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PLANNING DIRECTOR

JANE WEST, ESQ.
CITY ATTORNEY

KAREN HAYES, MMC
CITY CLERK



MINUTES
CITY OF PALATKA
April 1, 2025

1. CALL TO ORDER

a. Invocation

Invocation led by Chair Killebrew

b. Pledge of Allegiance

Pledge of Allegiance led by Mr. Burnett

c. Roll Call

Present: Edie Wilson
Chase Barnes
Andrew Burnett
Ed Killebrew

Absent: Earl Wallace
George DeLoach

Also Present: Lorenzo Aghemo Planning Director, Jane West, City Attorney, Renee' Brown and RYan Mickles Planner I; telecommunications technology: Alonzo Mulberry, City Chaplain. Matt Lawtey, Allegra Kitchens, former City Commissioner, Josh McCall

d. ExParte Communication

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

2. APPROVAL OF MINUTES

a. March 4th, 2025

Motion to approve by Wilson. Seconded by Barnes. The 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. SIGN 24-17 – Sign Variance Sonny’s BBQ at 02-10-26-0000-0020-0000
Address: 425 N State Road 19

Applicant: John Miller, Miller Land Holdings

Agent: Wesley E. Dixon, Palatka BBQ LLC, iserv LLC

Mr. Mickels addressed the board concerning the request for a variance for a non-conforming sign. The need for a variance is caused by rapid tree growth.

Josh McCall, 503 SE 41st St., Ocala, FL – addressed the board

The floor was opened to public comment:

Allegra Kitchens, Zoning Board of Appeals member, expressed concern the request for a sign variance should be heard by the Board of Zoning Appeals per City code Sec. 94-72.

Ms. West provided a legal opinion that the Planning Board hear the case on its merits and if there is a appeal of the variance it would go to the Board of Zoning Appeals. She expressed the intent of an Ordinance in 2017 was that the board would hear appeals and flood plain management matters.

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

Motion to suggest approval regarding the alteration or relocation of the existing sign by Barnes. Seconded by Wilson. The Motion Passed unanimously.

b. Case PB 24-29 Annexation, Amendment to FLUM and Rezoning with PUD Overlay

Address: "0" Moody Road, Approx. 16.72 acres +/-

Parcel No.: 02-10-26-0000-0420-0000

Owner : Daryl Gilbert

Applicant: Bryan Greiner, Gulfstream Design Group, LLC

Ms. Brown addressed the board regarding the request to annex a parcel on Moody Road into the City, amend the Future Land Use Map to Residential High Density, and to Rezone to R-3, PUD. Ms. Brown advised: Staff recommended approval of the annexation of "0" N Moody Road (Parcel 02-10-26-0000-0420-0000) for the purpose of connection to City of Palatka water and sewerage services, approval to amend the district boundary FLUM designation from Putnam County, Urban Services (US), to City of Palatka Residential High (RH), approval to rezone from unincorporated Putnam County Light Industrial (IL) to City of Palatka Multiple-family residential with a Planned Unit Development overlay (R-3 PUD) with the Conditions: 1. An Airport Noise and Residential Land Use Compatibility Study shall be submitted to the City; 2. An easement holding the city harmless of noise complaints from future residents must be filed and recorded; 3. A traffic study prepared by a traffic engineer registered in Florida must be submitted; 4. The site plan submitted must be revised to indicate city requirements instead of county requirements; and 5. The legal counsel representing the applicant must provide opinion stating that developer has unified control of the land and the right to impose all covenants and conditions upon the land for certification by the City Attorney.

Matt Lawtey with Civil Engineer and Design addressed the board on behalf of the applicant. He advised the applicant will erect townhouses on the property. They have done a traffic study.

The floor was opened to public comment:

Allegra Kitchens, 1027 S 12th St., Palatka, FL, 32177 – spoke of concern regarding airport traffic noise.

Board discussion commenced.

Motion to recommend the annexation by Barnes. Seconded by Burnett. The Motion Passed unanimously.

Motion to recommend the amendment of the district boundary FLUM designation from Putnam County, Urban Services (US), to City of Palatka Residential High (RH) by Barnes. Second by Burnett. Motion passed unanimously.

Motion rescinded by Barnes, friendly to the second. Chair announced Motion was rescinded.

Motion to recommend the amendment of the district boundary FLUM designation from Putnam County, Urban Services (US), to City of Palatka Multi-Residential R-3. Second by Barnes. Motion passed unanimously.
Motion to rezone from unincorporated Putnam County Light Industrial (IL) to City of Palatka Multiple-family

residential-3 with a Planned Unit Development overlay (R-3 PUD) by Barnes subject to the five conditions recommended by Staff. Second by Burnett. Motion passed unanimously.

5. STAFF COMMENTS – nothing further
6. BOARD MEMBER COMMENTS – nothing further
7. ADJOURN NOTICE: **Motion to adjourn at 4:45 PM by Barnes.**