

Elizabeth van Rensburg
Chair

Allen Sheffield
Vice Chair

Breanna Pierce
Board Member

Larry F. Beaton
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

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

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR



MINUTES
CITY OF PALATKA
September 5, 2024

1. CALL TO ORDER Call to order.at 4

a. Invocation

Led by Chaplain Mulberry

b. Pledge of Allegiance

Led by Sunni Krantz, City Clerk.

c. Roll Call

Present: Breanna Pierce

Christopher Hollister

Larry Beaton - Via telecommunications technology

Patti Vogt

Timothy Jefferson

Allen Sheffield

Elizabeth van Rensburg

Absent:

Excused:

Also Present: Lorenzo Aghemo Planning Director, Renee' Brown, Planner 1, Jane West, City Attorney, Sunni Krantz, City Clerk, Mary Jane Rosa, Historic Preservation Board alternate. Present via telecommunications technology; Alonzo Mulberry, City Chaplain

d. Meeting Purpose Disclosure

Read by the Chair van Rensburg.

e. Appeal Procedures & ExParte Communication

Read by Chair van Rensburg.

Time was allotted for ExParte communication disclosure.

Mr. Holister disclosed he has discussed the matter with the applicant.

Ms. Vogt disclosed she has discussed the matter with the applicant and Mr. Cutwright, Community Affairs Director.

2. APPROVAL OF MINUTES

a. July 11, 2024

Motion to Approve by Sheffield. Seconded by Hollister. The Motion Passed unanimously.

3. PUBLIC COMMENTS The floor was opened to public comments.
Upon hearing nothing, the floor was closed to public hearing.

4. NEW BUSINESS

a. HPB Case 24-21: Application for Certificate of Appropriateness for demolition. Owner: Allen Sheffield;
Address: 426 Kirby St., Palatka, FL 32177; Parcel #42-10-27-6850-0400-0021

Mr. Allen Sheffield recused himself from the Board as he is the applicant of the item.

Mr. Aghemo addressed the Board and presented the staff report on the subject matter. He stated that he visited the site and inspected the existing structure however did not go inside. He indicated that a determination as to whether the structure is unsafe or not cannot be made.

Mr. Sheffield addressed the Board and made statements and explanations regarding this application. He expressed that it took a long time to get to this point. He made reference to the previous Certificate of Appropriateness which was approved by the Board. He explained that the Engineers report for that application indicated that repairs to the single family house was feasible based upon the visual inspection, but only after the front and back porches were demolished, it became evident the full extent of the deterioration. He stated that is not a fan of demolition but the existing structure is beyond repair and any salvage is cost prohibitive. The state of the structure today has no architectural value and is rotting and infested with termites creating a danger to near by structures.

The Chair opened the item to public comments.

Mr. Vito Russo from 603 Emmett St., Palatka FL, 32177 addressed the Board. He stated that he is in support of the demolition.

Ms. Allegra Kitchens from 1027 S. 12th St., Palatka FL, 32177 addressed the Board. She indicated that the Appraiser's Office list all properties with a date starting in the 1900 as the system does not recognize dates earlier than that.

Ms. Annie Davis from 420 Kirby St., Palatka FL, 32177 addressed the Board. She spoke in favor of the demolition.
The Chair closed the floor to public comments.

Motion to approve by Mr. Jefferson. Seconded by Mr. Hollister. Motion Failed: with 2 votes in favor, 4 votes against, (Ms. Pierce, Mr. Beaton, Ms. Vogt, Chair van Rensburg) and 1 abstained.

5. OTHER BUSINESS

a. Patti Vogt requested a discussion on the Certificate of Appropriateness fees.

Patti Vogt discussion Certificate of Appropriateness (COA) fees being too high, needs to be lowered. Residents are discouraged with the fees. Mr. Aghemo states in the budget meetings they have recommended certain fees to be increased, like the COA by \$50.00. He was asked if the fee of \$360 (\$200.00 application and \$160.00 advertisement) charged, now covers the cost of staff and materials at this time. He answered no. Chair van Rensburg said needing a COA is discussed in detail before accepting fee on application. Jane West, City attorney, stated that there is only a small fee for "like for like" maintenance. Comparisons were made with other cities.

6. ADJOURN Board Comments. Mr. Aghemo had a draft of the brochure for the Historic District. Ms. Pierce said it needs to be polished with less hyphens. Chair van Rensburg mentioned everyone needs to look at it and get with Planning Staff asap. Adjourn at 5:06