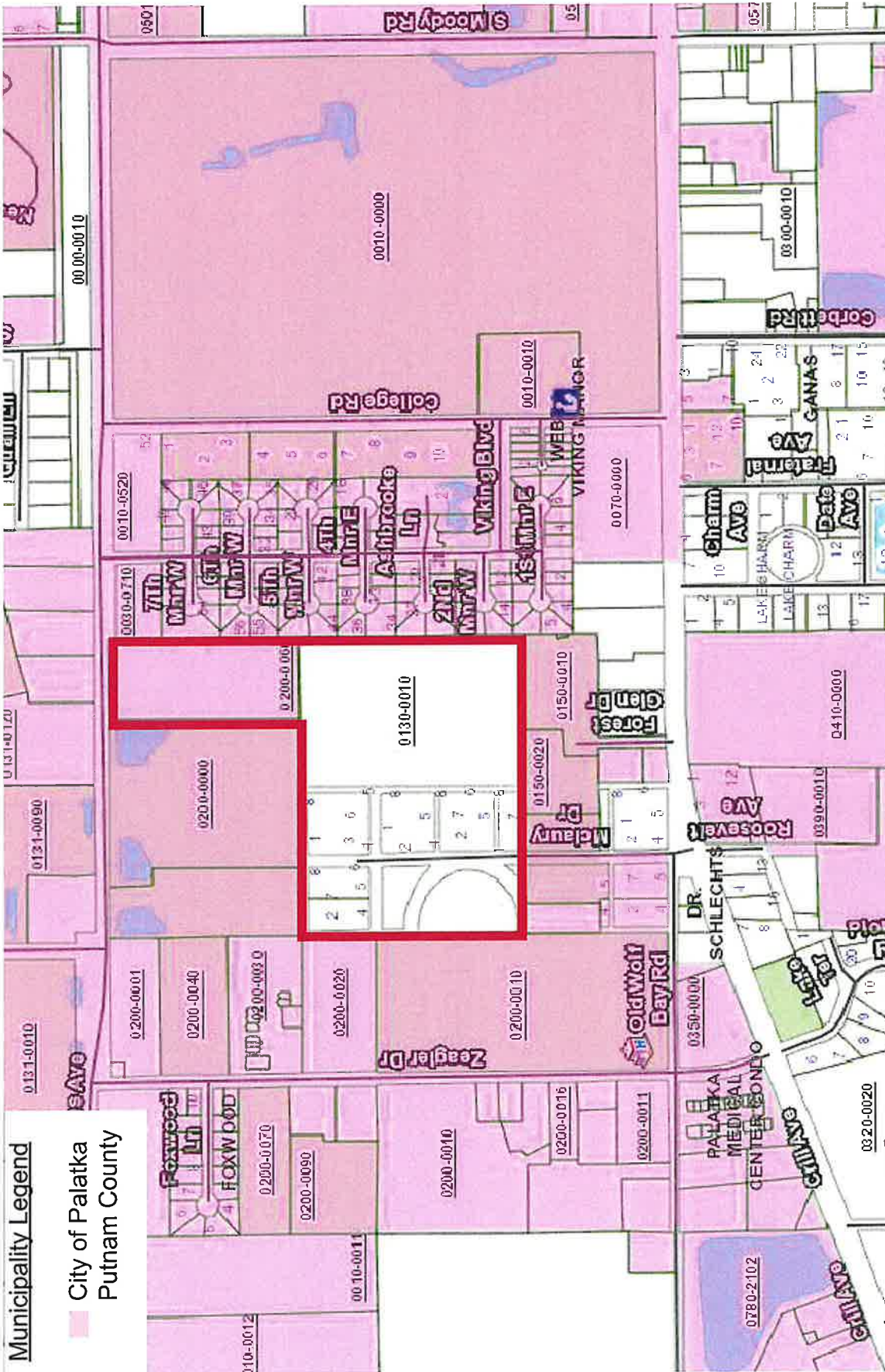
[illegible]

- [illegible]

CITY OF PALATKA ZONING MAP

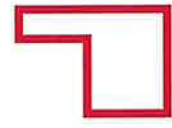
Project Site





Municipality Legend

- City of Palatka
- Putnam County



Legend
Project Site

MCLAURY TOWNHOMES
MUNICIPALITY MAP

ATTACHMENT 7

**PROJECT NARRATIVE
& PUD WRITTEN DESCRIPTION**

PROJECT NARRATIVE & JUSTIFICATION
for
McLaury Cove Annexation, Land Use Amendment (LUA),
& Planned Unit Development (PUD) Rezone Application
June 27, 2024

I. PROJECT DESCRIPTION

The McLaury Cove project proposes development of the subject properties (PIN 10-10-26-0000-0130-0010 and 10-10-26-0000-0200-0060) as a townhome community. Therefore, for PIN 10-10-26-0000-0130-0010 this application is requesting annexation into the City of Palatka, a land use amendment from Putnam County Urban Service land use designation to City of Palatka Residential Medium Density (RM) land use and a rezoning from Putnam County Residential-1 (R-1) zoning to City of Palatka Planned Unit Development (PUD) zoning. For PIN 10-10-26-0000-0200-0060, which is already within the City of Palatka, this application is requesting a rezoning from Multi-family Residential (R-3) and Neighborhood Commercial (C-1A) zoning designations to a Planned Unit Development (PUD).

The subject properties are surrounded by and located within the City of Palatka and will be serviced by the City of Palatka Utility Department. Therefore, this application requests to be annexed into the City and adopt City zoning and land use designations. This project proposes development of the subject properties (PIN 10-10-26-0000-0130-0010 and 10-10-26-0000-0200-0060) as a townhome community. This application has a companion request to vacate application with Putnam County which requests to vacate dedicated, but unopened, rights-of-way dividing the subject property. As depicted on the PUD conceptual site plan, the proposed project will improve McLaury Drive, thereby continuing to provide access to property owners that currently use McLaury Drive to access their property. The primary access to the development, though, is slated to be from St. Johns Avenue.

The requested annexation, land use amendment, and rezoning are summarized in the below table.

	Current	Proposed
Municipality (Only Parcel ID 10-10-26-0000-0130-0010)	Putnam County	City of Palatka
Zoning	Residential-1 (R-1) (Putnam County) and Multi-family Residential (R-3) and Neighborhood Commercial (C-1A) (City of Palatka)	Planned Unit Development (PUD)
Land Use (Only Parcel ID 10-10-26-0000-0130-0010)	Urban Service	Residential Medium Density (RM)

II. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The requested annexation, land use amendment, and rezoning are consistent with the City of Palatka's Comprehensive Plan. The applications meet the following goals, objectives, and policies:

Future Land Use Objective A.1.6 - Upon Plan adoption, the City shall discourage urban sprawl.

The proposed development is infill development with one parcel surrounded primarily by the City of Palatka and one parcel located within the City of Palatka. Therefore, the requested annexation, land use amendment, and rezoning applications discourage urban sprawl and meet the intent of this objective.

Future Land Use Policy A.1.6.2 - Minimize scattered and highway strip commercial by directing commercial development to occur in a planned and compact manner through in-filling within already developed commercial areas as identified on the Future Land Use Map.

As aforementioned, the proposed development is appropriate, medium-density residential development in an infill location that is surrounded by existing development. The subject properties are directly adjacent to commercial and residential development, therefore meeting the intent of this policy.

Future Land Use Objective A.1.8 - Upon Plan adoption, the City shall establish a program that provides the means for innovative development planning. The end goals of the program are to provide:

- Flexibility and efficiency in site design to reduce infrastructure costs, improve interior circulation patterns, and promote open space;
- Development that is adapted to natural features in the landscape such as wetlands, vegetation and habitat, and which avoids the disruption of natural drainage patterns; and
- A mix of land use to promote convenience in the location of related uses and to reduce travel congestion and costs.

The proposed development is infill development that will provide open space, preserve wetlands, and provide a mix of land use in the subject area that will promote convenience in the location of related uses and to reduce travel congestion and costs. Therefore, the proposed development meets the intent of this objective.

Future Land Use Policy A.1.9.3.A.1. - Residential land use is intended to be used primarily for housing and shall be protected from intrusion of land uses that are incompatible with residential density.

Medium Density – provides for a range of densities up to 10 units per acres and a floor area ratio not to exceed 0.7.

The proposed development meets the intent of this policy by requesting a land use amendment to the residential medium density land use and proposing residential development at a density of eight (8) units per gross acre. Additionally, the proposed development will not exceed the maximum 0.7 floor area ratio.

WRITTEN DESCRIPTION

for

McLaury Cove PUD

July 1, 2024

I. PROJECT DESCRIPTION

- A. This application seeks the approval of the proposed annexation and townhome planned unit development (PUD) located south of Saint Johns Avenue on McLaury Drive. The subject properties (PIN 10-10-26-0000-0130-0010 and 10-10-26-0000-0200-0060) are approximately a combined 31 acres. Parcel 10-10-26-0000-0130-0010 is currently in Putnam County and surrounded on majority property lines by the City of Palatka. Parcel 10-10-26-0000-0200-0060 is located within the City of Palatka, and therefore the annexation and land use amendment component of this application are not applicable to this parcel.

As aforementioned, this application requests to annex the Putnam County property, PIN 10-10-26-0000-0130-0010, into the City of Palatka and rezone both properties from their respective Residential-1 (R-1) County zoning and Multi-family residential (R-3) and Neighborhood commercial (C-1A) City of Palatka zoning to PUD City of Palatka zoning. This application is also requesting to amend the land use for the Putnam County property, PIN 10-10-26-0000-0130-0010, from Urban Service Putnam County future land use designation to Residential-Medium Density (RM) City of Palatka future land use designation. The southern subject property, PIN 10-10-26-0000-0130-0010, is bifurcated by McLaury Drive, however, the primary access to the proposed development is planned along Saint Johns Avenue (PIN 10-10-26-0000-0200-0060).

The subject properties are northeast of HCA Florida Putnam Hospital, south and east of Holly Ridge apartments, and directly adjacent to Viking Manor subdivision (single-family). The subject property within Putnam County is currently used for silvicultural purposes, while the subject property within the City of Palatka is vacant with a split residential and commercial zoning. The zoning surrounding the subject properties are as follows:

North – Multi-Family Residential (R-3) and Commercial, Intensive (C-2)
East – Mobile Home Residential (R-4) and Single-Family Residential (R-1)
West – Commercial, General (C-1)
South – Commercial, General (C-1)

The project proposes a maximum of 248 townhome units, for a proposed maximum density of eight (8) units per gross acre. The proposed PUD will emulate the Two-family residential (R-2) Zoning District with necessary modifications to achieve the most efficient use of the properties.

- A. Parcel Identification Numbers (PINs): 10-10-26-0000-0130-0010
10-10-26-0000-0200-0060
- B. Current Zoning Districts: Residential-1 (R-1 (County)), Multi-Family residential (R-3 (City)), & Neighborhood commercial (C-1A (City))
- C. Requested City Zoning District: Planned Unit Development (PUD)
- D. Current Land Use Category: Urban Service (County)
Only Parcel ID 10-10-26-0000-0130-0010)
- E. Requested City Land Use Category: Residential Medium Density (RM)
(Only Parcel ID 10-10-26-0000-0130-0010)

II. QUANTITATIVE DATA

- A. Total Acreage: ±31.0 acres
- B. Total number of proposed dwelling units: Up to 248 units
- C. Max Density: 8 units per gross acre
- D. Proposed Density: 8 units per gross acre
- E. Phase schedule of construction (include initiation dates and completion dates): The McLaury Cove PUD will be developed in two (2) phases. Construction will be commenced per the LDC within two (2) years of the City's approval of the construction plans. Per LDC Section 94-239, the City Commission may extend for one additional year the period for beginning construction.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD application provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan.

B. Describe the intent for the continued operation and maintenance of those areas and functions described here in and facilities which are not to be provided, operated, or maintained by the City?

Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

All permitted uses and conditional uses shall be consistent with Article III Section 94-144 of the City of Palatka Zoning Code R-2 two-family residential district, or as otherwise provided in this PUD.

1. Two-family dwellings
2. Patio houses
3. Cluster houses
4. Townhouses

There is no language in the PUD text that prevents the property from developing under the Live Local Act (Chapter 2023-17) where applicable.

Part of the PUD Property has been used for silvicultural purposes. Silvicultural practices may continue and not subject to tree mitigation in areas of the PUD Property where construction has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the PUD Site Plan are compromised.

B. Conditional Uses. The following conditional uses are generally permitted subject to the conditions under Sec. 94-3 of the City's Zoning Code.

1. Home occupations

2. Bed and breakfast accommodations in historic districts
3. Original or historic uses in historic districts

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Article III Section 94-144 of the City of Palatka Zoning Code. Minimum rear setbacks for accessory structures shall be five (5) feet from side and rear property lines.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Maximum structure height:
 - a. 35 ft
2. Minimum yards:
 - a. Front: 20 ft
 - b. Rear: 15 ft
 - c. Side (corner lots only): 5 ft
3. Minimum living area for dwelling units:
 - a. 500 square feet
4. Maximum Lot Coverage
 - a. 50%

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The vehicle parking requirement shall be consistent with the current LDC requirements of 2 spaces per dwelling units.

2. Vehicular Access.

- a. Access will be provided in the general location as shown on the PUD site plan. Any modifications to the site access location shall be reviewed and approved through an administrative modification by the City of Palatka Planning Department.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed throughout the development and connected to any existing sidewalks along the perimeter of the parcels.

C. Signage:

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

D. Landscaping:

Landscaping, buffers, and screening shall be consistent with Article VI of the City of Palatka Zoning Code.

E. Recreation and Open Space:

It is understood that per Article IV Section 94-233 of the City of Palatka Zoning Code, a PUD does not have a minimum open space requirement, however each PUD must include provisions for open space. The proposed development will provide open space as generally indicated on the conceptual site plan.

F. Utilities:

Water, Sanitary Sewer, and Electric will be provided to the project by the City of Palatka Utilities.

G. Wetlands:

The Properties will be developed in accordance with the permit requirements of the St. Johns River Water Management District (SJRWMD), ACOE, and all other local, state, and federal requirements.

The proposed development includes approximately +/- 3.55 acres of impacted wetlands and +/- 3.23 acres of wetland preserve.

H. Stormwater:

The project will follow the requirements of the St Johns River Water Management District's permitting process and requirements set forth during the permitting process.

I. Clearing and grading, agricultural and silvicultural:

The parcel ID 10-10-26-0000-0130-0010 has historically been used for silviculture. As such, bona fide agricultural and silvicultural practices shall be allowed to continue and not subject to tree mitigation outside of the wetland and buffer portions prior to construction plan approval or platting. Early land clearing and the excavation, deposit, stockpiling, and

leveling of fill material removed from construction of the drainage system and road rights of way shall be allowed subject to permitting requirements the City of Palatka and the SJRWMD and where applicable all mitigation, clearing, and grading costs will be met.

VI. TRAFFIC IMPACT ANALYSIS

Based on the Trip Generation, 11th Edition, published by the Institute of Transportation Engineers, the proposed 248 townhome units (single-family attached, ITE Code 215) are anticipated to generate 136 AM peak hour trips (34 inbound trips, 102 outbound trips), and 151 PM peak hour trips (94 inbound trips, 57 outbound trips).

VII. DEVELOPMENT PLAN APPROVAL

The development plan approval process of this project will be consistent with the City of Palatka's LDC Section 94-235 review and approval procedures.

VIII. UNIFIED CONTROL

The applicant agrees to:

- (1) Proceed with the proposed development according to the provisions of ARTICLE IV. - Planned Unit Development 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) above.

IX. JUSTIFICATION

Sec. 94-233. - Development standards.

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

The subject properties are currently owned by Roberts Land & Timber Company (PIN 10-10-26-0000-0130-0010) and 6201 St Johns Avenue Land Trust (PIN 10-10-26-0000-

0200-0060). An agent authorization has been provided with this application for each owner.

(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.

The proposed development density aligns with the allowable density in the City of Palatka R-2 zoning designation (8 units/acre).

(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.

The proposed development will provide access to every dwelling unit directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access. As depicted on the PUD site plan, the proposed development will have its primary access along St. Johns Avenue, a major collector roadway.

(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.

The proposed development will follow the development standards as proposed in the PUD written description.

(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.

The proposed development will provide open space as generally depicted on the PUD site plan.

(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. Appurtenances 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.

The proposed PUD development will meet this requirement by either appropriately screening any new above ground utilities or installing underground utilities.

(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.

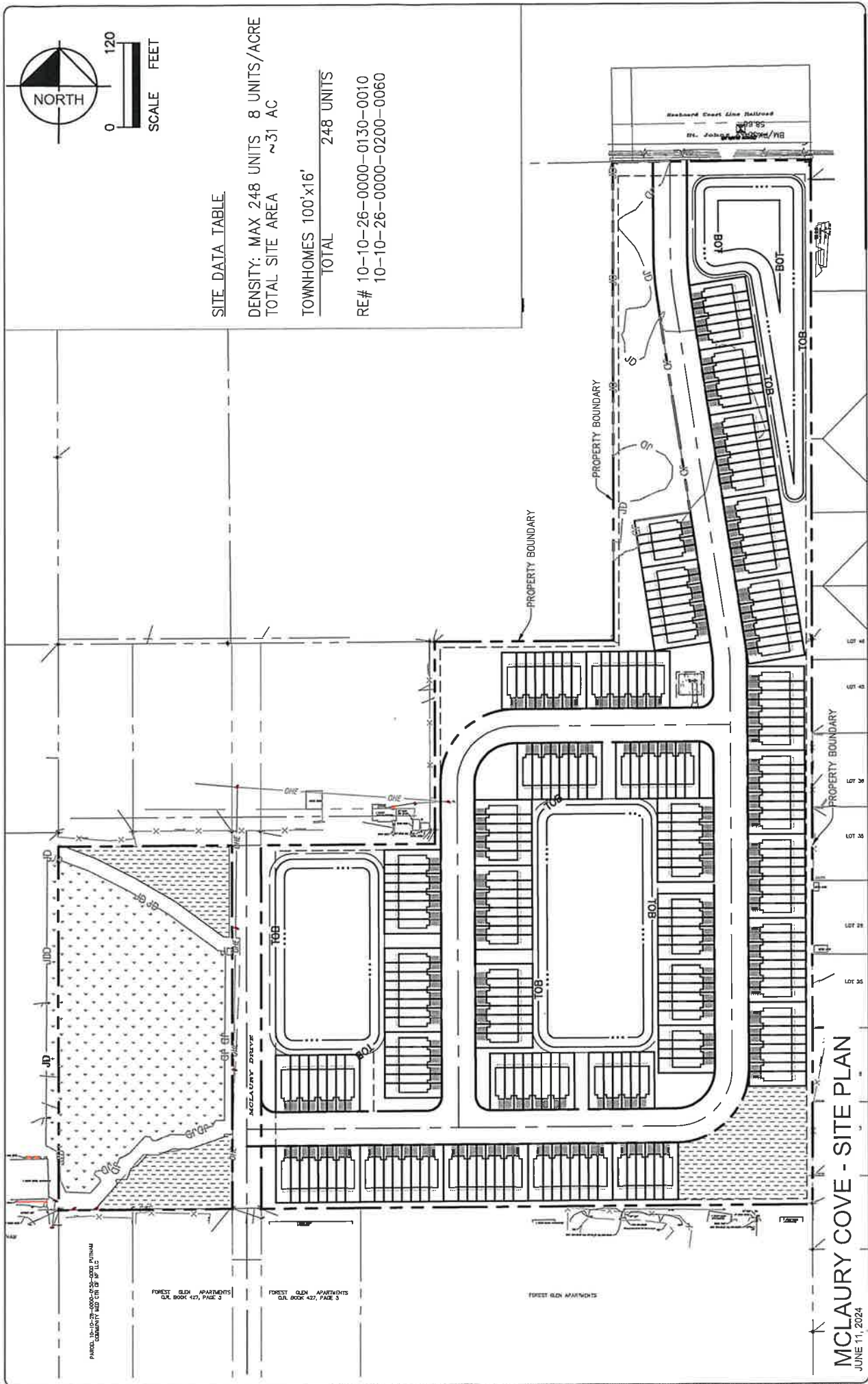
The proposed development will provide off-street parking requirements as provided in article V of the City of Palatka Zoning Code.

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

The proposed development will meet the 500 square feet (sf) minimum living area for dwelling units requirement.

ATTACHMENT 8

CONCEPTUAL SITE PLAN





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

July 29, 2024

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Planning Board will conduct a public hearing concerning the following property on August 6th, 2024 at 4:00 pm at City Hall:

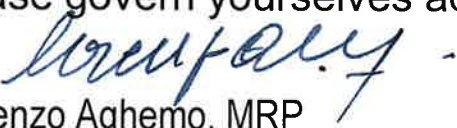
- 10-10-26-0000-0130-0010 & 10-10-26-0000-0200-0060
0 McLaury Drive PB 24-09

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.**

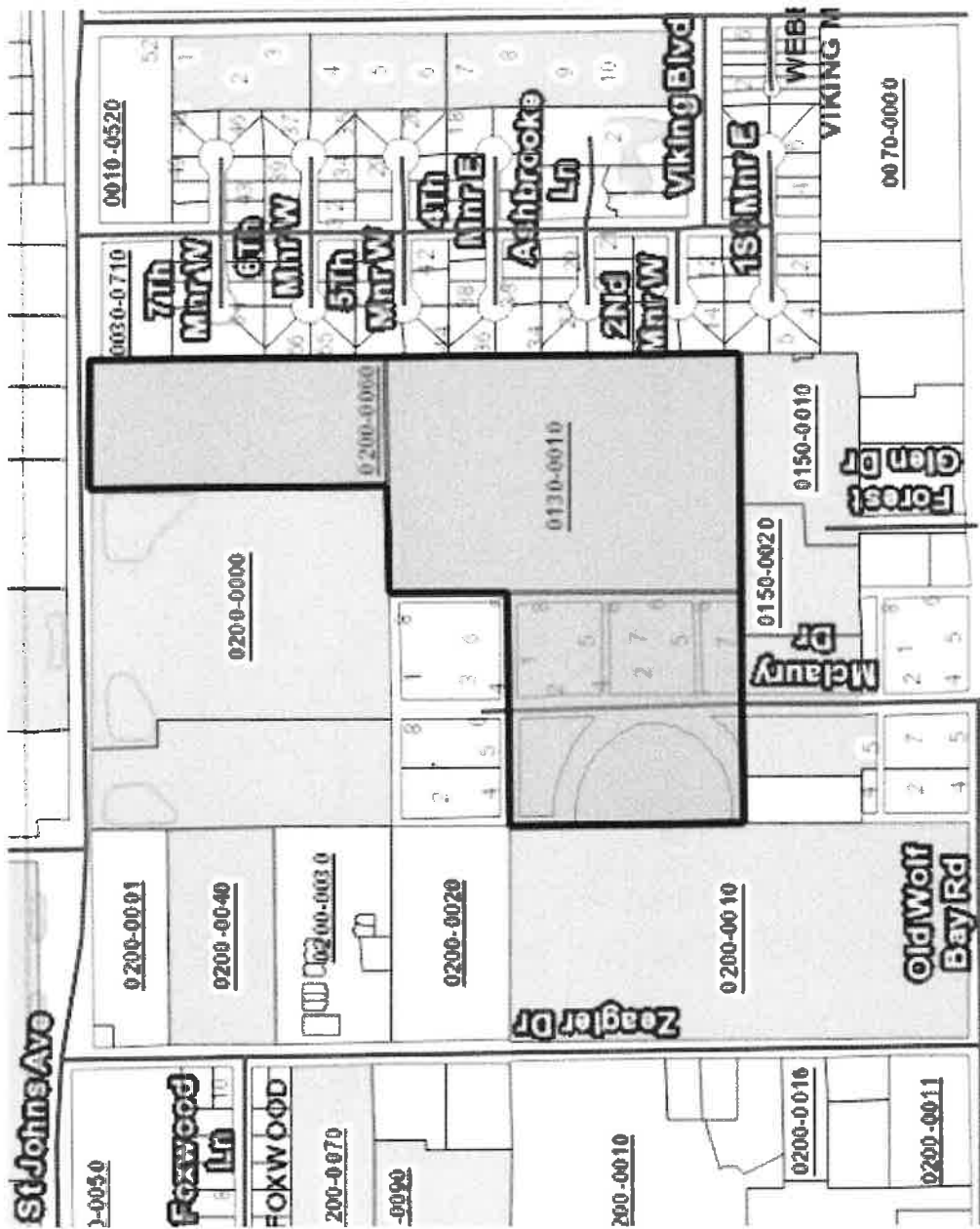
If you have any questions, please call us at 386-329-0100 Ext 332

Please govern yourselves accordingly,


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

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

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

ADAMS VINCENT
122 AIRPORT DR
CRESCENT CITY, FL, 32112

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

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

RADIOLOGY REAL ESTATE DEV 3 LLC
6685 NW 9TH BLVD
GAINESVILLE, FL, 32605

PUTNAM PHYSICIANS REAL ESTATE LLC
205 ZEAGLER DR SUITE 501
PALATKA, FL, 32177

SOLIMAN JACK H MD PA
6100 ST JOHNS AVE SUITE A
PALATKA, FL, 32177-3813

ST JOHNS RIVER HOLDINGS LLC
169 BELMONT DR
ST JOHNS, FL, 32259

LIMA BRUNO G + MADISON N H/W
6105 W 6TH MANOR
PALATKA, FL, 32177

CAPLINGER HAROLD D + MARISSA L H/W L...
17258 SE 121ST AVE
SUMMRFIELD, FL, 34491

VAN DYKE LEON JR + TROY VAN DYKE SR (...
6107 W 7TH MNR
PALATKA, FLORIDA, 32177

WHEELER ROBERT A + SHARON A H/W
6108 W 6TH MANOR
PALATKA, FL, 32177

FUGATE KAREN MICHELLE
6105 W 7TH MANOR
PALATKA, FLORIDA, 32177

MILTON BARBARA C
6110 7TH MANOR W
PALATKA, FL, 32177

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

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

PARTON EDWARD CHARLES V JR+ALEXAN...
6106 W 7TH MANOR
PALATKA, FL, 32177

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

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

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

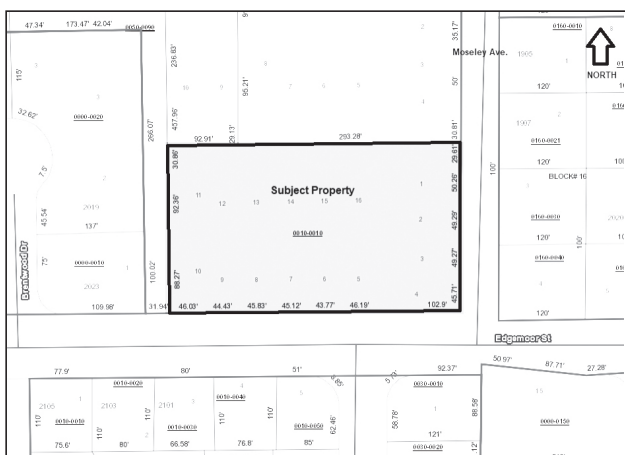
WILLIAMS KATHLYN
6110 6TH MANOR W
PALATKA, FL, 32177

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

Notice of City of Palatka Planning Board Meeting

Notice is hereby given the Planning Board will meet at 4:00 PM on Tuesday, August 6, 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:

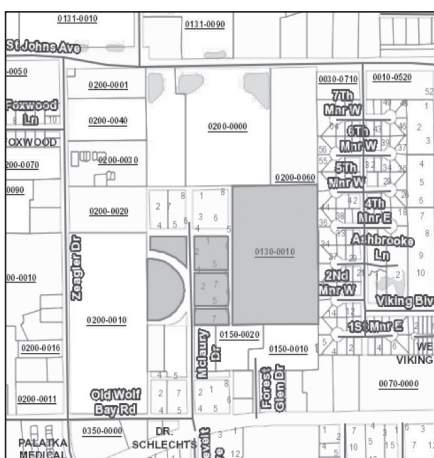
PB Case 23-19: Request to subdivide one 2.17 acre +/- parcel into 6 single-family lots, with one on Moseley Ave. and five on Edgemoor St. Owner: A&M Home Builders, LLC Location: intersection of Moseley Ave. and Edgemoor St. Parcel ID 13-10-26-3170-0010-0010



PB Case 23-27: Request to subdivide and approve a final plat for 31.63 +/- acres. Owner: Schippers-Taivah, LLC Address: 400 N. SR 19, Palatka, FL 32177; parcel 02-10-26-0000-1260-0000



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 24-10: Request to amend the zoning map from Residential, Multi-Family (R-3) and Commercial Neighborhood District (C-1A) to Planned Unit Development (PUD). Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0200-0060



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.

Case PB 23-19 – Moseley Heights Preliminary Plat
Address: Moseley Avenue and Edgemoor Street 2.17 +/- acres
Applicant: A&M Home Builders, LLC

STAFF REPORT

DATE: July 26, 2024
TO: City of Palatka Planning Board
FROM: STAFF

APPLICATION REQUEST

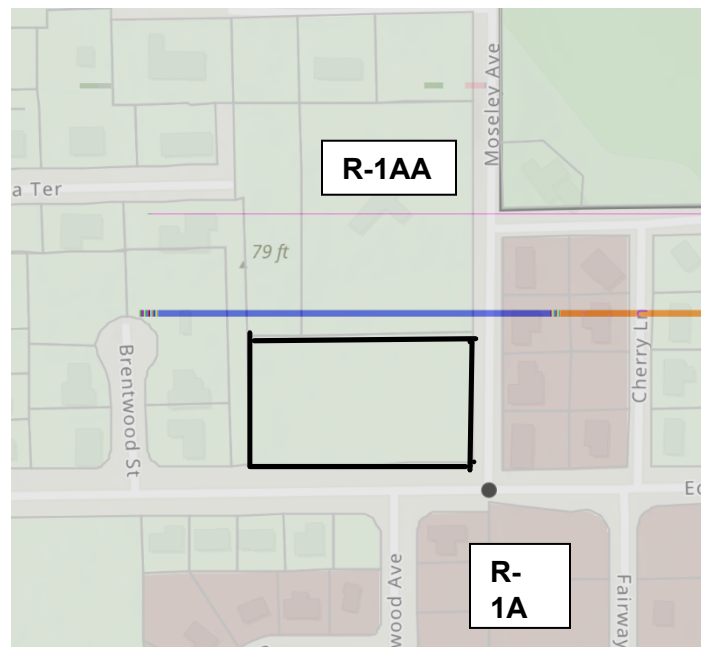
Request to subdivide a tract of land identified by parcel No.13-10-26-3170-0010-0010 into six (6) residential lots and review a Preliminary Plat for the purpose of developing six (6) single-family dwelling units.

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

Background

The application is to subdivide the property located at the north-west intersection of Moseley Avenue and Edgemoor Street. The property is currently vacant and is zoned R-1AA. No rezoning to the future lots is requested at this time.

Figure 1: Subject Parcel Outlined in Black and existing zoning



Review and Analysis of Submitted Preliminary Plat

The applicant has submitted a Preliminary Plat, with the intent of subdividing the parcel into six lots to develop a single-family dwelling unit on each.

Florida Statutes Chapter 177 governs the plating of land. In accordance with these statutes and the City of Palatka Code of Ordinances, staff has reviewed the submitted plat and has the following comments.

The following are requirements for preliminary plat established in the City Code of Ordinances as it applies to this application:

1. *Form and contents of plat*: the applicant submitted eight copies of the proposed plat in the required sheet size and showing existing conditions; no street names and other regular standards are provided since this application is for the creation of six individual lots and not a subdivision per se; lot lines and lot numbers are provided but no blocks are proposed to be created; minimum building setback lines are indicated in the plat;
2. *Supporting data*: boundaries and distances are shown; no utilities easements are shown but pertinent information of the adjacent streets are indicated; contour data is depicted on the plat; utility lines and structures are not shown; title under which the proposed plat is to be recorded has not been submitted yet; scale, datum, north arrow and date of plat are indicated;
3. *Name of subdivision*; the proposed name of the plat is adequate;
4. *Protective covenants*; a draft protective covenants was submitted.

The parcel lies in Flood Zone "X", has a future land use designation of Residential Low (RL) and is zoned Single-family Residential R-1AA. The minimum lot area in the R-1AA is 10,000 square feet and the minimum lot width is 80 feet. All proposed six (6) lots meet these requirements: lot 1 is 18,510 square feet and has a frontage of 80 feet; lot 2 is 18,473 square feet with a frontage of 80 feet; lot 3 is 18,434 square feet and has a frontage of 80 feet; lot 4 is 11,996 square feet with a frontage of 80 feet; lot 5 is 13,487 square feet and has a frontage of 90.22 feet; lot 6 has a total area of 13,745 square feet and a frontage of 80 feet in width.

Additionally, all six lots meet the required minimum front, side and rear setbacks for the placement of the future dwelling units.

The following items need to be addressed and resolved by the applicant prior to submittal of the final plat. The applicant has up to six(6) months from the date of the Planning Board preliminary plat approval to submit the final plat for review and disposition:

- 1, All utility and drainage easements, if any, must be shown in the plat;
2. Common areas cited in the Declaration of Covenants must be shown in the plat;
3. Under General Notes, number 6 replace the County with; ..." and the City of Palatka will not accept..."
4. Submit proof that all current property taxes have been paid;
5. Submit a title opinion of an attorney at law licensed in Florida;

6. The applicant will be required to bear the expense of a third party licensed surveyor to review any final plat submitted.

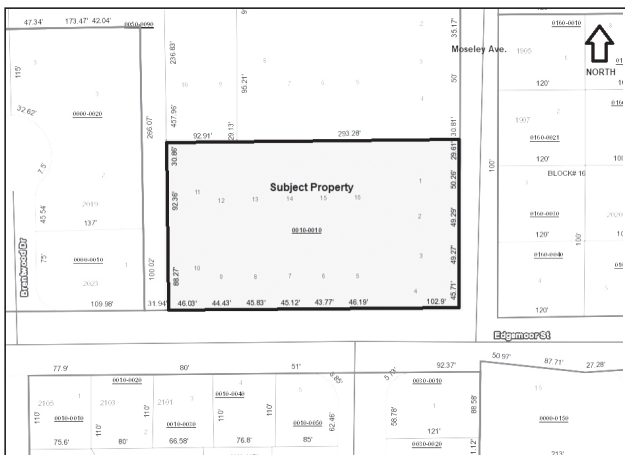
Staff Recommendation

1. Staff recommends APPROVAL of the proposed Preliminary plat, subject to the applicant addressing all the comments listed above.

Notice of City of Palatka Planning Board Meeting

Notice is hereby given the Planning Board will meet at 4:00 PM on Tuesday, August 6, 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 23-19: Request to subdivide one 2.17 acre +/- parcel into 6 single-family lots, with one on Moseley Ave. and five on Edgemoor St. Owner: A&M Home Builders, LLC Location: intersection of Moseley Ave. and Edgemoor St. Parcel ID 13-10-26-3170-0010-0010

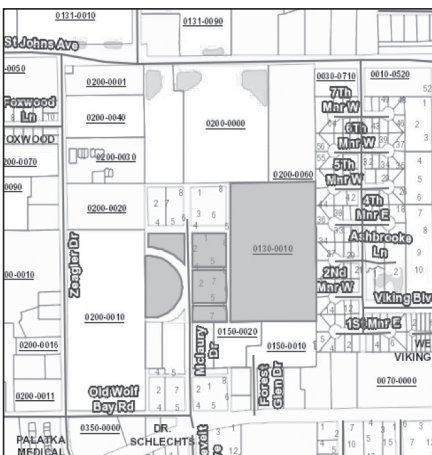


PB Case 23-27: Request to subdivide and approve a final plat for 31.63 +/- acres. Owner: Schippers-Taivah, LLC Address: 400 N. SR 19, Palatka, FL 32177; parcel 02-10-26-0000-1260-0000



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 24-10: Request to amend the zoning map from Residential, Multi-Family (R-3) and Commercial Neighborhood District (C-1A) to Planned Unit Development (PUD). Owner: Roberts Land & Timber Company Location: McLaury Dr, Palatka, Florida 32177 Parcel ID: 10-10-26-0000-0200-0060



Please govern yourselves accordingly,
Lorenzo Aghemo, MBP, 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
201 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 327

SUBDIVISION APPLICATION

APP #: PB 23-19
DATE RECEIVED: 5-8-23
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:

- | | |
|--|---|
| ☒ Proposed Covenants | ☒ Copy of Recorded Deed |
| ☒ Letter of Authorization <u>N/A</u> | ☒ Fees |
| ☒ Legal Description | ☒ Project narrative |
| ☒ Preliminary/final plat (8 copies) | ☐ Tree Survey (if applicable) |

Property Information

1. Property Address: Moseley Ave and Edgemoor Street, Palatka, FL 32177
2. Parcel Number: 13-10-26-3170-0010-0010
3. Current Property Use: Residential
4. Lot Size: 2.17+/- acres
5. Proposed Use: Residential
6. Current Zoning Designation: R-1AA
7. Current Future Land Use Designation: RL
8. Number of proposed lots: 6
9. Number of proposed units: 6

Applicant Information

Owner Name(s): A&M Home Builders LLC

Mailing Address: 153 Branscomb Road, Green Cove Springs, FL 32177

Phone Number(s): 904-449-1922 Email: tobi@amhomebuilders.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): Tobi McGuigan

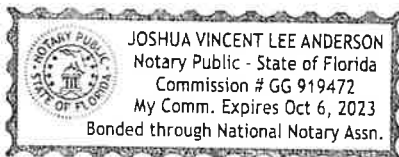
Signature: [Signature] Date: 05/06/2023

STATE OF Florida County of Clay

Before me this day personally appeared Tobi McGuigan 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 6 day of MAY A.D. 2023.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 10-6-2023 State of FLORIDA at Large

Type of Identification Produced: PERSONALLY KNOWN

Official Use Only

Date Submitted: 5-8-23

Received By: J Pollack

Preliminary Review by: _____

SPO Notice sent Date: _____

Signs Posted by: _____

Current Zoning: R-1AA

Future Land Use Category: RL

Legal Ad Ran: _____

SPO Notice Sent By: _____

Commission Meeting Date: _____

Signs Posted date: _____

Attachments Reviewed:

- ☐ Site Plan
- ☐ Letter of Authorization
- ☐ Regulatory Fee Received
- ☐ Business Tax Receipt
- ☐ Findings



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

June 18th, 2024

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Planning Board will conduct a public hearing concerning the following property on July 2nd, 2024 at 4:00 pm at City Hall:

- 13-10-26-3170-0010-0010 Moseley Ave. and Edgemoor St. Palatka, FL 32177
Owner: A&M Home Builders LLC

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

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.

WRIGHT KIMBERLY T
2105 EDGEWOOD ST
PALATKA, FL, 32177

THOMPSON VINCENT + GLORIA H/W
8602 SAWPINE RD
DELRAY BEACH, FL, 33446

TURNAGE JOAN E LIFE ESTATE
165 CR 20 E
MARBURY, AL, 36051

COTTON RONALD
4712 DECATUR ST
HYATTSVILLE, MD, 20781

SHINGLES ELIZABETH A + MARKISHA L VAL...
2023 EDGEWOOD ST
PALATKA, FL, 32177

CHILDERS DARRELL R + NICOLE A H/W
2019 BRENTWOOD DR
PALATKA, FL, 32177

A & M HOME BUILDERS LLC
6005 W SHORES RD
FLEMING ISLAND, FL, 32003

CHRISTENSEN EMMA J+INGRID M MCCULL...
2201 PALMA CEIA TER
PALATKA, FL, 32177

COOPER JUSTIN A J + KATHLEEN H/W + AU...
1905 MOSELEY AVE
PALATKA, FL, 32177

MOBLEY SHIRLEY A LIFE ESTATE
2101 EDGEWOOD ST
PALATKA, FL, 32177

LONG GABRIEL + AMBER H/W
2001 EDGEWOOD ST
PALATKA, FL, 32177

BECKETT JAMES + SUSANNE H/W
1900 MOSELEY AVE
PALATKA, FL, 32177

HUGHES KAREN ANN
1907 MOSELEY AVE
PALATKA, FL, 32177-5924

TUCK PEGGY J
1915 AUGUSTA #50
HOUSTON, TX, 77057

BECKETT JAMES + SUSANNE H/W
1900 MOSELEY AVE
PALATKA, FL, 32177

WILKINSON DIANNE D+KENNETH D JR H/W
2015 EDGEWOOD ST
PALATKA, FL, 32177

MCRAE THEODORE + VENUS M H/W
409 BELMONT DR
PALATKA, FL, 32177

MOSELEY HEIGHTS

SECTION 13, TOWNSHIP 10 SOUTH, RANGE 26 EAST, PALATKA,
PUTNAM COUNTY, FLORIDA.

CERTIFICATE OF APPROVAL BY THE PALATKA CITY COMMISSIONERS:

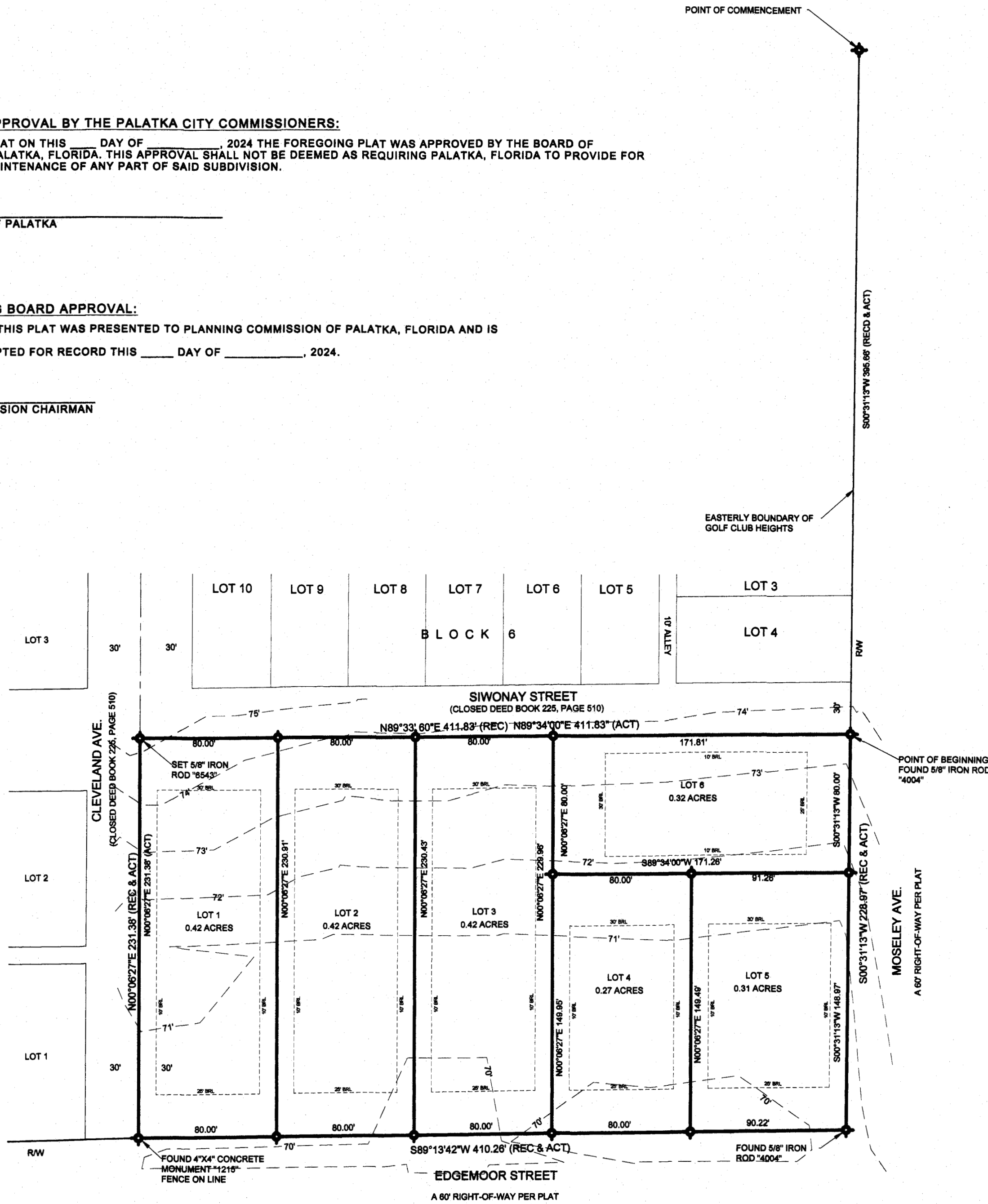
THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2024 THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COMMISSIONERS OF PALATKA, FLORIDA. THIS APPROVAL SHALL NOT BE DEEMED AS REQUIRING PALATKA, FLORIDA TO PROVIDE FOR CONSTRUCTION OR MAINTENANCE OF ANY PART OF SAID SUBDIVISION.

BY: _____
MAYOR, CITY OF PALATKA

PALATKA PLANNING BOARD APPROVAL:

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

BY: _____
PLANNING COMMISSION CHAIRMAN



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. 12107C0194C, 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, PROVIDED BY THE A&M BUILDERS, WAS PERFORMED BY: MORRIS SURVEYING & MAPPING INC, FL SURVEY LB#7880 ELLERY P. MORRIS, FL SURVEY CERT#4004 DATED MARCH 16, 2021. JOB#21-115; FIELD BOOK-691
- 4.) BEARINGS SHOWN HEREON ARE SHOWN ON THE PREVIOUS BOUNDARY AS RELATIVE TO AN ASSUMED DATUM AND ARE BASED ON THE NORTHERLY BOUNDARY OF GOLF CLUB HEIGHTS (=EAST):
- 5.) MINIMUM SETBACK REQUIREMENTS:
FRONT = 25'
REAR = 30'
SIDE = 10'
- 6.) ALL PURCHASERS ARE HEREIN NOTIFIED THAT THE IMPROVEMENTS IN THIS SUBDIVISION ARE PRIVATELY MAINTAINED AND THE COUNTY 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.) PUTNAM COUNTY FLORIDA PARCEL 13-10-26-3170-0010-0010.
- 9.) ALL BEARING/DISTANCE CALLS ARE SURVEY MEASURED CALLS UNLESS DESIGNATED OTHERWISE.
- 10.) ELEVATIONS SHOWN HEREON TAKEN FROM EXISTING SURVEY DATED MARCH 21, 2021 AS PROVIDED BY CLIENT. THESE ELEVATIONS ARE PRE LAND CLEARING AND MAY NOT BE CURRENT, AND WERE NOT VERIFIED BY THIS FIRM. THESE ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND

- (REC) = RECORD
(ACT) = ACTUAL
SET 5/ 8" IRON ROD "PSM443"
UNLESS NOTED OTHERWISE
RW = RIGHT OF WAY
BRL = BUILDING RELIEF LINE (SETBACK)

CAPTION

OFFICIAL RECORDS BOOK 1703, PAGE 1518

Parcel "A"

A parcel of land lying in and being a part of Block 1, Cleveland Avenue, and Siwonay Street (closed) of Golf Club Heights, according to the plat recorded in Map Book 3, page 124 of the public records of Putnam County, Florida. Said parcel being more particularly described as follows:

Commence at a concrete monument at the intersection of the Northernly boundary of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 10 South, Range 26 East, Putnam County, Florida (also being the Northernly boundary of said Golf Club Heights) and the Westernly boundary of the right-of-way of Moseley Avenue thence run South 00 degrees, 31 minutes and 13 seconds West, along said Westernly boundary, 395.86 feet to an 5/8 iron rod at the center-line of said Siwonay Avenue (closed) for the Point of Beginning of this description.

From Point of Beginning thence continue South 00 degrees, 31 minutes and 13 seconds West, along said Westernly boundary, 228.97 feet to an iron rod at the Southeast corner of said Block 1 on the Northernly boundary of the right-of-way of Edgemoor Street; thence South 89 degrees, 13 minutes and 42 seconds West, along said Northernly boundary, 410.26 feet to a concrete monument at the intersection of said Northernly boundary of the right-of-way of Edgemoor Street with the centerline of Cleveland Avenue (closed); thence North 00 degrees, 06 minutes and 27 seconds East, along said centerline, 231.38 feet to an iron rod at the center-line of said Siwonay Avenue (closed), thence North 89 degrees, 33 minutes and 60 seconds East, 411.83 feet along center-line of said Siwonay Avenue (closed) to the point of Beginning and to close. Containing 2.17 Acres

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 MOSELEY HEIGHTS, 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 RESIDENTIAL LOT TO PRIVATE PURCHASERS FOR RESIDENTIAL USE. THIS CERTIFIES THAT A&M HOME BUILDERS, LLC ARE OWNERS OF THE REAL ESTATE SHOWN ON THIS PLAT, HENCEFORTH TO BE KNOWN AS MOSELEY HEIGHTS, DO HEREBY CONSENT TO THE FILING OF THIS PLAT.

A&M HOME BUILDERS, LLC

BY: _____
TOBI MCGUIGAN, 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 TOBI MCGUIGAN, MANAGING MEMBER, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED A _____ AS IDENTIFICATION.

NOTARY PUBLIC

STATE OF FLORIDA
MY COMMISSION EXPIRES: _____

TITLE INSURANCE COMPANY CERTIFICATION:

I, _____ OF _____ DO HEREBY CERTIFY THAT THE RECORD OF TITLE TO THE LAND AS DESCRIBED ON THIS PLAT IS IN THE NAME OF THE PERSON, PERSONS, CORPORATION, OR ENTITY EXECUTING THE DEDICATION AS SHOWN ON THE PLAT. IN THE EVENT THE PLAT DOES NOT CONTAIN A DEDICATION, I HEREBY CERTIFY THAT THE DEVELOPER OF THE PLATTED SUBDIVISION HAS RECORD TITLE TO THE LAND. ADDITIONALLY, I CERTIFY THAT THERE ARE NO LIENS AND/OR ENCUMBRANCES OR RECORD AGAINST SAID PROPERTY, EXCEPT AS SHOWN ON SAID PLAT, AND THAT THE TAXES FOR THE YEAR _____ HAVE BEEN PAID.

THIS _____ DAY OF _____, 2024.

BY: _____

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: _____
CLERK OF THE CIRCUIT COURT

CITY OF PALATKA SURVEYORS CERTIFICATE OF REVIEW:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177, PART 1, PLATTING FOR THE CITY OF PALATKA, FLORIDA.

SIGNED AND SEALED THIS _____ DAY OF _____, 2024.

ELLERY P. MORRIS
FLORIDA CERTIFICATE NUMBER #4004
6845 S.E. 221ST STREET
HAWTHORNE, FLORIDA 32640

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 STATUTES CHAPTER 177, PART 1

SIGNED AND SEALED THIS _____ DAY OF _____, 2024.

STEPHEN SPEAKS
FLORIDA CERTIFICATE NUMBER #6543
120 RAIN TREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 128SPEAKSOF@GMAIL.COM