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BOARD MEMBER

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BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
PLANNING BOARD MEETING
December 2, 2025 at 4:00 PM

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- a. Approve the November 4, 2025 Minutes

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. **PB Case 25-27: Request for a variance to the R-1A single-family residential district minimum living area located at 14 Frank V Oliver Way (0.21 acres); parcel number: 12-10-26-9103-0000-0050.**
- b. **Case PB 25-24 Annex, Amend Future Land Use Map and Rezone Parcel No.: 11-10-26-0000-0574-0012**
Address: 902 South State Rd. 19, Approx. 1.09-Acres
Applicants: E Group Holdings & Property LLC
- c. **Case PB 25-25 Annex, Amend Future Land Use Map and Rezone Parcel No.: 37-09-26-0000-0230-0010**
Address: 106 Comfort Rd., Approx. 3.66-Acres
Applicants: Whitley Automotive Restoration LLC
- d. **PB Case 25-23: Request to amend the text of Sec.94-162 DB Downtown Business District and/or Sec.94-164 Downtown Overlay Zoning.**

5. STAFF COMMENTS

6. BOARD MEMBER COMMENTS

7. ADJOURN

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

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**PLANNING BOARD
MINUTES
CITY OF PALATKA
November 4, 2025**

1. **CALL TO ORDER** The meeting was called to order at 4:00 PM by Chairman Ed Killebrew.
 - a. **Invocation**
Invocation was led by Pastor Alonzo Mulberry.
 - b. **Pledge of Allegiance**
The Pledge of Allegiance was led by Ms. Wilson.
 - c. **Roll Call**

Present:

Edie Wilson Ed Killebrew
Earl Wallace Tom Dolan
Andrew Burnett

Absent:

Chase Barnes
Excused: George Deloach

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney; Alex Romero, Planning Clerk; Greta Hall, PIO; Renee' Brown, Planner I; Ryan Mickles, Planner I; Kathy Ebaugh, JBPro, Allegra Kitchens, Former Commissioner; Pastor Alonzo Mulberry, City Chaplain via zoom; Mary Lawson Brown, Former Vice-Mayor and Andrea Conover, Citizen.

- d. **Appeal Procedures & ExParte Communication**

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

2. APPROVAL OF MINUTES

- a. **September 2, 2025, minutes**

Motion to approve minutes by Wilson, Seconded by Dolan. The motion passed unanimously.

3. PUBLIC COMMENTS

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

The floor was opened for public comment on non-agenda items.

Ms. Allegra Kitchens asked whether the public would be allowed to speak during or after the presentation.

Chairman Killebrew confirmed that public comment would be allowed following the presentation. Hearing no additional requests to speak, the floor was closed to public comment.

4. REGULAR BUSINESS

- a. **Approve City of Palatka's Comprehensive Plan Update.**

Mr. Aghemo introduced Ms. Kathy Ebaugh, AICP, with JBPro, the City's consultant for the Comprehensive Plan update. Mr Aghemo explained that this was the first public hearing for the full update of the City's Comprehensive Plan, following a two-year process initiated after the completion of the Visioning Plan. He further stated that, upon Planning Board recommendation, the update would proceed to the City Commission for transmittal to the State, with final adoption anticipated in early 2026.

Ms. Ebaugh provided a detailed presentation summarizing updates to each element of the Comprehensive Plan. She explained that the Future Land Use Element extends the planning horizon to the year 2045, establishes a new downtown mixed-use category, and refines provisions related to Planned Unit Developments (PUDs). The Housing Element introduces policies to diversify the housing stock, promote affordability, and rehabilitate substandard units. Updates to the Transportation Element emphasize pedestrian and bicycle connectivity, multimodal improvements, and the development of a new Long-Range Transportation Plan.

The Recreation and Open Space Element revises level of service standards, improves access and distribution of parks, and supports the ongoing maintenance of open spaces. The Conservation Element introduces incentives to preserve, protect, and restore environmentally sensitive lands. The Public Facilities Element consolidates level of service standards into the Capital Improvement Element and incorporates the City's Water Supply Plan.

The Intergovernmental Coordination Element includes recommendations to strengthen collaboration with Putnam County and other regional agencies through updated interlocal agreements. The Capital Improvements Element adopts a five-year capital improvement schedule and consolidates level of service standards for consistency. The Private Property Rights Element, newly required by state law, establishes a framework for protecting individual property rights. The Historic Preservation Element promotes adaptive reuse and public education initiatives to celebrate and preserve the City's historic resources. The Economic Development Element emphasizes revitalization of downtown Palatka and the Main Street area, encourages tourism, and supports local business development.

Board discussion followed.

Ms. West asked Ms. Ebaugh whether future charter amendments regarding building height limits should be incorporated into the plan. Ms. Ebaugh recommended to Ms. West that such amendments could be addressed through a future text amendment once the charter is finalized as the process for the charter review is still ongoing.

Ms. West expressed the need for transportation improvements along U.S. 17/Reid Street and the bridge corridor. Ms. Ebaugh noted that the City's roadway levels of service currently meet standards per Edning of the Corradino Group and that no failing roadways currently exist and that in 10 years there will likely be some failing roadways, but recommended prioritizing a long-range transportation plan in coordination with FDOT.

Ms. West also inquired about strategies for achieving improved intergovernmental coordination with Putnam County. Ms. Ebaugh recommended interlocal service boundary agreement with the County could serve as the foundation for that effort.

Public Comments

Ms. Allegra Kitchens, 1027 S. 12th Street, addressed the Board with several comments and recommended edits to the draft Comprehensive Plan:

on Economic development element GOP's policy 1.1.6 replace "shall establish" with "may establish" in the policy referring to the Main Street Program to provide flexibility.

Economic development element GOP's policy 1.5.2 Remove specific references to "Arts Alliance of Putnam" to avoid favoritism among local art organizations to avoid favoritism to a single group.

Replace "equity" with "equality" in the Mobility Element Objective 2.1 to comply with state law.

Suggested revising the housing policy on infill development for consistency with open space and conservation objectives.

Ms. Ebaugh responded that staff agreed to the suggested changes to the Main Street and arts policies and noted that the term "equity" could be updated to "equality." She explained that certain housing policies are required by state statute but could be refined for clarity.

Ms. Allegra Kitchens was called back up to the podium to clarify her requested changes. Ms. Kitchens Spoke on the Economic development element GOP's. "The City shall explore establishing a staff position such as economic development coordinator." Ms Kitchens believes this contradicts the City of Palatka's Municipal code, which names the Chamber of Commerce as the existing economic agent for the City of Palatka.

Board members discussed Ms. Kitchens' additional comment regarding the City's Economic Development Coordinator policy. Ms. West clarified that the City's code designates the Chamber of Commerce as the City's economic development representative for grants but does not preclude other staff positions from being established.

Mr. Wallace asked about the Capital Improvement schedule and whether any listed projects were affected by current state funding delays. Mr. Aghemo confirmed that the schedule was preliminary and that no grant-funded projects had been affected.

Motion by Dolan to recommend approval of the 2045 Comprehensive Plan Update, including the amendments discussed at the meeting, excluding changes to Policy 1.1.1 (Economic Development).

Seconded by Wilson.

The motion passed unanimously.

5. STAFF COMMENTS Planning Director Lorenzo Aghemo introduced Alex Romero as the staff member now responsible for preparing Planning Board minutes, meeting notices, and agenda packets on behalf of the Planning Department. He thanked Alex for assuming these duties.

6. BOARD MEMBER COMMENTS

Board members discussed preferences for receiving meeting materials. Members expressed a preference for email distribution of agenda packets, with hard copies available upon request one week prior to meetings.

Chairman Killebrew asked if there were further comments. None were heard.

7. ADJOURN Motion to adjourn by Wilson at 5:04 PM. The motion passed unanimously.

**Case PB 25-27 – Minimum Living Area Variance at Veterans Village of Palatka
Parcel Number 12-10-26-9103-0000-0050**

Address: 14 Frank V Oliver Way

Applicant: Putnam Habitat for Humanity

Agent: Ramica Johnson, Executive Director, Putnam Habitat for Humanity

STAFF REPORT

DATE: December 2, 2025
TO: City Planning Board
FROM: Ryan Mickles, Planner

APPLICATION REQUEST

Request is for a variance regarding the minimum living area for a new single-family residence located at 14 Frank V Oliver Way, Lot 5 of the Veteran's Village of Palatka subdivision. The Future Land Use for this property is Residential Low and the zoning is R-1A single-family.

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

Background

Veteran's Village of Palatka subdivision is located in the 1500-1600 block of Westover Drive, between Twigg Street and Cecille Avenue. The final plat for the subdivision was approved by the City of Palatka City Commission on November 8, 2018. The approved subdivision plat consisted of approximately 2-acres and (5) five individual lots for new single-family dwellings. Lots sizes ranged between 7,325 and 9,169 square feet. New streets Frank V Oliver Way and Veterans Way were constructed to provide access. Figure 1 of the staff report shows the approved final plat for Veterans Village of Palatka. Figure 2 shows the immediate surrounding area and the subject lot for the variance request.

Putnam Habitat for Humanity applied for and received the building permit for construction of the first single-family residence in 2019-2020 (Lot 2, 22 Veterans Way). The second residential unit/building permit for construction was in 2020-2021 (Lot 1, 24 Veterans Way). Lot 3 (20 Veterans Way) was approved for building permit and construction in 2022-2023, and Lot 4 was permitted for construction in 2024.

In the Summer of 2022, the City Planning Board and the City Commission discussed the creation of a minimum living area for residential units. Prior to that time, there was no minimum living area requirement in the City zoning ordinance. After public hearings were held, the City Commission adopted the minimum living area requirement, which for the R-1A zoning district was 850 square feet. Prior to the adoption of the ordinance, the single-family residential units on Lots 1 and 2 had already been constructed, and construction of the residential unit on Lot 3 was about to commence. Table 1 of the staff report is a summary of the construction timeline for Veteran's Village of Palatka.

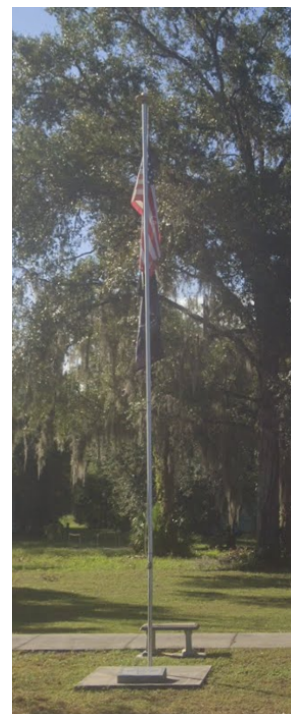


Figure 2 Aerial map showing "Veteran's Village of Palatka" and Lot 5 for new proposed single-family dwelling

Table 1 – Veteran's Village of Palatka

Address	Lot Number	Year Built	Square Footage of Dwelling Unit (not including Open Porch Finished)
22 Veterans Way	2	2020	448
24 Veterans Way	1	2021	476
20 Veterans Way	3	2022	900
18 Frank V Oliver Way	4	2025	1,004
14 Frank V Oliver Way	5	tbd	512*
<u>Variance Requested</u>			<u>proposed on Oct 2025 building permit application</u>

Source: Putnam County Florida Online Property Appraiser



Section 94-71 of the City of Palatka municipal code outlines the criteria for variance. Variances shall be considered for development standards only unless otherwise authorized in this chapter and other chapters of the Municipal Code. The following criteria shall be utilized in evaluating a requested variance:

(1) Special conditions and circumstances exist such as size, shape, topography, or other unique features that are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same vicinity or zoning district;

Staff comment: There are no special conditions and circumstances that exist.

(2) Such conditions and circumstances were not the result of the affirmative actions of the applicant and the applicant has acted in good faith;

Staff comment: The applicant has acted in good faith to propose a new single-family residential unit that otherwise complies with other development standards of the City's zoning ordinance such as required yards, maximum building height and maximum lot coverage.

(3) Granting of the variance request will not confer on the applicant any special privilege that is denied by the Municipal Code to other lands, buildings or structures in the same zoning district;

Staff comment: Staff is not aware of any other residential subdivision development project that commenced before the minimum living area ordinance was adopted in August 2022 and has continued to present day such as Veteran's Village of Palatka.

(4) Literal interpretation and enforcement of the applicable standard would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Municipal Code, and would work unnecessary and undue hardship on the applicant;

Staff comment: Literal interpretation and enforcement of the minimum living area requirement would not deprive or cause an undue hardship on the applicant.

(5) No variance may be granted for a use of land or building that is not permitted;

Staff comment: The proposed single-family residential use is allowed in the R-1A zoning district.

(6) The variance shall be the minimum variance necessary to alleviate the hardship; and

Staff comment: Putnam Habitat for Humanity is requesting a variance to construct a 16-ft x 32-ft (512 sq. ft) single-family residential unit on Lot 5, which is 338 sq. ft. less than what is required by ordinance. The average living area is 707 sq. ft. for the first four single-family residential units.

(7) The variance would not cause substantial detriment to the public health, welfare, and safety of surrounding properties and community.

Staff comment: No detriment to public health, welfare, and safety will occur as a result of this variance.

Staff Response and Findings of Fact:

- New single-family residential units were built on Lot 1 and Lot 2 before the minimum living area was codified into the City of Palatka zoning ordinance. Together, the two residential units average 462 square feet, which is 388 sq. ft. less than what is required by the August 2022 ordinance.

- A building permit for the construction of a new single-family residential unit on Lot 3 commenced in March 2022, a few months prior to the August 2022 adoption of the minimum living area ordinance. The square footage of the Lot 3 single-family residential unit is 900 square feet according to the Putnam County Appraiser's Office.
- A new single-family residential unit was built on Lot 4 after the City Commission adopted the ordinance in August 2022. According to the Putnam County Property Appraiser's Office, the residential unit on Lot 4 is 1,004 square feet which is 154 square feet more than the minimum living area required by ordinance.
- This variance request for Lot 5 (14 Frank V Oliver Way) is to construct a new 512 square foot single-family residential unit, which is 338 sq. ft. less than the minimum living area required by ordinance.

ORDINANCE 2022-06

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA
AMENDING THE MUNICIPAL CODE BY AMENDING
SECTIONS 94-2 TO ADD DEFINITION OF MINIMUM
LIVING AREA; 94-141. - R-1AA SINGLE-FAMILY
RESIDENTIAL DISTRICT, 94-142. - R-1A SINGLE-FAMILY
RESIDENTIAL DISTRICT, 94-143. - R-1 SINGLE-FAMILY
RESIDENTIAL DISTRICT, 94-144. - R-2 TWO-FAMILY
RESIDENTIAL DISTRICT, 94-145. - R-3 MULTIPLE-
FAMILY RESIDENTIAL DISTRICT, 94-146. - R-4 MOBILE
HOME/CONVENTIONAL HOME RESIDENTIAL
DISTRICT, 94-147. - C-1A NEIGHBORHOOD
COMMERCIAL DISTRICT, 94-148. - C-1 GENERAL
COMMERCIAL DISTRICT, 94-149. - C-2 INTENSIVE
COMMERCIAL DISTRICT, 94-150. - C-3 CENTRAL
COMMERCIAL DISTRICT, 94-151. - M-1 LIGHT
INDUSTRIAL DISTRICT, 94-152. - ROS
RECREATION/OPEN SPACE DISTRICT, 94-153. - PBG-1
PUBLIC BUILDINGS AND GROUNDS DISTRICT, 94-154. -
PBG-2 OTHER PUBLIC FACILITIES DISTRICT, 94-155. -
CON CONSERVATION DISTRICT, 94-156. - HD HISTORIC
DISTRICT, 94-157. - PUD PLANNED UNIT DEVELOPMENT
DISTRICT, 94-158. - AP-1 AIRPORT ZONING DISTRICT,
94-159. - AP-2 AIRPORT RELATED ZONING DISTRICT, 94-
160. - OR OPEN RURAL ZONING DISTRICT, 94-161. - DR
DOWNTOWN RIVERFRONT DISTRICT, 94-162. - DB
DOWNTOWN BUSINESS DISTRICT, 94-163. - PLANNED
INDUSTRIAL DEVELOPMENT DISTRICT (PID), 94-233. -
DEVELOPMENT STANDARDS (PUD), TO ADD MINIMUM
LIVING AREA REQUIREMENTS TO RESIDENTIAL
STRUCTURES AND REMOVE DIMENSIONAL
REQUIREMENTS FOR BUILDING FOOTERS; CREATING
APPENDIX C, CHART OF DEVELOPMENT STANDARDS;
PROVIDING FOR CONFLICT; PROVIDING FOR AN
EFFECTIVE DATE; PROVIDING FOR SEVERABILITY;
AND PROVIDING FOR THE CORRECTION OF
SCRIVENER'S ERRORS

WHEREAS, Article III pertains to Zoning districts within the City of Palatka, and Division 2 of
Article III pertains to specific zoning district requirements; and,

WHEREAS, there is no provision in the City's land development code addressing minimum living
area for residential structures; and,

WHEREAS, the Florida Building Code preempts the specification of building footers, and it is
necessary to update this provision in all the zoning district development standards, and,

WHEREAS, the City Commission finds it in the best interest of the City to include a provision in
the City's municipal code pertaining to minimum living area requirements for residential structures
in each zoning district and creating Appendix C, a summary chart of development standards:

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY
OF PALATKA, FLORIDA:**

Section I. Sec. 94-2(b) – Definitions and rules of construction of the Palatka Municipal Code is
hereby amended to add:

1 Minimum Living Area means the least amount of square footage required for the heated and
2 cooled space of a dwelling utilized for living, sleeping, eating, cooking, bathing, washing and
3 sanitation purposes by humans.

4
5 **Section II.** Sec. 94-141(f) – R-1AA single-family residential district of the Palatka Municipal
6 Code is hereby amended to read:

7 (f) Development standards for all uses except PUD. The following development standards shall
8 apply for all uses in the R-1AA district except PUDs. For PUDs, see section 94-233. See also
9 Appendix C.

10 (1) Maximum density: 3.0 dwelling units per acre.

11 (2) Minimum lot area: 10,000 square feet.

12 (3) Minimum lot width: 80 feet.

13 (4) Maximum lot coverage: 35 percent.

14 (5) Maximum structure height: 35 feet.

15 (6) Minimum yards:

16 a.Front: 25 feet.

17 b.Side: Ten feet.

18 c.Rear: 30 feet.

19 (7) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
20 ~~minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a
21 continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.

22 (8) Minimum Living Area for single family dwelling units: 850 square feet
23

24 **Section III.** Sec. 94-142(f) – R-1A single-family residential district of the Palatka Municipal
25 Code is hereby amended to read:

26 (f) Development standards. Development standards for the R-1A district are as follows: See
27 also Appendix C.

28 (1) Maximum density: 4.0 dwelling units per acre.

29 (2) Minimum lot area: 7,200 square feet. Not applicable to cluster housing (see section
30 94-196).

31 (3) Minimum lot width: 60 feet. Not applicable to cluster housing (see section 94-196).

32 (4) Maximum lot coverage: 35 percent. Not applicable to cluster housing (see section 94-
33 196).

34 (5) Maximum structure height: 35 feet.

35 (6) Minimum yards:

36 a.Front: 20 feet.

37 b.Side: Ten feet. Not applicable to cluster housing (see section 94-196).

38 c.Rear: 30 feet.

39 (7) All construction shall be on continuous perimeter poured concrete footers ~~measuring~~

1 ~~a minimum of 24 inches wide by eight inches deep.~~ All construction also shall
2 include a continuous masonry enclosure wall from the ground to the bottom exterior
3 of the floor system.

4 (8) Minimum Living Area for single family dwelling units: 850 square feet
5

6 **Section IV.** Sec. 94-143(f) – R-1 single-family residential district of the Palatka Municipal Code
7 is hereby amended to read:

8 (f) Development standards. Development standards for the R-1 district are as follows: See also
9 Appendix C.

10 (1) Maximum density: 5.0 dwelling units per acre, except that original or historic uses in
11 historic districts may exceed this density up to the comprehensive plan future land
12 use map maximum density.

13 (2) Minimum lot area: 6,000 square feet. Not applicable to cluster housing or
14 townhouses (see section 94-196).

15 (3) Minimum lot width: 60 feet. Not applicable to cluster housing or townhouses (see
16 section 94-196).

17 (4) Maximum lot coverage: 35 percent. Not applicable to cluster housing or townhouses
18 (see section 94-196).

19 (5) Maximum structure height: 35 feet.

20 (6) Minimum yards:

21 a. Front: 15 feet.

22 b. Side: Five feet. Not applicable to cluster housing or townhouses (see section
23 94-196).

24 c. Rear: 15 feet.

25 (7) All construction shall be on continuous perimeter poured concrete footers ~~measuring~~
26 ~~a minimum of 24 inches wide by eight inches deep.~~ All construction also shall
27 include a continuous masonry enclosure wall from the ground to the bottom exterior
28 of the floor system.

29 (8) Minimum Living Area for dwelling units: 850 square feet
30

31 **Section V.** Sec. 94-144(f) – R-2 two-family residential district of the Palatka Municipal Code is
32 hereby amended to read:

33 (f) Development standards. Development standards for the R-2 district are as follows: See also
34 Appendix C.

35 (1) For single-family dwellings and patio houses: Same as for the R-1 district.

36 (2) For two-family dwellings:

37 a. Maximum density: 8.0 dwelling units per acre.

38 b. Minimum lot area: 7,500 square feet. Not applicable to cluster housing or

- 1 townhouses (see section 94-196).
- 2 c. Minimum lot width: 70 feet. Not applicable to cluster housing or townhouses (see
- 3 section 94-196).
- 4 d. Maximum lot coverage: 35 percent. Not applicable to cluster housing or
- 5 townhouses (see section 94-196).
- 6 e. Maximum structure height: 35 feet.
- 7 f. Minimum yards:
- 8 1. Front: 25 feet.
- 9 2. Side: 7.5 feet or ten percent of lot width, whichever is greater. Not applicable
- 10 to cluster housing or townhouses (see section 94-196).
- 11 3. Rear: 15 feet.
- 12 g. All construction shall be on continuous perimeter poured concrete footers
- 13 ~~measuring a minimum of 24 inches wide by eight inches deep.~~ All construction also shall
- 14 include a continuous masonry enclosure wall from the ground to the bottom exterior of
- 15 the floor system.
- 16 h. Minimum Living Area for dwelling units:
- 17 1. Single family: 850 square feet
- 18 2. Multifamily: 500 square feet
- 19

20 **Section VI.** Sec. 94-145(f)- R-3 multiple-family residential district of the Palatka Municipal

21 Code is hereby amended to read:

22 (f) Development standards. Development standards for the R-3 district are as follows: See also

23 Appendix C.

- 24 (1) For single-family dwellings and patio houses: Same as for the R-1 district.
- 25 (2) For two-family dwellings, cluster housing and townhouses: Same as for the R-2
- 26 district.
- 27 (3) For all other permitted or permissible uses:
- 28 a. Maximum density: 18.0 dwelling units per acre.
- 29 b. Minimum lot area: 7,500 square feet.
- 30 c. Minimum lot width: 100 feet.
- 31 d. Maximum impervious surface coverage for structures:
- 32 1. Fifty-five percent of parcel, with an additional one percent reduction of
- 33 impervious surface for each foot of structure height exceeding 35 feet.
- 34 e. Maximum structure height: 60 feet.
- 35 f. Minimum yards:
- 36 1. Front: 25 feet or one-half the height of the structure, whichever is greater.
- 37 2. Side: Ten feet plus two feet for each three feet of structure height over 35 feet.

3. Rear: 15 feet or one foot for each foot of height of the structure, whichever is greater.

(g) All construction shall be on continuous perimeter poured concrete footers measuring a minimum of 24 inches wide by eight inches deep. All construction also shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.

(h) Minimum living area for dwelling units:

1. Single family: 1,200 square feet

2. Multifamily: 500 square feet

Section VII. Sec. 94-146 (f) – R-4 mobile home/conventional home residential district of the Palatka Municipal Code is hereby amended to read:

(f) Development standards. Development standards for the R-4 district are as follows: See also Appendix C.

(1) Maximum density: 5.0 mobile homes per acre.

(2) Minimum lot area:

a. For total park or subdivision: Five acres.

b. For lots in mobile home park: None.

c. For lots in subdivision: 6,000 square feet.

(3) Minimum lot width:

a. For total park or subdivision: 200 feet.

b. For lots in mobile home park: None.

c. For lots in subdivision: 60 feet.

(4) Maximum lot coverage: 50 percent.

(5) Minimum yards:

a. For total park or subdivision: 25 feet on all sides.

b. For lots in mobile home parks:

1. Front: 15 feet.

2. Side: None, provided no mobile home shall be located closer than 20 feet to any other mobile home.

3. Rear: 15 feet.

c. For lots in subdivisions:

1. Front: 15 feet.

2. Side: Ten feet.

3. Rear: 15 feet.

(6) Streets: As required by chapter 74, except that streets may be 50 feet in width and culs-de-sacs may have a 50-foot radius. There is no requirement for sidewalks. Utility easements may be ten feet in width.

(7) Mobile home standards:

- a. All mobile homes shall have a base width of not less than 12 feet.
- b. All mobile homes shall have attached thereto a seal issued by the state department of highway safety and motor vehicles certifying that the mobile home meets or exceeds the standards as set out in the code (Uniform Standards Code, American Standards Association) for mobile homes as provided by state statutes.
- c. All mobile homes shall be installed and set up on concrete piers bearing on a continuous poured concrete footing of six-inch thickness and 12-inch width running the full length of the understructure of the unit.
- d. All foundation openings shall be enclosed so as to create no exposure between the concrete footing and the understructure of the unit.
- e. All mobile homes shall be anchored with those anchors formally approved by the state department of highway safety and motor vehicles and be tied down with 1¼-inch by 0.035-inch galvanized (0.30 oz. per square foot) steel strap conforming to federal specifications QQ-S-781F, type 1, class B, grade 1 (or approved equivalent) according to the following table:

Length of Mobile Home (Including Hitch)			
	Up to 40 Feet	41 to 60 Feet	61 Feet and Over
Frame ties per side	3	5	7
Over-the-roof ties per side	3	3	3
Anchors per side	3	5	7

The first over-the-roof and frame tie point must be within 24 inches or at the first stud and truss from each end. All frame ties shall be secured to the main steel beam that runs the length of the mobile home. Frame and over-the-roof ties shall be as equally spaced as is feasible. Doublewide mobile homes shall have ties installed within 24 inches of each end at intervals as described in this subsection.

(8) For all structures other than mobile homes, construction shall be on continuous perimeter poured concrete footers ~~measuring a minimum of 24 inches wide by eight inches deep~~. All construction also shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.

(9) Minimum living area for dwelling units: 850 square feet

Section VIII. Sec. 94-147 (f) – C-1A neighborhood commercial district of the Palatka Municipal Code is hereby amended to read:

(f) Development standards. Development standards for the C-1A district are as follows: See also Appendix C.

- (1) Maximum density: Not applicable.

- (2) Minimum lot area: None.
- (3) Minimum lot width: None.
- (4) Maximum impervious surface: 70 percent of parcel.
- (5) Maximum structure height: 35 feet.
- (6) Minimum yards.
 - a. Front: 25 feet.
 - b. Side: Ten feet.
 - c. Rear: 15 feet, provided the minimum rear yard shall be five feet where abutting a dedicated alley.
- (7) All construction shall be on continuous perimeter poured concrete footers ~~measuring a minimum of 24 inches wide by eight inches deep~~. All construction also shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.
- (8) Minimum living area for dwelling units: 500 square feet

Section IX. Sec. 94-148 (f) – C-1 general commercial district of the Palatka Municipal Code is hereby amended to read:

(f) Development standards. Development standards for the C-1 district are as follows: See also Appendix C.

- (1) Maximum density:
 - a. Multiple-family dwellings: 18 dwelling units per acre.
 - b. Hotels and motels: 45.0 dwelling units per acre.
- (2) Minimum lot area: None.
- (3) Minimum lot width: None.
- (4) Maximum impervious surface coverage:
 - a. Residential uses: Same as for the R-3 district.
 - b. All other uses: 70 percent of parcel.
- (5) Maximum structure height: 35 feet.
- (6) Minimum yards:
 - a. Residential structures: Same as for the R-3 district.
 - b. All other structures: Same as for the C-1A district, except that no side yard is required.
- (7) All construction shall be on continuous perimeter poured concrete footers ~~measuring a minimum of 24 inches wide by eight inches deep~~. All construction also shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.
- (8) Minimum living area for dwelling units: 500 square feet

1 **Section X.** Sec. 94-149 (f) – C-2 intensive commercial district of the Palatka Municipal Code is
2 hereby amended to read:

3 (f) Development standards (see division 3, supplementary district regulations, for additional
4 standards for properties located in an area bounded by Main Street to the north, Reid Street to the
5 south, North 4th Street to the east, and the CSX railroad tracks to the west). Development
6 standards for the C-3 district are as follows: See also Appendix C.

7 (1) Maximum density: Not applicable.

8 (2) Minimum lot area: None.

9 (3) Minimum lot width: None.

10 (4) Maximum lot impervious surface coverage: 70 percent of parcel, with an additional
11 one percent reduction of impervious surface for each foot of structure height exceeding
12 35 feet.

13 (5) Maximum structure height: 48 feet.

14 (6) Minimum yards:

15 a. Front: 25 feet.

16 b. Rear: 15 feet, plus one additional foot for each foot of structure height
17 exceeding 35 feet.

18 (7) All construction shall be on continuous perimeter poured concrete footers ~~measuring~~
19 ~~a minimum of 24 inches wide by eight inches deep~~. All construction also shall include a
20 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
21 system.

22 (8) Minimum living area for dwelling units: 500 square feet
23

24 **Section XI.** Sec. 94-150 (f) – C-3 central commercial district of the Palatka Municipal Code is
25 hereby amended to read:

26 (f) Development standards. Development standards for the C-3 district are as follows: See also
27 Appendix C.

28 (1) For residential uses: Same as for the R-3 district.

29 (2) For all other uses:

30 a. Maximum impervious surface coverage: 70 percent of parcel, with an
31 additional one percent reduction of impervious surface for each foot of structure height
32 exceeding 35 feet.

33 b. Maximum structure height: 48 feet.

34 (3) Minimum yards:

35 a. Rear: 5 feet, plus one foot for each foot of structure height exceeding 35 feet.

36 (4) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
37 ~~minimum of 24 inches wide by eight inches deep~~. All construction also shall include a

continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.

(5) Minimum living area for dwelling units:

a. Single family: 1,200 square feet

b. Multifamily: 500 square feet

Section XII. Sec. 94-151 (f) – M-1 light industrial district of the Palatka Municipal Code is hereby amended to read:

(f) Development standards. Development standards for the M-1 district are as follows: See also Appendix C.

(1) Maximum density: Not applicable.

(2) Minimum lot area: None.

(3) Minimum lot width: 100 feet.

(4) Maximum impervious surface coverage: 90 percent, with an additional one percent less impervious surface for each foot of structure height exceeding 35 feet.

(5) Maximum structure height: 48 feet.

(6) Minimum yards:

a. Front: 25 feet.

b. Side: 15 feet plus two feet for each three feet of structure height over 35 feet.

c. Rear: 20 feet plus two feet for each three feet of structure height over 35 feet.

(7) All construction shall be on continuous perimeter poured concrete footers ~~measuring a minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.

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

Section XIII. Sec. 94-152 (e) – ROS recreation/open space district of the Palatka Municipal Code is hereby amended to read:

(e) Development specifications. Development specifications for the ROS district are as follows: See also Appendix C.

(1) Impervious surface land coverage in this district shall not exceed 50 percent for active recreational development, and ten percent for passive recreational development.

(2) All construction shall be on continuous perimeter poured concrete footers ~~measuring a minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the floor system.

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

1 **Section XIV.** Sec. 94-153 (d) – PBG-1 public buildings and grounds district of the Palatka
2 Municipal Code is hereby amended to read:

3 (d) Development specifications. Development specifications for the PBG-1 district are as
4 follows: See also Appendix C.

- 5 (1) The maximum height shall not exceed 60 feet.
- 6 (2) Maximum impervious surface coverage: 65 percent, with an additional one percent less
7 impervious surface for each foot of structure height exceeding 35 feet.
- 8 (3) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
9 ~~minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a
10 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
11 system.
- 12 (4) Minimum living area for dwelling units: 500 square feet

13
14 **Section XV.** Sec. 94-154 (d) – PBG-2 other public facilities district of the Palatka Municipal
15 Code is hereby amended to read:

16 (d) Development standards. Development standards for the PBG-2 district are as follows: See
17 also Appendix C.

- 18 (1) Maximum impervious surface coverage: 25 percent.
- 19 (2) Maximum height: 35 feet.
- 20 (3) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
21 ~~minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a
22 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
23 system.
- 24 (4) Minimum living area for dwelling units: 500 square feet

25
26 **Section XVI.** Sec. 94-155 (d) - CON conservation district of the Palatka Municipal Code is
27 hereby amended to read:

28 (d) Development standards. Development standards for the CON district are as follows: See
29 also Appendix C.

- 30 (1) All construction activity must be restricted to the upland portion of the site.
- 31 (2) Maximum height: 20 feet.
- 32 (3) All construction shall be on continuous perimeter poured concrete footers ~~measuring~~
33 ~~a minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a
34 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
35 system.
- 36 (4) Minimum living area for dwelling units: 1,200 square feet

37
38 **Section XVII.** Sec. 94-156 (d) – HD historic district of the Palatka Municipal Code is hereby
39 amended to read:

1 d) Development standards. Development standards for the historic district are as follows: See
2 also Appendix C.

3 (1) Moving, altering or remodeling a historic structure must be approved by the city
4 historic preservation board.

5 (2) Development which intrudes upon a historically significant structure or site must
6 provide buffering (as approved by the historic preservation board) between the new
7 development and the historic structure/site.

8 (3) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
9 ~~minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a
10 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
11 system.

12 (4) Minimum living area for dwelling units: 1,200 square feet
13

14 **Section XVIII.** Sec. 94-157 (c) – PUD planned unit development district of the Palatka
15 Municipal Code is hereby amended to read:

16 (c) Design standards. Design standards for PUD districts are as follows: See also Appendix C.

17 (1) References to residential, commercial, industrial and recreational land uses in the PUD
18 shall carry the same density/intensity of use as provided for in individually designated
19 districts.

20 (2) The PUD may contain a mixture of residential, commercial, industrial and recreational
21 land uses so long as these uses are made compatible through spatial, landscaping or
22 structural buffering techniques.

23 (3) Maximum height: 60 feet.

24 (4) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
25 ~~minimum of 24 inches wide by eight inches deep.~~ All construction also shall include a
26 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
27 system.

28 (5) Minimum living area for dwelling units: 500 square feet
29

30 **Section XIX.** Sec. 94-158 (f) – AP-1 airport zoning district of the Palatka Municipal Code is
31 hereby amended to read:

32 (f) Development standards. Development standards for the AP-1 district are as follows: See also
33 Appendix C.

34 (1) Maximum density: Not applicable.

35 (2) Minimum lot area: Not applicable.

36 (3) Minimum lot width: Not applicable.

37 (4) Maximum lot coverage: Not applicable.

38 (5) Maximum structure height: Determined by Federal Aviation Administration (FAA)
39 flight safety requirements and as established in the currently approved airport master plan.

40 (6) Minimum yards: Not applicable.

1 (7) Special provisions: Any proposed modification within the district requires a site plan
2 review.

3 (8) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
4 ~~minimum of 24 inches wide by eight inches deep~~. All construction also shall include a
5 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
6 system.

7 **Section XX.** Sec. 94-159 (f) – AP-2 airport related zoning district of the Palatka Municipal
8 Code is hereby amended to read:

9 (f) Development standards. Development standards for the AP-2 district are as follows: See also
10 Appendix C.

11 (1) Maximum density: Not applicable.

12 (2) Minimum lot area: 2,500 square feet.

13 (3) Minimum lot width: 50 feet.

14 (4) Maximum lot coverage: Not applicable.

15 (5) Maximum structure height: Determined by Federal Aviation Administration (FAA)
16 flight safety requirements and as established in the currently approved airport master plan.
17 Exceptions to the height requirements may not be granted.

18 (6) Minimum yards:

19 a. Front: Five feet.

20 b. Side: Five feet.

21 c. Back: Five feet.

22 (7) Special provisions: All development within the district must be consistent with the
23 currently approved airport master plan. Any proposed modification within the district
24 requires site plan review.

25 (8) All construction shall be on continuous perimeter poured concrete footers ~~measuring a~~
26 ~~minimum of 24 inches wide by eight inches deep~~. All construction also shall include a
27 continuous masonry enclosure wall from the ground to the bottom exterior of the floor
28 system.

29 (9) Exterior lighting shall be shielded and downcast to minimize glare and shall not blink,
30 flash, fluctuate, be intermittent, or change color or intensity.

31 (10) Buildings shall be designed, constructed, and operated to prevent hazardous reflection
32 of lighting and glare, including but not limited to such techniques as prohibiting reflective
33 glass and other reflective building materials; and using overhangs, eaves, or shutters to
34 shield windows.

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

36
37 **Section XXI.** Sec. 94-160 (f) – OR open rural zoning district of the Palatka Municipal Code is
38 hereby amended to read:

39 (f) Development standards. Development standards for the OR district are as follows: See also
40 Appendix C.

41 (1) Maximum density: One single-family residence per ten acres.

- 1 (2) Minimum lot area: Ten acres.
2 (3) Minimum lot width: 300 feet.
3 (4) Maximum lot coverage: Ten percent.
4 (5) Maximum structure height: 35 feet.
5 (6) Minimum yards:
6 a. Front: 100 feet for structures used for keeping and raising farm animals, and 30
7 feet for all other structures.
8 b. Side: 100 feet for structures used for keeping and raising farm animals, and 30
9 feet for all other structures.
10 c. Rear: 100 feet for structures used for keeping and raising farm animals, and 30
11 feet for all other structures.

12 (7) Minimum living area for dwelling units: 1,200 square feet

13 (8) All residential construction shall be on continuous perimeter poured concrete footers.
14 All residential construction also shall include a continuous masonry enclosure wall from
15 the ground to the bottom exterior of the floor system.
16

17 **Section XXII.** Sec. 94-161(g) – DR downtown riverfront district of the Palatka Municipal Code
18 is hereby amended to read:

19 (g) Development standards (see division 3, supplementary district regulations, for additional
20 standards). See also Appendix C.

21 (1) For commercial uses:

- 22 a. Maximum density: Not applicable.
23 b. Minimum lot area: Unrestricted.
24 c. Minimum lot width: 25 feet.
25 d. Minimum lot coverage: Not applicable.
26 e. Maximum building or structure height: 60 feet.

27 (2) For residential uses: All new (after May 1, 2003) residential uses shall be above the first floor
28 for buildings fronting on St. Johns Avenue as secondary to a permitted use and shall be complete
29 residential dwelling units as defined by the Florida Building Code and shall be regulated as to size
30 by the following:

- 31 a. Efficiency/one bedroom: 300 total square feet.
32 b. One bedroom: 500 total square feet
33 c. Two bedroom: 650 total square feet.
34 d. Three bedroom: 800 total square feet.
35 e. Each additional bedroom: add 150 total square feet.
36 f. Maximum building or structure height: 60 feet.
37 g. Maximum density: 20 units per acre, as calculated for entire DB and DR zoning districts.

38 h. Minimum living area for single family dwelling units: 1,200 square feet

39 i. All construction shall be on continuous perimeter poured concrete footers. All construction also
40 shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the
41 floor system.
42

1 **Section XXIII.** Sec. 94-162(g)- DB downtown business district of the Palatka Municipal Code is
2 hereby amended to read:

3 (g) Development standards (see division 3, supplementary district regulations, for additional
4 standards). See also Appendix C.

5 (1) For commercial uses:

6 a. Maximum density: Not applicable.

7 b. Minimum lot area: Unrestricted.

8 c. Minimum lot width: 25 feet.

9 d. Minimum lot coverage: Not applicable.

10 e. Maximum building or structure height: 60 feet.

11 (2) For residential uses: All new (after May 1, 2003) residential uses shall be above the first floor
12 for buildings fronting on St. Johns Avenue as secondary to a permitted use and shall be complete
13 residential dwelling units as defined by the Florida Building Code and shall be regulated as to size
14 by the following:

15 ea. Efficiency/one bedroom: 300 total square feet.

16 eb. One bedroom: 500 total square feet

17 c. Two bedroom: 650 total square feet.

18 d. Three bedroom: 800 total square feet.

19 e. Each additional bedroom: add 150 total square feet.

20 f. Maximum building or structure height: 60 feet.

21 g. Maximum density: 20 units per acre, as calculated for entire DB and DR zoning districts.

22 h. Minimum living area for single family dwelling units: 1,200 square feet

23 i. All construction shall be on continuous perimeter poured concrete footers. All construction also
24 shall include a continuous masonry enclosure wall from the ground to the bottom exterior of the
25 floor system.

26
27 **Section XXIV.** Sec. 94-163(d)- Planned industrial development district (PID) of the Palatka
28 Municipal Code is hereby amended to read:

29 (d) Performance standards: See also Appendix C.

30 (1) Lot coverage. The maximum combined area occupied by all principle and accessory
31 structures shall not exceed 70 percent of the total area. Also, the amount of impervious surface
32 shall not exceed 80 percent of the lot area.

33 (2) All development must meet the following criteria:

34 a. The site must be two acres or more in size.

35 b. The operation shall not utilize ingress and egress through any residential subdivision or
36 residentially zoned land. Routes shall be chosen as to have the least impact on residential
37 areas.

38 (3) All development shall provide paved ingress/egress entrances from the right-of-way to
39 all parking and shall pave all vehicular circulation on the site to reduce the impact of noise
40 on the surrounding community.

41 (4) All activity within 200 feet of a residential district boundary shall be conducted within
42 completely enclosed buildings. All storage within 200 feet of a residential district boundary

1 may be outdoors but shall be effectively screened by a solid wall, fence or planting so that
2 the materials shall not be visible from the residential district. This requirement shall not
3 apply to outside storage of aircraft.

4 (5) Tree protection, landscaping and buffering shall comply with the provisions of article
5 VI of the City Municipal Code.

6 (6) Setbacks along collector or arterial roads. The minimum required building setback
7 along a collector or arterial road shall be as follows:

8 a. Along a collector road, the minimum required building setback shall be 25 feet.

9 b. Along an arterial road, the minimum required building setback shall be 50 feet.

10 (7) Waterfront setback. A minimum 50 feet setback from the waterfront is required for all
11 new construction along the St. Johns River.

12 If any other setback requirement of this Code conflicts with the above requirements, the more
13 restrictive requirement will apply.

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

15
16 **Section XXV.** Sec. 94-233 – Development standards for Planned Unit Developments (PUD) of
17 the Palatka Municipal Code is hereby amended to read:

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

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

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

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

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

34 (f) Underground utilities. Within a planned unit development, all utilities, including telephone,
35 television cable and electrical systems shall be installed underground, applicable only for
36 new construction. Appurtenances to these systems which require aboveground installation
37 must be effectively screened, and thereby may be excepted from this requirement. Primary
38 facilities providing service to the site of the planned unit development may be excepted.

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

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

42 (i) See also Appendix C.

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Section XXVI. CONFLICTING ORDINANCES: To the extent of any conflict between the provisions of this Ordinance and the provisions of any existing Ordinances, this Ordinance shall prevail. Otherwise, all existing ordinances shall remain in full force.

Section XXVII. EFFECTIVE DATE: This Ordinance shall become effective thirty (30) days after adoption by the City Commission.

Section XXVIII. SEVERABILITY If any portion of this Ordinance becomes invalid for any reason, the rest of the Ordinance shall remain in effect.

Section XXIX. SCRIVENER’S ERROR. The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener’s errors, which does not affect the intent of this Ordinance. A corrected copy shall be posted in the public record by the City Clerk.

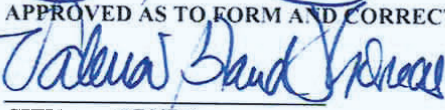
PASSED on the first reading by the City Commission of the City of Palatka, Florida, this 28th day of July 2022.

PASSED AND ADOPTED on the second reading by the City Commission of the City of Palatka, Florida, this 25th day of August 2022.



CITY OF PALATKA
By: 
Its MAYOR


INTERIM CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

CITY ATTORNEY

APPENDIX C, CHART OF DEVELOPMENT STANDARDS

ZONE	DISTRICT NAME	DENSITY DU/AC	MIN LOT AREA, SQ FT	MIN LOT WIDTH, FT	MAX LOT COVERAGE, %	MAX BLDG HEIGHT, FT	MIN YARD, FRONT	MIN YARD, SIDE	MIN YARD, REAR	MIN LIVING AREA, SF
R-1AA	Single-family residential	3	10,000	80	35	35	25	10	30	850
R-1A	Single-family residential	4	7,200	60	35	35	20	10	30	850
R-1	Single-family residential	5	6000 (1)	60	35 (1)	35	15	5 (1)	15	850
R-2 (2)	Two-family residential	8	7500 (1)	70 (1)	35 (1)	35	25	7.5 (1) (3)	15	850/500
R-3 (2) (4)	Multiple-family residential	18	7,500	100	55 (5)	60	25 (6)	10 (7)	15 (8)	1,200/500
R-4	Mobile home/conventional home residential	5	5 ac/0/6,000 (9)	200/0/60 (10)	50	NA	25/15/15	25/0/10 (11)	25/15/15 (11)	850 (12)
C-1A	Neighborhood commercial	NA	0	0	70	35	25	10	15 (13)	500
C-1	General commercial	18/45 (14)	0	0	70 (15)	35	(16)	(16)	(16)	500
C-2 (17)	Intensive commercial	NA	0	0	70 (18)	48	25	(NA)	15	500
C-3 (20)	Central commercial	NA	0	0	70 (18)	48	0	0	5 (21)	1,200/500 (22)
M-1	Light industrial	NA	0	100	90 (23)	48	25	15 (24)	20 (25)	500
ROS	Recreation/open space	NA	0	0	50/10 (26)	NA	NA	NA	NA	500
PBG-1	Public buildings and grounds	NA	0	0	65 (27)	60	NA	NA	NA	500
PBG-2	Other public facilities	NA	0	0	25	35	NA	NA	NA	500
CON	Conservation	NA	0	0	(28)	20	NA	NA	NA	1,200
HD	Historic	NA	NA	NA	NA	NA	NA	NA	NA	1,200
PUD (29)	Planned unit development	NA	NA	NA	NA	60	NA	NA	NA	500
AP-1	Airport zoning	NA	NA	NA	NA	(30)	NA	NA	NA	NA
AP-2	Airport related zoning	NA	2500	50	NA	(30)	5	5	5	500
OR	Open rural	1/10 ac	10 ac	300	10	35	100/30 (31)	100/30 (31)	100/30 (31)	1,200
DR (32)	Downtown riverfront	20	Unrestricted	25	NA	60	NA	NA	NA	1,200/Var
DB (32)	Downtown business	20	Unrestricted	25	NA	60	NA	NA	NA	1,200/Var
PID	Planned industrial development	NA	2 ac	NA	80	NA	NA	NA	NA	500

- (1) Not applicable to cluster housing or townhouses (see Section 94-196).
- (2) For single family dwellings and patio houses: Same as for the R-1 district.
- (3) 7.5 feet, or 10% of lot width, whichever is greater.
- (4) For two-family dwellings, cluster housing and townhouses: Same as for the R-2 district.
- (5) 55% of parcel, with an additional one percent reduction of impervious surface for each foot of structure height exceeding 35 feet.
- (6) 25 feet or one-half the height of the structure, whichever is greater.
- (7) 10 feet plus two feet for each three feet of structure height over 35 feet.
- (8) 15 feet or one foot for each foot of height of the structure, whichever is greater.
- (9) For total park or subdivision: Five acres; For lots in mobile home park: None; For lots in subdivision: 6,000 square feet.
- (10) For total park or subdivision: 200 feet; For lots in mobile home park: None; For lots in subdivision: 60 feet.
- (11) For total park or subdivision: 25 feet on all sides; mobile home, Rear: 15 feet;
For lots in mobile home park: Front: 15 feet, Side: None, provided no mobile home shall be located closer than 20 feet to any other mobile home.
For lots in subdivision: Front: 15 feet, Side: 10 feet, Rear: 15 feet.
- (12) All mobile homes shall have a base width of not less than 12 feet.
- (13) Rear minimum yard: 15 feet provided the minimum rear yard shall be five feet where abutting a dedicated alley.
- (14) Max Density for Multiple-family dwellings is 18 dwelling units per acre. Hotels and motels are 45 dwelling units per acre.
- (15) Max impervious surface for Residential uses is the same as for the R-3 district; All other uses is 70%.
- (16) Minimum yards for Residential structures are the same as for the R-3 district. All other structures is the same as for the C-1A district, except no side yard is required.
- (17) See division 3, supplementary district regulations, for additional standards within area bounded by Main Street, Reid Street, N 4th Street and CSX railroad tracks.
- (18) Max impervious surface is 70%, with an additional one percent reduction of impervious surface for each foot of structure height exceeding 35 feet.
- (19) Minimum rear yard is 15 feet, plus one additional foot for each foot of structure height.
- (20) For residential uses, development standards are the same as for the R-3 district.
- (21) Rear minimum yard: 5 feet, plus one foot for each foot of structure height exceeding 35 feet.
- (22) Minimum living area for dwelling units is 1,200 sf for Single-family residential and 500 sf for Multifamily.
- (23) Max impervious surface is 90%, with an additional one percent reduction of impervious surface for each foot of structure height exceeding 35 feet.
- (24) Side minimum yard: 15 feet, plus two feet for each three feet of structure height over 35 feet.
- (25) Rear minimum yard: 20 feet, plus two feet for each three feet of structure height over 35 feet.
- (26) Max impervious surface is 50% for active recreational development, and 10% for passive recreational development.
- (27) Max impervious surface is 65%, with an additional one percent less impervious surface for each foot of structure height exceeding 35 feet.
- (28) All construction activity must be restricted to the upland portion of the site.

- (29) All land uses within the PUD shall carry the same density/intensity of use as provided for in individually designated districts. See Sec. 94-157(c) and 94-233.
- (30) Max structure height is determined by Federal Aviation Administration flight safety requirements and as established in the currently approved airport master plan.
- (31) 100 feet for structures used for keeping and raising farm animals, and 30 feet for all other structures.
- (32) Dev Stds list minimum area for various size of dwelling units, and a maximum density of 20 units/acre, as calculated over entire DB and DR zoning districts.
Minimum living area listed is for a new single family dwelling unit.

RESOLUTION NO. 2018-R-115

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AUTHORIZING ACCEPTANCE OF THE FINAL PLAT OF VETERAN'S VILLAGE, A HABITAT FOR HUMANITY DEVELOPMENT, AND AUTHORIZING ALL REQUIRED SIGNATURES ON BEHALF OF THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA

WHEREAS, there has been filed with the City Clerk of the City of Palatka, Florida, and there is now submitted to the Palatka City Commission, a plat of the following described real estate situated within the corporate boundaries of the city of Palatka, Putnam County, Florida, to-wit:

and
(See Exhibit "A" which is attached hereto and made a part of this Resolution);

WHEREAS, said plat lays out and subdivides the above-described tract of real estate into five (5) lots within the present corporate limits of the City of Palatka; and

WHEREAS, the Palatka Planning Board held public hearings on June 6, 2018 and August 17, 2018 and recommended City Commission Approval of the Plat, and it has been examined by Surveyor Earl Wallace, who recommended minor revisions to the Plat; and

WHEREAS, the City Commission of the City of Palatka, Florida finds that said plat fully complies with the statutes of the State of Florida and the ordinances of the City of Palatka, relative to plats, additions and subdivisions within the corporate limits of the City of Palatka, Florida.

NOW THEREFORE, be it resolved by the City Commission of the City of Palatka as follows:

1. That said plat named and designated as Veteran's Village, a Putnam Habitat for Humanity Development, be and the same is hereby approved and accepted by the City Commission of the City of Palatka, Florida, subject to the filing of required certificates, execution by all parties as required, and subject to completion of final inspection requirements.
2. That the Mayor, City Clerk and Chairman of the Palatka Planning Board are hereby authorized to place their signatures and the Seal of the City of Palatka upon the plat to certify upon said Plat the examination, consent, approval and acceptance of the same by the City Commission of the City of Palatka in order that said Plat may be recorded in the Public Records of Putnam County, Florida at the Office of the Putnam County Clerk of Courts; and upon such certification and recording the dedication of public streets, as well as the granting and vacating of easements, all as provided for in the Subdivision Documents, shall be accepted and approved.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 8th day of November, 2018.



CITY OF PALATKA

BY: _____

Its Mayor

ATTEST:

Bethy J. Dugger
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

[Signature]
CITY ATTORNEY

Case 18-06

Application for Five-Lot Subdivision Plat
1500-1600 block Westover Dr.

STAFF REPORT

DATE: March 6, 2018

TO: Planning Board members

FROM: Thad Crowe, AICP
Planning Director

*Figure 1: Property
Location*

APPLICATION REQUEST

This is a request for five-lot subdivision. While Chapter 74 (Subdivisions) does not require public notice, staff posted the property with placards one week before the public hearing as a courtesy.



APPLICATION BACKGROUND

The proposed subdivision would be developed by Habitat for Humanity for veterans housing. Plat approvals are not a zoning action, and only have to comply with standards set forth in Chapter 74. Variances are allowed but must be specified. Requested variances are: 1) reduction of right-of-way width from 60 to 50 feet; 2) Reduction of 75 to 30-foot radius for cul-de-sac; 3) and elimination of sidewalks on one side of each street.



Figure 2: access road is to property in rear is between home on the left and former Habitat trailer office on the right

PROJECT ANALYSIS

There are no criteria for platting other than meeting the criteria, except when variances to any criteria are provided in the approval. Additional considerations include any conflicts with the Municipal Code and Comprehensive Plan, as well as potential harm to the public interest including neighboring property owners. In a situation like this, that harm could be increased flooding, traffic issues, parking , etc.

The following comments were provided to the Applicant on March 5, 2018.

1. Final plats need street names - Sec. 74-11(a)(1). The only criteria for this comes from Sec. 74-13(o): "street names shall not be used which will duplicate or be confused with the names of existing streets in the city and surrounding areas – street names shall be subject to the approval of the planning board."
2. Final plat scale 100 feet to one inch, and if complete plat cannot be shown on one sheet of 24 by 36 inches, multiple sheets will be provided – Sec. 74-12(b). This is a housekeeping requirement and can be accomplished at the stage of final recording.
3. Show addresses on lots – Sec. 74-12(b)(5). Also a housekeeping item which can be accomplished at the stage of final recording. Addresses are assigned by the Putnam County 911 office.

4. No easements are shown. Please show water line, power, and any other utility or drainage easements on plans, with accompanying notes stating their purpose and limitations – Sec. 74-12(b)(7) & Sec. 74-15.
5. Clarify on plans ownership of stormwater management facilities and other non-residential properties and how these areas will be maintained – Sec. 74-11.
6. Identify stop signs and any other traffic signage and street sign locations.
7. At 50' in width "Road B" does not meet the minimum local street right-of-way width. There is room to provide for the extra ten feet of ROW (the lots exceed the minimum size requirement) and therefore expand the stormwater and utility areas (or provide a sidewalk) as needed. Please justify this plat variance in hardship terms. Sec. 74-13(j).
8. "Road A" requires a right-of-way radius of 75 feet, Staff recommends approval of a 30-foot paved radius, which has been recommended also by the Fire Marshal.
9. Sidewalks are only provided on one side of the streets. I know it is a small development, but I worry about precedent and also the prevalence of elderly individuals without full pedestrian access. Please justify plat variance in hardship terms. This is Sec. 74-14 ("Sidewalks will be required on both sides of every street in a subdivision.")
10. Sheet D-5 (Post-Development drainage) shows a bold dashed line which at first appears to be the overall property line, but then drops down to exclude the rear portion of planned lots in the northeastern side of the property. Please explain.
11. Unless I am missing something, no curbing is shown along the streets. Curbing is required for drainage, per Sec. 74-22 and is also necessary for safety purposes – to help to contain vehicular traffic – and to protect the edges of roads from breaking off.
12. Please provide more specific information through notations or flow arrows on the post-development drainage plan to indicate any potential flooding impacts on neighboring properties – Sec. 74-24.

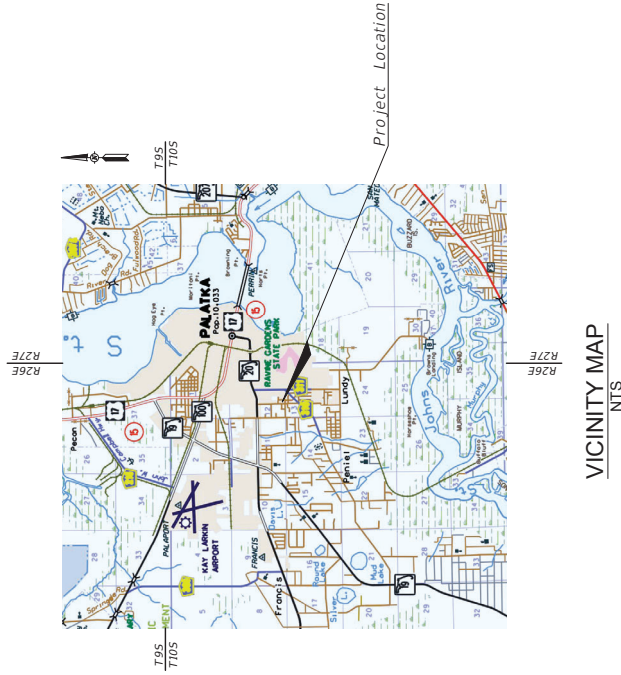
STAFF RECOMMENDATION

Staff recommends approval of the plat as submitted with following conditions. The final decision is made by the City Commission.

1. Resolution of the non-housekeeping items above by the City's Planner.
2. Resolution prior to adoption of the housekeeping items by the City's Planner.
3. Provide required 60-foot right-of-way width for Road B.
4. Provide sidewalks on both sides of roads.
5. Provide curbing along all roads.
6. Required hook-up to City sewer unless property is 250 feet or less from existing sewer line.
7. Provide for engineer-of-record certification that adjacent property owners will not experience increased flooding due to the development of this subdivision.

ATTACHMENT: PLAN SET

VETERAN'S VILLAGE OF PALATKA FOR PUTNAM HABITAT FOR HUMANITY



Sheet Index

C-0	COVER
C-1	GENERAL NOTES
C-2	SITE PLAN
C-3	EXISTING CONDITIONS AND DEMOLITION PLAN
C-4	GEOMETRY PLAN
C-5	PRE-DEVELOPMENT DRAINAGE PLAN
C-6	POST-DEVELOPMENT DRAINAGE PLAN
C-7	PAVING, GRADING AND DRAINAGE PLAN
C-8	UTILITY PLAN
C-9	PAVING, GRADING AND DRAINAGE DETAILS EROSION CONTROL DETAILS AND NOTES

VETERAN'S VILLAGE OF PALATKA
RESIDENTIAL DEVELOPMENT

Stone Engineering
7400 BAYVIEWBOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
PHONE (904) 448-5500
FAX (904) 448-0401
WWW.STONEENGINEERING.COM
C.A. NO. 5228

Stone Engineering
7400 BAYVIEWBOULEVARD, SUITE 200
JACKSONVILLE, FLORIDA 32216
PHONE (904) 448-5500
FAX (904) 448-0401
WWW.STONEENGINEERING.COM
C.A. NO. 5228

PLOT DATE: 2/14/2018
1st Submittal to City

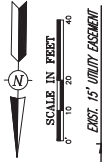
PROJECT # 2530.00

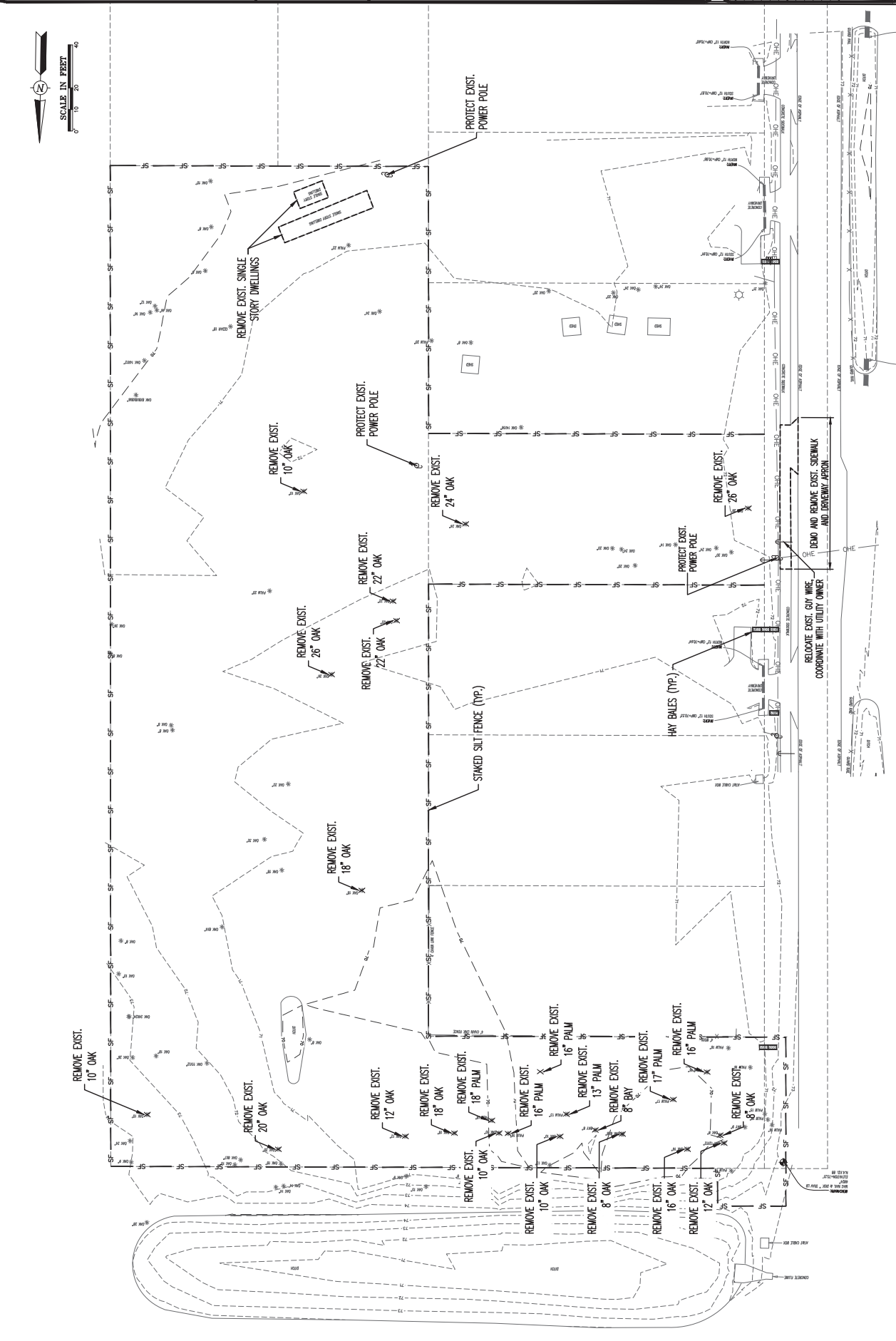
SEG PROJECT #: 2530.00

PLOT DATE:	2/14/2018
DRAWN BY:	WDJ
DESIGNED BY:	WDJ
CHECKED BY:	PEI

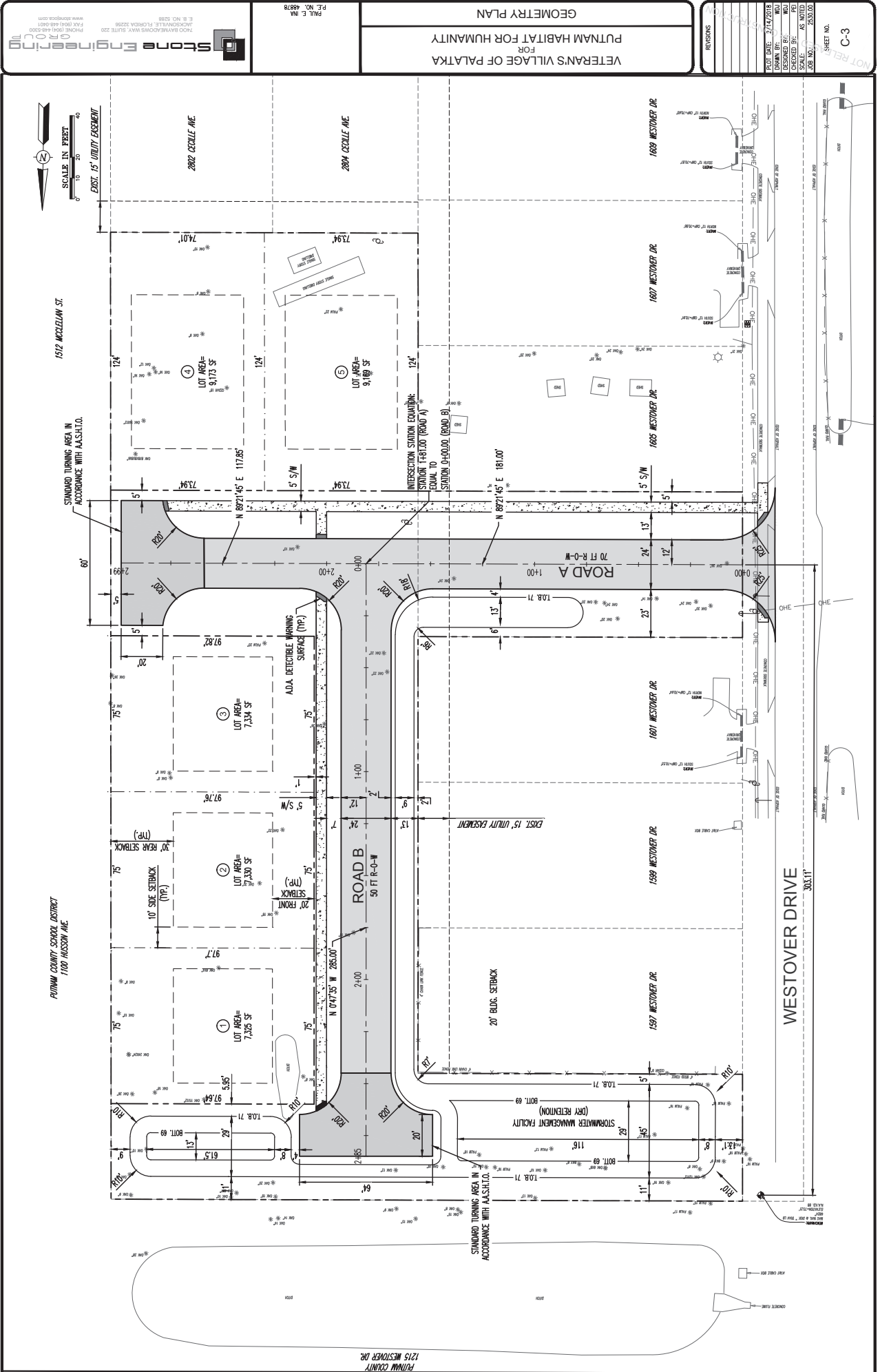
VETERAN'S VILLAGE OF PALATKA
FOR
PUTNAM HABITAT FOR HUMANITY
SITE PLAN

Leering Group
PHONE (904) 448-6300
FAX (904) 448-0101
www.stoneisa.com





Time: 10:37:43 AM Date: 02/14/2018 DWG Name: S:\projects\2530.00 - Putnam Habitat for Humanity\2530.00.00CMA.dwg



REVISIONS	
NO. 1	DATE: 02/14/2018
NO. 2	DESIGNED BY: J. W. WOOD
NO. 3	CHECKED BY: J. W. WOOD
NO. 4	DATE: 02/14/2018
NO. 5	DATE: 02/14/2018

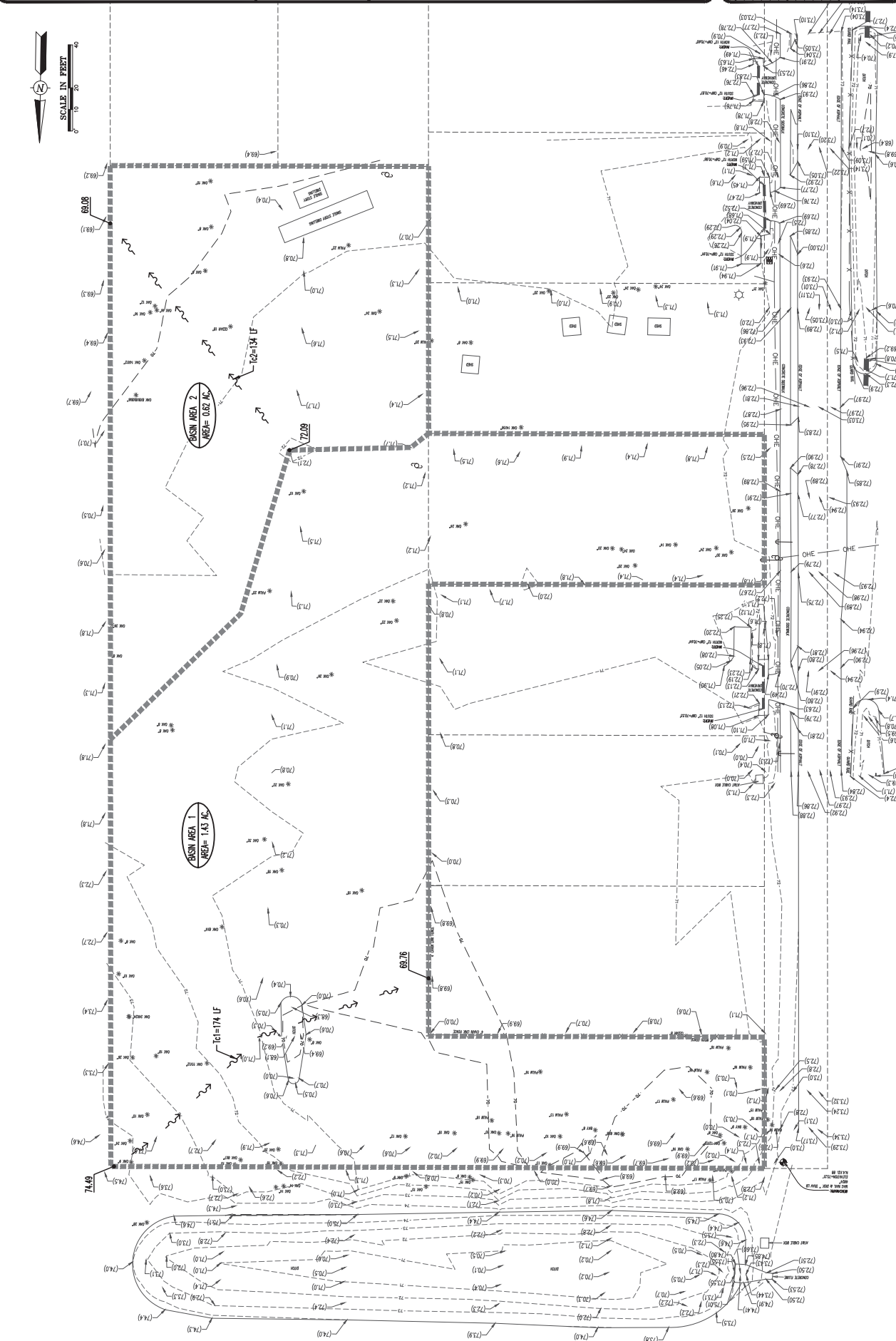
C-3

VETERAN'S VILLAGE OF PALATKA
FOR
PUTNAM HABITAT FOR HUMANITY

GEOMETRY PLAN

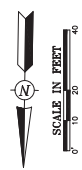
P.L. NO. 48878

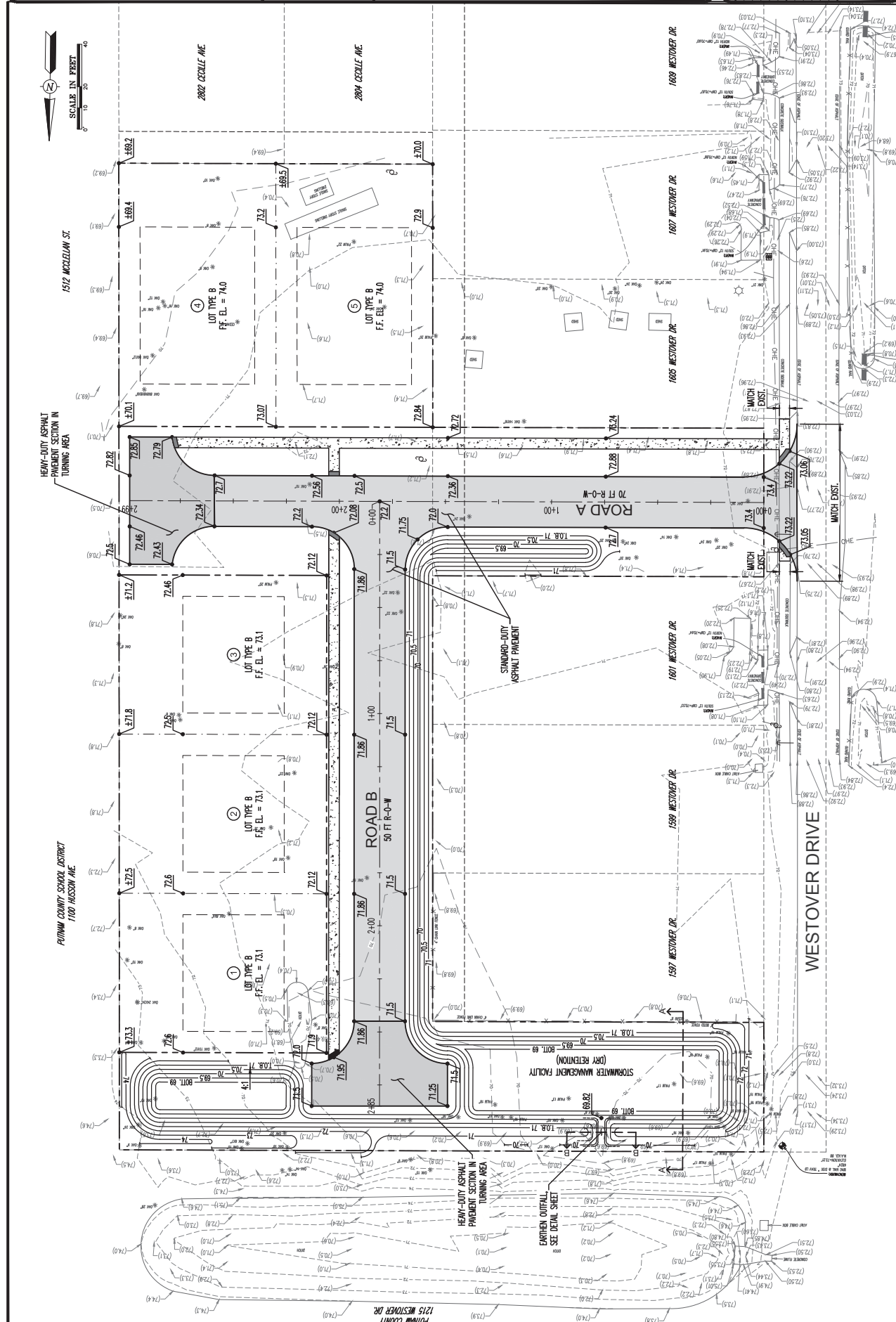
Stone Engineering
2400 BAYHOLM AVE. SUITE 200
JACKSONVILLE, FLORIDA 32218
P. 904.448.4000
F. 904.448.4001
www.stoneeng.com



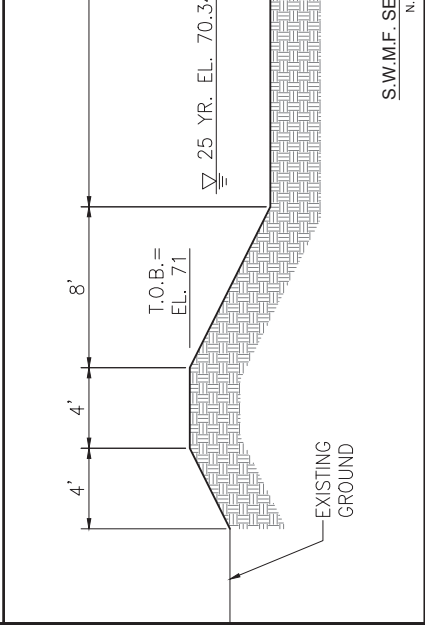
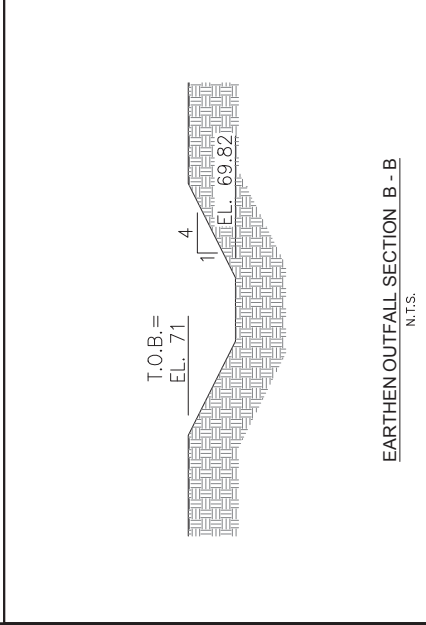
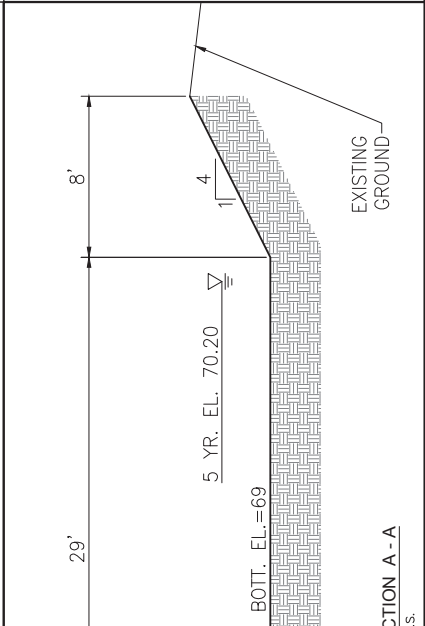
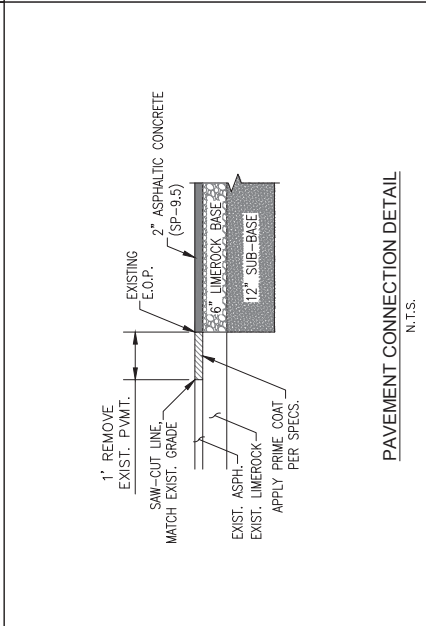
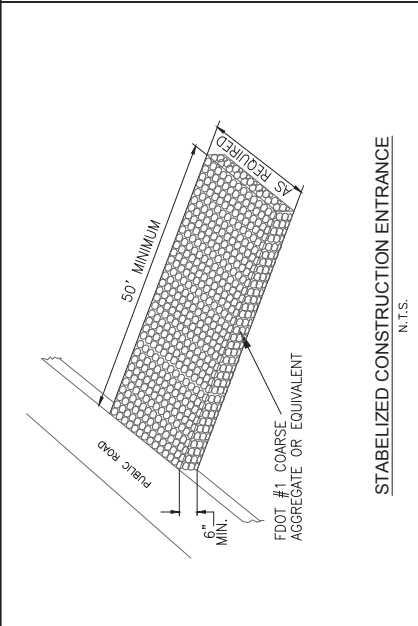
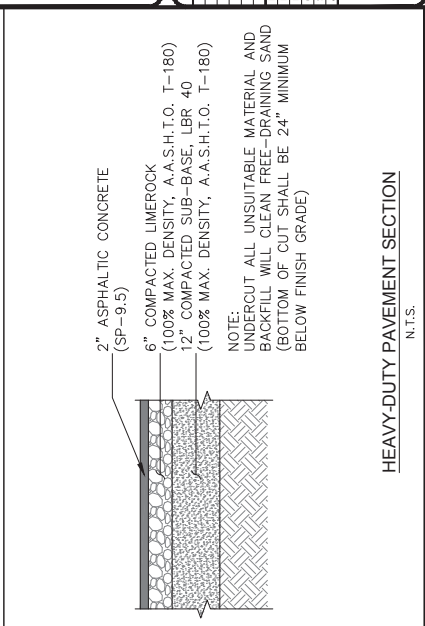
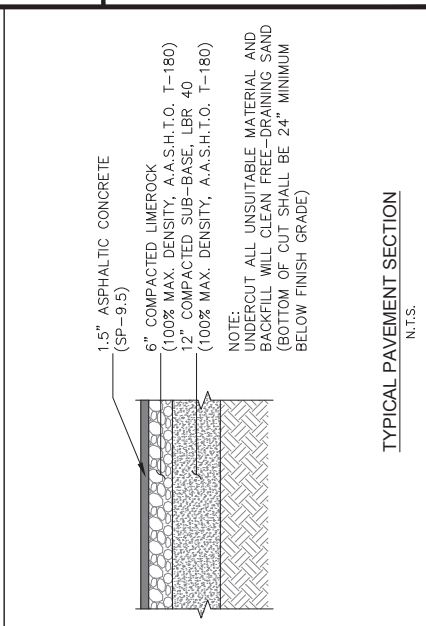
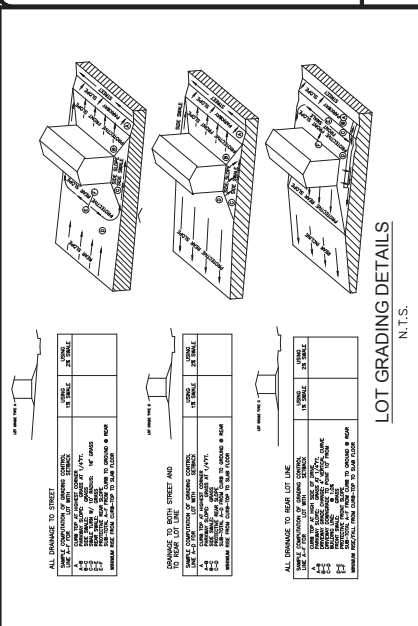
POST-DEVELOPMENT DRAINAGE MAP

Stone Engineering
7400 BAYMEADOWS WAY, SUITE 220
JACKSONVILLE, FLORIDA 32256
E. B. NO. 5288
www.stoneeca.com













APPLICATION FOR ZONING VARIANCE

PB 25-27

DATE RECEIVED: 11.06.25
 RECEIVED BY: RT Mickles
 HEARING DATE: Dec 2

Application Requirements

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

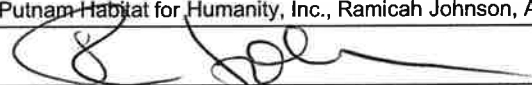
- | | |
|---|---|
| ☒ Application Fee | ☐ Project Narrative |
| Residential \$ 450.00 | ☐ Legal Description |
| Non-Residential \$ | ☐ Site Plan |
| After the Fact \$ | ☐ Letter of Authorization* |
| ☒ Copy of Recorded deed | |

Site Information

- Property Address: 14 Frank V Oliver Way
- Parcel Number: 12-10-26-9103-0000-0050
- Current Property Use: Vacant-For development-the final home in the Veterans Village of Palatka to complete the subdivision
- Number/types of structures on property: 4 existing homes in the subdivision, each on individual lots
- Proposed Development for Which Variance is Required (May use attachment if necessary):
Veterans Village of Palatka
- Specific Variance(s) Requested (May use attachment if necessary): Minimum Square Foot requirement.
This ordinance was passed in 2022, after the approval of the Veterans Village subdivision in 2018.

Applicant Information

Owner (Print Name): Putnam Habitat for Humanity, Inc., Ramica Johnson, Authorized Agent

Signature of Owner:  **Date:** 11/06/2025

Mailing Address: PO Box 2433/2506 Crill Ave., Palatka, FL 32178

Phone Number(s): 386-325-5862 **Email Address:** director@putnamhabitat.org

Agent/Contractor (Print Name): _____

Signature of Agent: _____ **Date:** _____

Mailing Address: _____

Phone Number(s): _____ **Email Address:** _____

AGENT/CONTRACTOR'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regarding construction and zoning.

*Letter of authorization for agent is required if any person other than the property owner makes the application and acts on the behalf of the owner.



APPLICATION FOR ZONING VARIANCE

To Be Notarized

Name (Print Name): Ramical Johnson For Putnam Habitat for Humanity, Inc.

Signature: _____

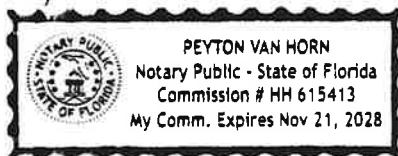
Date: _____

STATE OF Florida County of Putnam

Before me this day personally appeared Ramical Johnson 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 16th day of November A.D. 2025.

(Notary Seal)



Peyton Van Horn
Notary Public

My commission expires: Nov 21, 2028 State of FL at Large

Type of Identification Produced: State Issued Drivers License w/ Photo / sig.

For Official Use Only

Attachments Reviewed:

- | | |
|--|--|
| ☐ Copy of Recorded Deed | ☐ Letter of Authorization |
| ☐ Legal Description | ☐ Fees ☐ Project Narrative |

Date Submitted: _____ Received by: _____

Current Requirements: _____

Surrounding property owner's notices sent: _____ Date: _____

Signs Posted by: _____ Date: _____

Surrounding Uses: _____

Preliminary review by: _____

Legal Ad ran: _____ Date: _____

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

Date: 11/07/2025 OPER ID: AROMERO RECEIPT NO: F001041
RECEIVED FROM: 14 FRANK V OLIVER WAY

AMOUNT RECEIVED: 450.00 TYPE: CK CHECK: 1021
CHANGE DUE: 0.00
TOTAL RECEIVED: 450.00

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
450.00		14 FRANK V OLIVER WAY ZONING VARIANCE APP PUTNAM HABITAT FOR HUMANITY

Program Description – Veteran's Village

We launched a new program, Veteran's Village of Palatka in 2018. The homes are one- and two-bedroom, handicap accessible homes, with an optional roll in shower, on a lot that will become their own, located at Westover Drive in Palatka, FL.

The infrastructure, including two new roads were constructed first, and four of the five Vets Villas are completed. We are in the permitting process for the fifth and final home. The one bedroom home runs about \$85,000 (not including the donated land), and the mortgage payment including the escrow portion is about \$450 per month. Each home is on a little less than ¼ acre. The property is located next to the Edgar Johnson Senior Center and the Arc pool, for health, social, and recreational activities.

Our last home was dedicated in May of 2025, and was our 2 bedroom floor plan. We want to start our final home as soon as possible and are awaiting the city to approve our site plan so that we can get started on the final build. In 2022, a new ordinance was passed requiring a minimum square footage of 500, heat and cooled. Our 1 bedroom home is has a total square footage of 512, but only 448 is heat and cooled.



GULLETT
TITLE, Inc.

* OFFICIAL RECORDS * 1of2
BK 827.0 PG 1021

Doc Stamps \$863.80
Intangible Tax \$.00

TAX PARCEL #: 12-10-26-4030-0040-0100

SPACE ABOVE THIS LINE FOR RECORDING DATA

Documentary Tax PD: \$ 863.80
Certificate # 64-0000000-00-01
EDWARD L. BROOKS, Clerk of Circuit Court
Catherine J. Stollard

WARRANTY DEED

THIS INDENTURE made this 21st day of December, 1999 BETWEEN Alan E. Anderson as seller, whose post office address is 21 Dune Street, St. Augustine, Florida 32084, hereinafter Grantor, and Putnam Habitat for Humanity Inc., a Florida Not-For-Profit Corporation as buyer, whose post office address is Post Office Box 2433, Palatka, Florida 32178-2433, hereinafter Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of --- TEN AND 00/100'S DOLLARS (\$10.00) and other goods 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The Grantor warrants that the above described property is not the Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because neither the Grantor nor any dependents of the Grantor reside on the above described real property or upon any contiguous thereto.

SUBJECT TO taxes for the Year 1999 and thereafter, also subject to any and all Easements and Restrictions of record, if any.

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 his/her hand and seal this day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

WITNESS JASON M. GULLETT, JR.

PRINTED WITNESS SIGNATURE

WITNESS TRAVIS S. THOMAS

PRINTED WITNESS SIGNATURE

Alan E. Anderson
Alan E. Anderson
21 Dune Street
St. Augustine, Florida 32084

STATE OF FLORIDA
COUNTY OF PUTNAM

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of December, 1999, by Alan E. Anderson who is personally known to me or has produced his/her Driver's License and did take an oath.

NOTARY PUBLIC
STATE OF FLORIDA
JASON H. GULLETT, JR.
COMMISSION # CC738658
EXPIRES MAY 10, 2002
BONDED THROUGH
ADVANTAGE NOTARY OF FLORIDA

Notary Public JASON H. GULLETT, JR.
Printed Notary Signature
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY: J.J. Gullett, of GULLETT TITLE, INC., Gullett Land Title Building, 415 St. Johns Avenue, Palatka, Florida 32177-4724, (904-328-5106) as a necessary incident to fulfill the requirements of a Title Insurance Binder issued by it. G24376F.

EXHIBIT "A"

Lot 1, Block 4, HUSSON'S ADDITION to Palatka, according to plat thereof recorded in Map Book 1, pages 18 and 19 of the Public Records of Putnam County, Florida.

TOGETHER WITH that part of John Street closed, as per Resolution recorded in Deed Book 241, Page 193 of said Public Records, described as follows:

From the Northwest corner of Lot 1 of said Block, run Northerly for a distance of 20 feet, more or less, to the center of John Street (closed), return to the Point of Beginning. (2) Run thence Easterly, along the Northerly line of Lot 1, to the Northeast corner of Lot 1, of said Block 4. (3) Run thence Northerly 20 feet, more or less, to the center of John Street (closed). (4) Run thence Westerly and along the center of John Street (closed) to the Northerly end of call (1) and to close.

Except those lands conveyed to Putnam County for Right-of-Way described in Official Records Book 63, Page 592, and Official Records Book 198, Page 661 of the Public Records of Putnam County, Florida.



FILE # 390418
RCD: JUN 15 2000 @ 09:02AM

HONORABLE EDWARD L. BROOKS, CLERK OF COURT,
PUTNAM

589.04' 27" W 142.95'

SCALE
1" = 16'

LANDSCAPING:
2 Rows of sod
around perimeter
of home. Seed
remaining lot.
3 Knock out Roses
Across front of
home 3' apart
NKA Rosa Knockout



124' 00" E 51° 05' 45" N

PROPOSED
CRANE
MYRTLE
TREES
12' APART

+
Palm
Tree

+
Pine
Tree

LOT 5

P. clausa
Horn

28'

32'

30'

12'

16'

25'

14'

PROPOSED
SIDEWALK

PRM-SET 4" X 4" C.M.
NO ID

124' 00" E 51° 05' 45" N

1500

15' UTILITY EASEMENT

EASEMENT

14 Frank V Oliver Way

Property Owner: Putnam Habitat for Humanity, Inc.
Preparer: Ramica Johnson Zoning: R-1A
Impervious Ratio: 9.77% Floor Area Ratio: 5.58%
Property ID: 12-10-26-9103-0000-0050

(70' RIGHT OF WAY)

R. Johnson

10/06/2025

Approved Sub-division
Engineering on file

Table 1: Current and Proposed Future Land Use Map and Zoning designations

	Actual Use	FLUM	ZONING
Property Existing	Plaza with shops and restaurant.	Putnam County Commercial (CR)	Putnam County Commercial, Retail (C-2)
Property Proposed	Existing plaza is to remain.	City of Palatka Commercial (COM)	City of Palatka Intensive Commercial (C-2)
North	Caliber Car Wash	City of Palatka Commercial (COM)	City of Palatka Intensive Commercial (C-2)
South	Mobile Home Depot	Putnam County Commercial (CR)	Putnam County Commercial Retail (C-2)
East	Winn Dixie	City of Palatka Commercial (COM)	City of Palatka Commercial, Intensive (C-2)
West	Safe Pet Rescue	Putnam County Commercial (CR)	Putnam County Commercial General (C-3)

PROJECT ANALYSIS**Annexation Analysis**

Florida Statute 171.044 set forth voluntary annexation requirements and mandates that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact”.

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary. As shown previously, in **Figure 1:** Subject site, the property is contiguous to the City limits to the North and East of the parcel.

Compactness: The statute provides a definition for 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. Annexing this property meets the standard of compactness and reduces the area of an enclave.

Connection to Water and Sewer: Water and sewer are available to the site in question. The applicant desires to connect to the City water & sewer system. The system is adequate to handle the annexation of the site.

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

Future Land Use Change Analysis

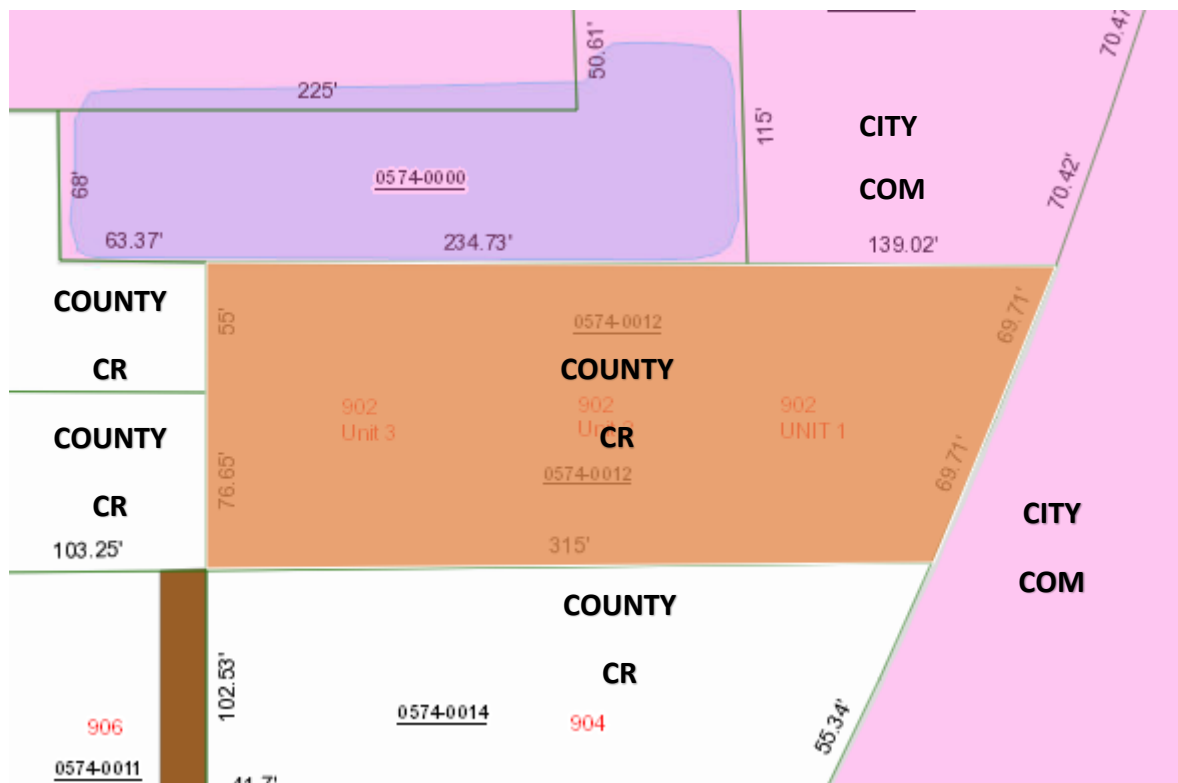


Figure 2: Current Future Land Use

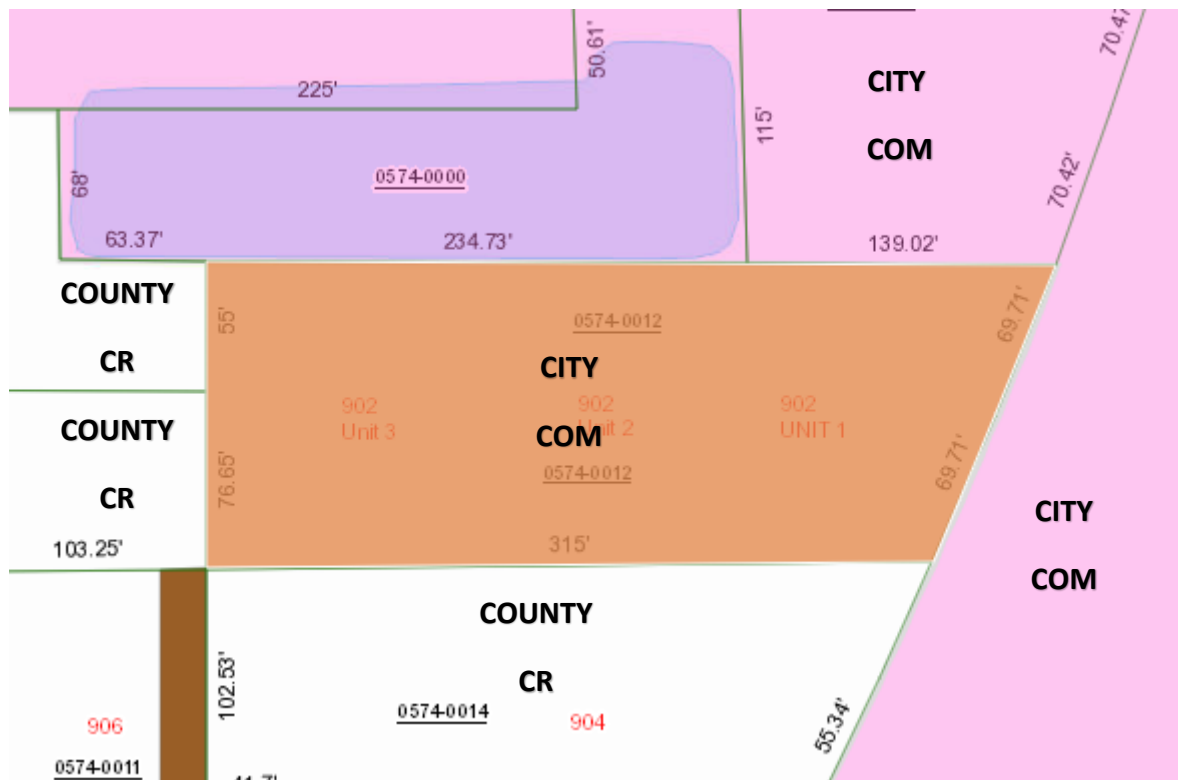


Figure 3: Proposed Future Land Use

Future Land Use Change Analysis

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 resources on site.

Response: Staff is not aware of any soil or topography conditions that would present major problems for additional future development of this property in accordance with all applicable land development regulations. Nor is staff aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.

Response: The applicant proposes to continue the neighboring use of commercial facilities.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests:

- Low-intensity, low-density, or single-use development or uses.
- Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Radial, strip, isolated, or ribbon development patterns.
- Development that fails to adequately protect and conserve natural resources and agricultural activities
- Development that fails to maximize use of existing and future public facilities and services.
- Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
- Development that fails to provide a clear separation between rural and urban uses.
- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The annexation of this parcel would not contribute to urban sprawl and will not create an undo burden on the water system. Property to the North and East has water connections. This annexation would be contiguous, as it borders City limits to the North. The use of this parcel will be commercial related. The subject parcel is located within a commercial area.

Zoning Analysis

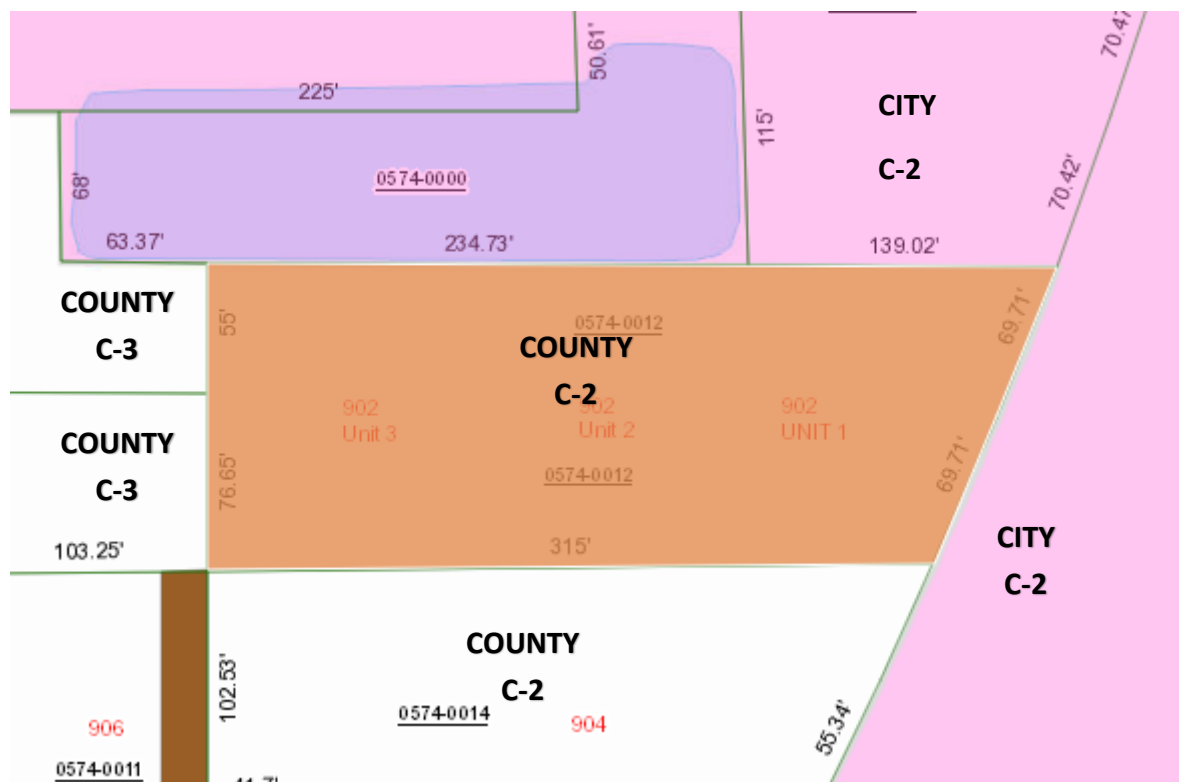


Figure 4: Current Zoning

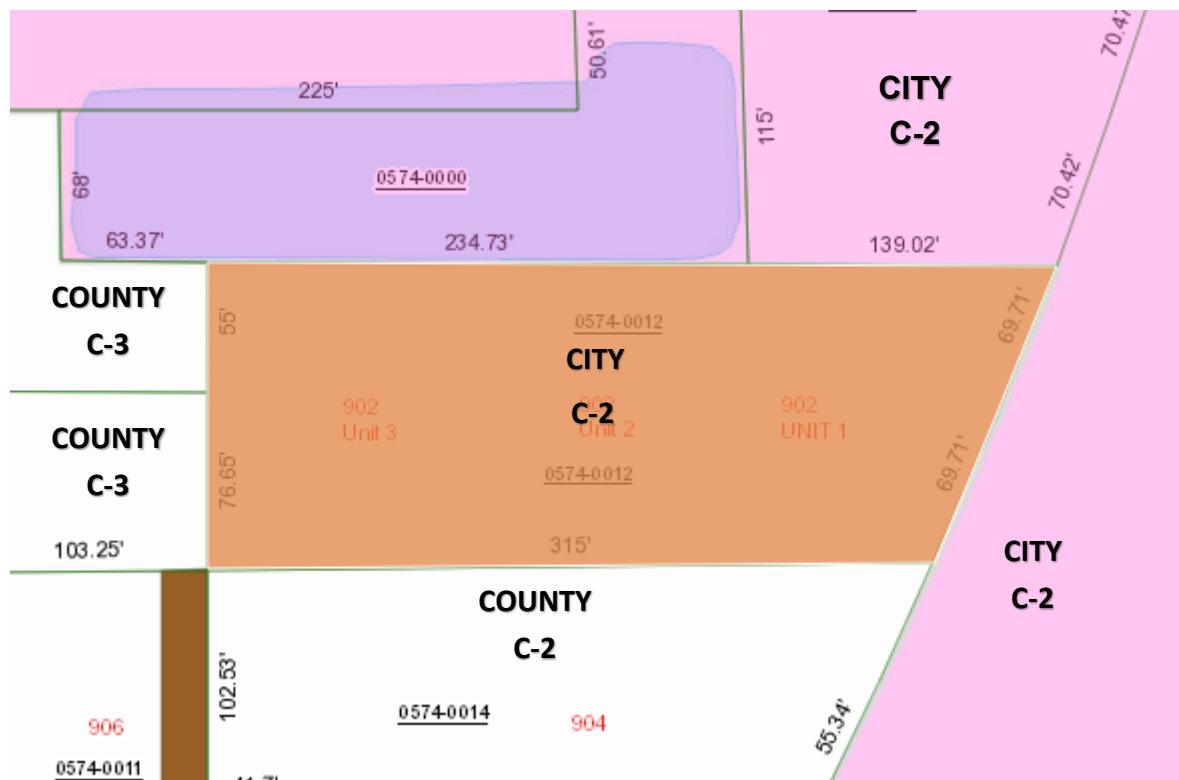


Figure: Proposed Zoning

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

- a. *Whether the proposed change is in conformity with the Comprehensive Plan:*
Response: When a property is annexed into the city, it is often given a similar Future Land Use and Zoning to what existed when in the County. The subject property currently has a Putnam County Commercial (CR) land use classification. The proposed rezoning conforms with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is commercial uses. The proposed land use will not alter existing land use patterns.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The parcel has an existing plaza with a restaurant and stores. There is already commercial uses surrounding the parcel, being annexed into the city will not alter the existing relationship of the surrounding area.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: The subject property has an existing commercial plaza use which is adjoining commercial property already developed. There will be no increase in population or overtaxing of the load on public facilities.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: Surrounding parcels are development of commercial. Amending the property zoning to City of Palatka Intensive Commercial will keep proposed conditions within the same uses.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: The City endeavors to convert properties on well and septic systems to City water and sewer in order to reduce pollutants released into ground water and increase revenue to the City's water and sewer funds. Conditions in the area of the subject parcel will remain unchanged.
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
Response: The immediate neighborhood around the subject parcel is an established commercial area. Any existing living conditions will not change with approval.
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
Response: The traffic patterns in the area are already established and will remain the same nor will it affect public safety. It is not anticipated to be a significant increase of existing daily trips.
- i. *Whether the proposed change will create a drainage problem.*

Response: There should be no impact on drainage in the area.

- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

Response: No reduction in light and air to adjacent areas is expected.

- k. *Whether the proposed change will adversely affect property values in the adjacent areas.*

Response: There should be no impact on property values as it will be an expansion of an existing use.

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*

Response: The proposed rezoning will not be a deterrent for the improvement of adjacent property.

- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Response: The proposed rezoning will not grant a special privilege to the property owner.

- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

Response: The zoning classifications for the use in this area do not differ substantially. The reason for amending the existing zoning is due to the annexation of the parcel into the city limits and connecting it to City water and sewer facilities.

- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

Response: The immediate area is commercial in nature. The zoning already exists and is a part of the neighborhood.

- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Response: It is not impossible, but the purpose of this request is to annex into the city to obtain water & sewer services from the City. The property has a proposed commercial use and the proposed zoning is already established in this neighborhood.

- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

Response: Not applicable.

Staff Recommendation

1. Staff recommends approval of the request to annex the approximately 1.09-acre property into the City.
2. Staff recommends approval of the request to amend the Future Land Use Map from Putnam County Commercial (CR) to City of Palatka Commercial (COM).

3. Staff recommends approval of the request to rezone from Putnam County Commercial, Retail (C-2) to City of Palatka Intensive Commercial (C-2).



RECEIVED

OCT 23 2025

ANNEXATION APPLICATION

DATE RECEIVED: PB 25-24
APP NUMBER: PB - _____
HEARING DATE: _____

Application Requirements

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

Annexation: \$700.00 Small scale amendment <50 acres: \$1440.00 Large scale amendment >50 acres: \$2390.00

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

- ☒ Site Map
- ☒ Project Narrative Strip mall
- ☐ Site Plan (for planned development)
- ☐ Supplementary Information

Property Information

1. Property Address: 902 S STATE RD 19, Palatka, FL 32177
2. Parcel Number: 11-10-26-0000-0574-0012
3. Parcel Dimensions: 1.09 Acres
4. Current Property Use: Commercial, Retail
5. Current Future Land Use Map Designation: City: Palatka County: Putnam CP Commercial
6. Proposed Future Land Use Map Designation (if applicable): City: Com commercial County: n/A
7. Proposed Use: Strip mall
8. Current Zoning Designation: Putnam C-2 Requested Zoning Designation: City C-2
9. Square footage of any proposed structures 12,572 Number & types of structures on property 1 existing

Applicant Information

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

Owner Name(s): E Group Holdings & Property LLC

Mailing Address: 13245 Atlantic Blvd. Suite 4-305, Jacksonville, FL 32225

Phone Number(s): (904) 545-9682 **Email:** EGroupHoldings@gmail.com

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

Name(s): Bernard M. Erhayel

Mailing Address: 583 West River Road, Palatka, FL 32177

Phone Number(s): (904) 545-9682 **Email:** BenErhayel@me.com

To Be Notarized

Name (Print Name): Bernard M. Erhayel

Signature: [Signature] Date: 10/23/2025

STATE OF FLORIDA County of PUTNAM

Before me this day personally appeared Bernard M. Erhayel 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 23rd day of Oct. A.D. 2025

(Notary Seal)



[Signature]
Notary Public

My commission expires: 8/4/2026 State of FL at Large.

Type of Identification Produced: FL DL

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

**RECEIVED**

OCT 23 2025

FLU AMENDMENT REZONING APPLICATION

DATE RECEIVED: 10-27-25
APP NUMBER: PB-PB25-24
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: 902 S State Road 19, Palatka, FL 32177
- Parcel Number: 11-10-26-0000-0574-0012
- Parcel Dimensions: 1.09 Acres
- Current Property Use: Commercial, Retail
- Current Future Land Use Map Designation: City: Palatka County: Putnam CR Commercial
- Proposed Future Land Use Map Designation (if applicable): City: Com County: WFLA
- Proposed Use: Restaurant - Strip Mall
- Current Zoning Designation: County C-2 Requested Zoning Designation: C-2 City
- Square footage of any proposed structures 12,572 Number & types of structures on property 1
existing

Applicant Information

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

Owner Name(s): E Group Holdings & Property LLC

Mailing Address: 13245 Atlantic Boulevard Suite 4-305, Jacksonville, FL 322225

Phone Number(s): (904) 545-9682 Email: EGroupHoldings@gmail.com

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

Name(s): Bernard M. Erhayel

Mailing Address: 583 West River Road, Palatka, FL 32177

Phone Number(s): (904) 545-9682 Email: BenErhayel@me.com

To Be Notarized

Name (Print Name): Bernard M. Erhayel

Signature: B. Erhayel

Date: 10-24-25

STATE OF FL

County of Putnam

Before me this day personally appeared Bernard Erhayel 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 23rd day of Oct A.D. 2025.

(Notary Seal)



Melissa Dreyer
Notary Public

My commission expires: 8/4/2025

State of Fl. at Large.

Type of Identification Produced: FL DL

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

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA CITY
OF PALATKA

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

1. Affiant is the ☐ individual or ☐ Managing Member {position - e.g., president, partner, trustee} of E Group Holdings & Property LLC [name and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment, Rezoning or Development Order approval with the City of Palatka.
2. Affiant's address is: 902 S State Road 19
Palatka, FL 32177
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

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

FURTHER AFFIANT SAYETH NAUGHT.

B. Erhavel
Bernard M. Erhavel

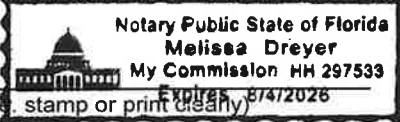
, Affiant

(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA CITY
OF PALATKA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 23rd day of Oct, 2025 by Bernard M. Erhavel (name of person acknowledging). He/she is personally known to me or has produced FL. DL. (type of identification) as identification and did/did not take an oath (circle correct response).


(Name - type, stamp or print clearly)

Melissa Dreyer
(Signature)

My Commission Expires on: 8/4/2026

EXHIBIT "A"

PROPERTY

A tract of land situated in the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East, being a part of lands described in O.R. Book 445, Page 355 of the Public Records of PUTNAM County, Florida and being more particularly described as follows: Commencing at the Southwest corner of the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the West line of said NW1/4 of the SW1/4, a distance of 490.0 feet to the Southwest corner of Tract #1 of lands described in O.R. Book 445, Page 355 of the Public Records of Putnam County, Florida. Thence Easterly, along the South line of said lands, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 219.82 feet to the Southeast corner of Tract #1 at the Southwest corner of Tract #2 of lands described in O.R. Book 445, Page 355 of said public records. Thence Northerly, along the West line of Tract #2, being parallel with the West line of the NW1/4 of the SW1/4 of Section 11, a distance of 146.20 feet to the point of beginning of this description. From point of beginning (1) continue Northerly, along the West line of Tract #2, being parallel with the West line of said NW1/4 of the SW1/4, a distance of 133.80 feet to the Northwest corner of Tract #2 of lands described in O.R. Book 445, Page 355. (2) Thence Easterly, along the North line of said lands, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 369.55 feet to the Northeasterly corner of Tract #2 on the Northwesterly right-of-way of State Road #19. Return to the point of beginning and (3) run thence Easterly, parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 315.0 feet, more or less, to intersect with the Northwesterly right-of-way of State Road #19 on the arc of a curve, concave to the Northwest, having a radius of 2764.93 feet and a central angle of 33°42'. (4) Thence Northwesterly, along said curve and said Northwesterly right-of-way, an arc distance of 144.7 feet, more or less, to the Easterly end of call (2) and to close.

SUBJECT TO drainage easement over and across the Westerly 15.0 feet thereof.

SUBJECT TO an easement for drainage, utilities and ingress and egress over and across the Northerly 7.0 feet thereof.

SUBJECT TO a utility easement over and across the Northernmost 10.00 feet of said property for access to utility and water lines running under said property.

TOGETHER WITH 15.0 foot easements for drainage purposes and easement for drainage and water retention as reserved and described in O.R. Book 445, Page 355, of said public records.

TOGETHER WITH easement for ingress and egress and vehicular parking over and across the following described lands.

Commencing at the Southwest corner of the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the West line of said NW1/4 of the SW1/4, a distance of 591.45 feet to the point of beginning of this description. From point of beginning (1) continue Northerly, along said West line, a distance of 89.50 feet. (2) Thence Easterly, parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 554.0 feet, more or less, to intersect with the Northwesterly right-of-way of State Road #19. Return to the point of beginning and (3) run thence Easterly, parallel with the South line of said NW1/4 of the SW1/4, a distance of 512.0 feet, more or less, to intersect with the Northwesterly right-of-way of State Road #19 on the arc of a curve, concave to the Northwest, having a radius of 2764.93 feet and a central angle of 33°42'. (4) Thence Northeasterly, along said curve and said Northwesterly right-of-way, an arc distance of 98.0 feet, more or less, to the Easterly end of call (2) and to close.

TOGETHER WITH an easement over and across the following described lands for the use of the central water systems and plant, which said use and the rights, benefits and obligations accompanying said use are more particularly described in the RESTRICTIVE COVENANTS recorded in O.R. Book 490 at Page 549 in the public records of Putnam County, Florida, to-wit: A tract of land situated in the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East, being a part of land described in O.R. Book 445, Page 355 of the public records of Putnam County, Florida and being more particularly described as follows: Commencing at the Southwest corner of the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the West line of said NW1/4 of the SW1/4, a distance of 490.0 feet to the Southwest corner of Tract #1 of lands described in O.R. Book 445, Page 355 of the public records of Putnam County, Florida. Thence Easterly, along the South line of said lands and along the South line of Tract #2 of lands described in O.R. Book 445, Page 355, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 234.82 feet to the East right-of-way of that certain 15.0 foot drainage easement reserved in Tract #2 of lands described in O.R. Book 445, Page 355 and the point of beginning of this description. From point of beginning (1) continue Easterly, along the South line of Tract #2, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 20.0 feet. Return to the point of beginning and (2) run thence Northerly along the East right-of-way of said 15.0 foot drainage easement reserved in Tract #2 of lands described in O.R. Book 445, Page 355, being parallel with the West line of the NW1/4 of the SW1/4 of Section 11, a distance of 20.0 feet. (3) Thence Easterly, parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 20.0 feet. (4) Thence Southerly, parallel with the West line of said NW1/4 of the SW1/4, a distance of 20.0 feet to the Easterly end of call (1) and to close. SUBJECT TO that part thereof lying within the right-of-way of paved County Road (Moody Road), along the West line of the above described easement.

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

Bernard M Erhayel 583 West River Road, Palatka, FL 32177

(Signature)

583 West River Road, Palatka, FL 32177

(Address, City, State, Zip)

Bernard M Erhayel

(Name in print)

Managing Member

(Title)

E Group Holdings & Property LLC

(Name of company, if applicable)

13245 Atlantic Blvd Suite 4-305, Jax, FL 32225

(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY
OF PALATKA

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or

[] online notarization, this 23rd day of Oct, 2020, by Bernard Erhayel

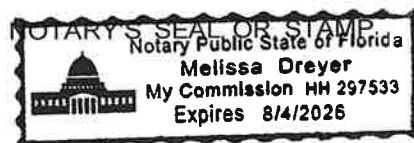
(name of person making statement). He/she is personally known to me or has produced

FI ID (type of identification) as identification.

Melissa Dreyer
(Name in print)

[Signature]
(Signature)

My Commission Expires on: 8/4/2026



Date: 10/23/2025 OPER ID: AROMERO RECEIPT NO:F001007
RECEIVED FROM: 902 S STATE ROAD 19

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,700.00		902 S STATE ROAD 19 ANNEX, FLUM AND REZONE APP FEE

Prepared by:
Jonathan Bolick
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217
File Number: 2300152

General Warranty Deed

Made this 17th day of March, 2023 A.D. By Michael D. Welch and Karen Welch, husband and wife, whose post office address is: 31 SE Chinica Drive, Summerfield, Florida 34491, hereinafter called the grantor, to E Group Holdings & Property LLC, A Florida Limited Liability Company, whose post office address is: 13245 Atlantic Boulevard, Suite 4-305, Jacksonville, Florida 32225, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$675,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Putnam County, Florida, viz:

A tract of land situated in the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East, being a part of lands described in O.R. Book 445, Page 355 of the Public Records of PUTNAM County, Florida and being more particularly described as follows: Commencing at the Southwest corner of the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the West line of said NW1/4 of the SW1/4, a distance of 490.0 feet to the Southwest corner of Tract #1 of lands described in O.R. Book 445, Page 355 of the Public Records of Putnam County, Florida. Thence Easterly, along the South line of said lands, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 219.82 feet to the Southeast corner of Tract #1 at the Southwest corner of Tract #2 of lands described in O.R. Book 445, Page 355 of said public records. Thence Northerly, along the West line of Tract #2, being parallel with the West line of the NW1/4 of the SW1/4 of Section 11, a distance of 146.20 feet to the point of beginning of this description. From point of beginning (1) continue Northerly, along the West line of Tract #2, being parallel with the West line of said NW1/4 of the SW1/4, a distance of 133.80 feet to the Northwest corner of Tract #2 of lands described in O.R. Book 445, Page 355. (2) Thence Easterly, along the North line of said lands, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 369.55 feet to the Northeast corner of Tract #2 on the Northwesterly right-of-way of State Road #19. Return to the point of beginning and (3) run thence Easterly, parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 315.0 feet, more or less, to intersect with the Northwesterly right-of-way of State Road #19 on the arc of a curve, concave to the Northwest, having a radius of 2764.93 feet and a central angle of 33°42'. (4) Thence Northwesterly, along said curve and said Northwesterly right-of-way, an arc distance of 144.7 feet, more or less, to the Easterly end of call (2) and to close.

SUBJECT TO drainage easement over and across the Westerly 15.0 feet thereof.

SUBJECT TO an easement for drainage, utilities and ingress and egress over and across the Northerly 7.0 feet thereof.

SUBJECT TO a utility easement over and across the Northernmost 10.00 feet of said property for access to utility and water lines running under said property.

TOGETHER WITH 15.0 foot easements for drainage purposes and easement for drainage and water retention as reserved and described in O.R. Book 445, Page 355, of said public records.

TOGETHER WITH easement for ingress and egress and vehicular parking over and across the following described lands.

Commencing at the Southwest corner of the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the West line of said NW1/4 of the SW1/4, a distance of 591.45 feet to the point of beginning of this description. From point of beginning (1) continue Northerly, along said West line, a distance of 89.50 feet. (2) Thence Easterly, parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 554.0 feet, more or less, to intersect with the Northwesterly right-of-way of State Road #19. Return to the point of beginning and (3) run thence Easterly, parallel with the South line of said NW1/4 of the SW1/4, a distance of 512.0 feet, more or less, to intersect with the Northwesterly right-of-way of State Road #19 on the arc of a curve, concave to the Northwest, having a radius of 2764.93 feet and a central angle of 33°42'. (4) Thence Northeasterly, along said curve and said Northwesterly right-of-way, an arc distance of 98.0 feet, more or less, to the Easterly end of call (2) and to close.

TOGETHER WITH an easement over and across the following described lands for the use of the central water systems and plant, which said use and the rights, benefits and obligations accompanying said use are more particularly described in the RESTRICTIVE COVENANTS recorded in O.R. Book 490 at Page 549 in the public records of Putnam County, Florida, to-wit: A tract of land situated in the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East, being a part of land described in O.R. Book 445, Page 355 of the public records of Putnam County, Florida and being more particularly described as follows: Commencing at the Southwest corner of the NW1/4 of the SW1/4 of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the West line of said NW1/4 of the SW1/4, a distance of 490.0 feet to the Southwest corner of Tract #1 of lands described in O.R. Book 445, Page 355 of the public records of Putnam County, Florida. Thence Easterly, along the South line of said lands and along the South line of Tract #2 of lands described in O.R. Book 445, Page 355, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 234.82 feet to the East right-of-way of that certain 15.0 foot drainage easement reserved in Tract #2 of lands described in O.R. Book 445, Page 355 and the point of beginning of this description. From point of beginning (1) continue Easterly, along the South line of Tract #2, being parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 20.0 feet. Return to the point of beginning and (2) run thence Northerly along the East right-of-way of said 15.0 foot drainage easement reserved in Tract #2 of lands described in O.R. Book 445, Page 355, being parallel with the West line of the NW1/4 of the SW1/4 of Section 11, a distance of 20.0 feet. (3) Thence Easterly, parallel with the South line of the NW1/4 of the SW1/4 of Section 11, a distance of 20.0 feet. (4) Thence Southerly, parallel with the West line of said NW1/4 of the SW1/4, a distance of 20.0 feet to the Easterly end of call (1) and to close. SUBJECT TO that part thereof lying within the right-of-way of paved County Road (Moody Road), along the West line of the above described easement.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 11-10-26-0000-0574-0012

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face

Prepared by:
Jonathan Bolick
Watson Title Services of North FL, Inc.
3951 Baymeadows Road
Jacksonville, Florida 32217
File Number: 2300152

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Claudia Schramm Smith

Witness #1 Signature

Witness #1 Printed Name: Claudia Schramm Smith

Laurel Cornelio

Witness #2 Signature

Witness #2 Printed Name: Laurel Cornelio

Michael D. Welch

Michael D. Welch

Address: 31 SE Chinica Drive, Summerfield, Florida 34491

Karen Welch

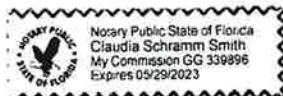
Karen Welch

Address: 31 SE Chinica Drive, Summerfield, Florida 34491

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 March, 2023, by Michael D. Welch and Karen Welch, husband and wife, who is/are personally known to me or who has produced Real ID as identification.



(Notary Seal)

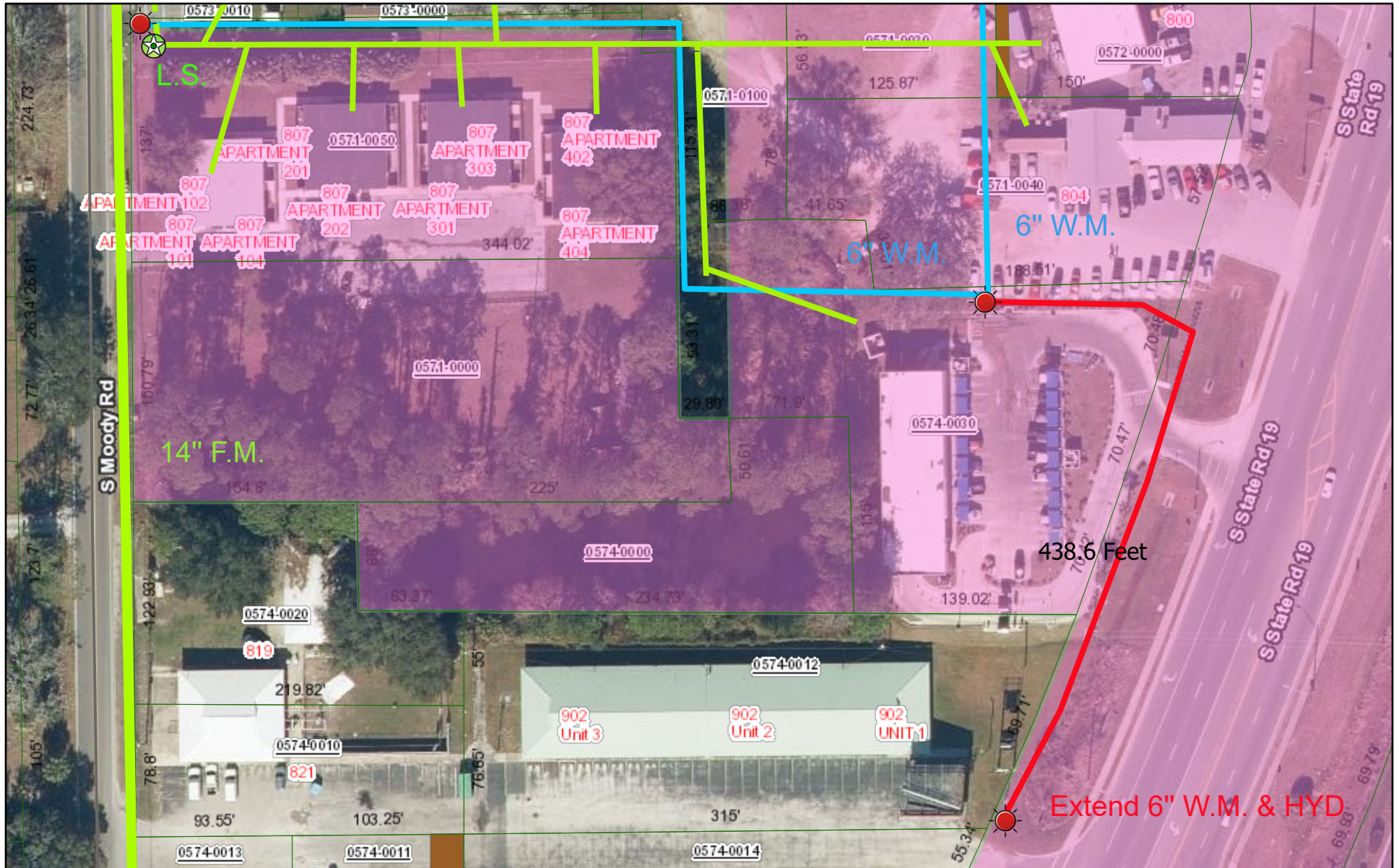
Claudia Schramm Smith

Notary Public

Print Name

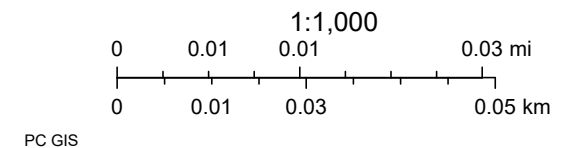
My Commission Expires: 05/29/2023

902 S S.R. 19 W&S Avail.



8/1/2024, 1:35:09 PM

Site Address Points	Subdivisions	Parcels	Dimensions	Easements
Road Centerlines	Lots	PLSS Townships	Parcels	Ingress/Egress
Parcel Lines	Blocks	PLSS Sections		



1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0109
Fax (386) 385-5275



Utilities Department

To: Kelly Erhayel

From: Rhett McCamey, Water & Sewer Superintendent

Date: August 1, 2024

RE: 902 S State Road 19 / Water & Sewer Availability

Water is available from a 6" water main located between 804 S S.R. 19 (Niko's) and 812 S S.R. 19 (Caliber Car Wash). This would require you to hire an engineer to design the project and permit the project with FDEP and FDOT. This would require you to hire an underground utility contractor to install and extend a 6" water main approximately 430 feet to provide potable water and fire protection.

Sewer is available from a 14" force main located on the east side of the Moody Rd...

The City can perform a two-inch tap on the force main and set a two-inch valve at the edge of the Moody Road right of way for your contractor to connect the force main from your lift station. If the tap needs to be larger than two inches, a contractor will have to be hired.

A private sewer lift station would be needed on the property to pump the sewerage into the force main. The Engineer or Plumbing contractor would determine the size of the wet well and pumps you need. Current pressures are running 18 PSI to 26 PSI in that area.

The expense of the extension and the hiring of the engineer to design it and the utility contractor to install it are yours.

Annexation into the city is required to connect to city services. Your property is contiguous to the city limits, it touches the city limits on two sides.

Annexation and rezoning would be handled by the City of Palatka Planning Department.

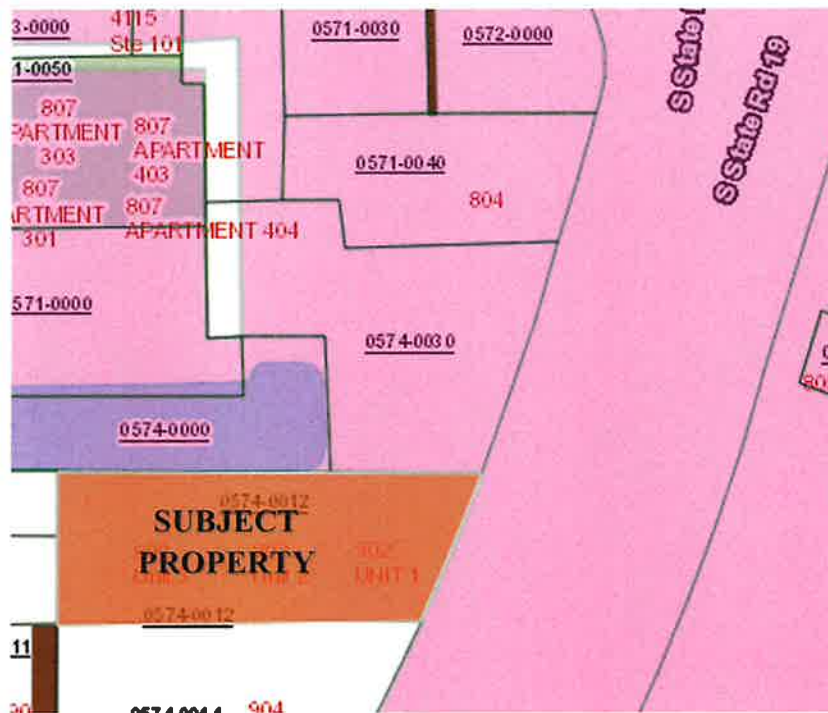
Lorenzo Aghemo is the Planning Director (386) 329-0100

Thank you,

Rhett McCamey, W & S Superintendent

PB Case 25-24: Request to Annex approximately 1.09 acres into the City limits, amend the Future Land Use Map from Putnam County Commercial (CR) to City of Palatka Commercial (COM) and Rezone from Putnam County Commercial, General, Light, (C-2) to City of Palatka Intensive Commercial (C-2).

Owners: E Group Holdings & Property LLC
Address: 902 S State Rd. 19, Palatka, FL 32177
Parcel No. 11-10-26-0000-0574-0012



Date: 10/23/2025 OPER ID: AROMERO RECEIPT NO:F001007
RECEIVED FROM: 902 S STATE ROAD 19

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,700.00		902 S STATE ROAD 19 ANNEX, FLUM AND REZONE APP FEE

ALTA/NSPS LAND TITLE SURVEY

PAGE 1 OF 1

LEGAL DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST, BEING A PART OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 445, PAGE 355 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 26 EAST AND RUN THENCE NORTHERLY, ALONG THE WEST LINE OF SAID N.W. 1/4 OF THE S.W. 1/4, A DISTANCE OF 490.0 FEET TO THE SOUTHWEST CORNER OF TRACT #1 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 445, PAGE 355 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA, THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID LANDS, BEING PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 11, A DISTANCE OF 219.82 FEET TO THE SOUTHEAST CORNER OF TRACT #1 AT THE SOUTHWEST CORNER OF TRACT #2 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 445, PAGE 355 OF SAID PUBLIC RECORDS. THENCE NORTHERLY, ALONG THE WEST LINE OF TRACT #2, BEING PARALLEL WITH THE WEST LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 11, A DISTANCE OF 146.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

FROM POINT OF BEGINNING (1) CONTINUE NORTHERLY, ALONG THE WEST LINE OF TRACT #2, BEING PARALLEL WITH THE WEST LINE OF SAID N.W. 1/4 OF THE S.W. 1/4, A DISTANCE OF 133.80 FEET TO THE NORTHWEST CORNER OF TRACT #2 OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 445, PAGE 355. (2) THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LANDS, BEING PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 11, A DISTANCE OF 369.55 FEET TO THE NORTHEAST CORNER OF TRACT #2 ON THE NORTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 19. RETURN TO THE POINT OF BEGINNING AND (3) RUN THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 11, A DISTANCE OF 315.0 FEET, MORE OR LESS, TO INTERSECT WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 ON THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2764.93 FEET AND A CENTRAL ANGLE OF 03°00'42" (4) THENCE NORTHWESTERLY, ALONG SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY, AN ARC DISTANCE OF 144.1 FEET, MORE OR LESS, TO THE EASTERLY END OF CALL (2) AND TO CLOSE.

TOGETHER WITH APPURTENANT EASEMENTS SET FORTH IN OFFICIAL RECORDS BOOK 490, PAGE 549, PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

TOGETHER WITH APPURTENANT EASEMENTS SET FORTH AND RECORDED IN OFFICIAL RECORDS BOOK 492, PAGE 846, PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

PROPERTY ADDRESS:

902 SOUTH STATE ROAD NO. 19
PALATKA, FLORIDA 32177

CERTIFIED TO:

NATIONWIDE DEVELOPMENT CORPORATION;
GUARANTY TITLE COMPANY OF PALATKA;
FIDELITY NATIONAL TITLE INSURANCE COMPANY

FIELDWORK DATE: 5-26-2022

SURVEY NUMBER: 528150

PARCEL NO. 11-10-26-0000-0574-0012

FLOOD ZONE: X

COMMUNITY NO. 120273

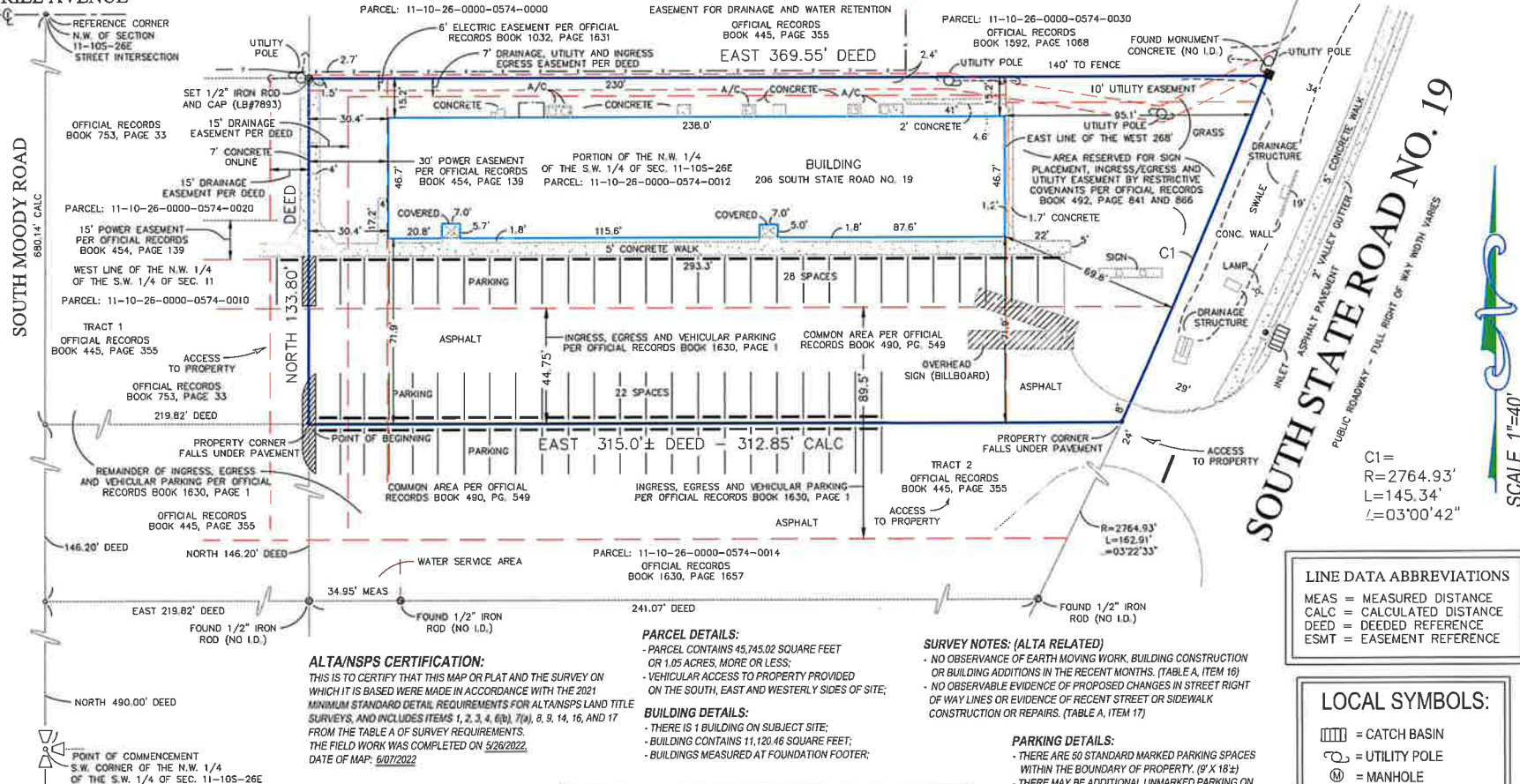
PANEL NO. 0193

SUFFIX: C



LOCATION MAP NOT TO SCALE

CRILL AVENUE



LINE DATA ABBREVIATIONS

MEAS = MEASURED DISTANCE
CALC = CALCULATED DISTANCE
DEED = DEEDED REFERENCE
ESMT = EASEMENT REFERENCE

LOCAL SYMBOLS:

☐ = CATCH BASIN
⊙ = UTILITY POLE
⊙ = MANHOLE
⊙ = LIGHT POLE

PARCEL DETAILS:

- PARCEL CONTAINS 45,745.02 SQUARE FEET OR 1.05 ACRES, MORE OR LESS;
- VEHICULAR ACCESS TO PROPERTY PROVIDED ON THE SOUTH, EAST AND WESTERLY SIDES OF SITE;

BUILDING DETAILS:

- THERE IS 1 BUILDING ON SUBJECT SITE;
- BUILDING CONTAINS 11,120.46 SQUARE FEET;
- BUILDINGS MEASURED AT FOUNDATION FOOTER;

SURVEY NOTES: (ALTA RELATED)

- NO OBSERVANCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN THE RECENT MONTHS. (TABLE A, ITEM 16)
- NO OBSERVABLE EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A, ITEM 17)

PARKING DETAILS:

- THERE ARE 50 STANDARD MARKED PARKING SPACES WITHIN THE BOUNDARY OF PROPERTY. (9' X 18')
- THERE MAY BE ADDITIONAL UNMARKED PARKING ON OR AROUND SUBJECT SITE.

SURVEY NOTES

- ASPHALT CROSSING INTO THE INGRESS/EGRESS & PARKING EASEMENT AND THE 15' DRAINAGE EASEMENT ON THE WESTERLY SIDE OF PARCEL.
- CONCRETE CROSSING INTO THE 17' DRAINAGE EASEMENT ON THE WESTERLY SIDE OF LOT.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.
- PROPERTY SUPPLIED BY CITY WATER AND SEWER.

THE PARCELS HEREIN ARE CONTIGUOUS AND CONTAIN NO GORES, GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES UNLESS SHOWN HEREON

ALTA/NSPS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 14, 16, AND 17 FROM THE TABLE A OF SURVEY REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON 5/26/2022. DATE OF MAP: 5/07/2022

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL.
Kenneth J. Osborne
DATE: 2023.03.07
KJOSURV LLC
PROFESSIONAL S. SURVEYOR AND MAPPER 6910

I have reviewed FIDELITY NATIONAL TITLE INSURANCE COMPANY'S Commitment for Title Insurance File Number: 10244952 Dated Feb 4th 2022 @ 5:00 AM All policy and title search items have been abstracted and all that apply are shown hereon				
ITEM	DESCRIPTION	CONVEYANCE	STATUS	
6	74	RESOLUTION	DOCUMENT NOT AVAILABLE	
7	100	EASEMENT - POWER DISTRIBUTION	SHOWN HEREIN	
8	490	549 RESTRICTIVE COVENANTS	AFFECTS NOT PLOTTABLE	
9	452	841 RESTRICTIVE COVENANTS	SHOWN HEREIN	
10	492	846 EASEMENT OF RECORD - VARIOUS	SHOWN HEREIN	
11	723	101 EASEMENT OF RECORD - ELECTRIC	SHOWN HEREIN	

GENERAL NOTES:
1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) ALL EASEMENTS AND OTHER RECORDS ENCLOSED ARE SHOWN ON THE PLAT.
3) UNRECORDED EASEMENTS, FOUNDATIONS OR OTHER RECORDS ARE NOT TO BE USED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.

SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
STATEWIDE PHONE: (800) 226-4807
STATEWIDE FACSIMILE: (800) 741-0378
WEBSITE: <http://info/targetsurveying.net>



Case PB 25-25 Annex, Amend Future Land Use Map and Rezone

Parcel No.: 37-09-26-0000-0230-0010

Address: 106 Comfort Rd., Approx. 3.66-Acres

Applicants: Whitley Automotive Restoration LLC

STAFF REPORT

DATE: November 21, 2025

TO: City of Palatka Planning Board

FROM: STAFF

APPLICATION REQUEST

Request to annex a 3.66-acres parcel into the City of Palatka for the purpose of connecting to the city's water and sewer system; amend the Future Land Use Map from Putnam County Industrial (IN) to City of Palatka Industrial (IN), and rezone from Putnam County Industrial Heavy (IH) to City of Palatka Light Industrial (M-1).

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 for a 3.66-acres parcel located at 106 Comfort Rd., next to Stinwill Suburban Farms and Aza Rural Health Care complex. The goal of the applicant is to establish two metal structures for industrial use, one is 11,900 sq. ft. and the second one is 1,600 sq. ft.. The property currently has a concrete driveway, and the land is cleared. The applicant wishes to connect to the City's water and sewer facilities which are available nearby. The parcel is adjacent to the City boundaries.

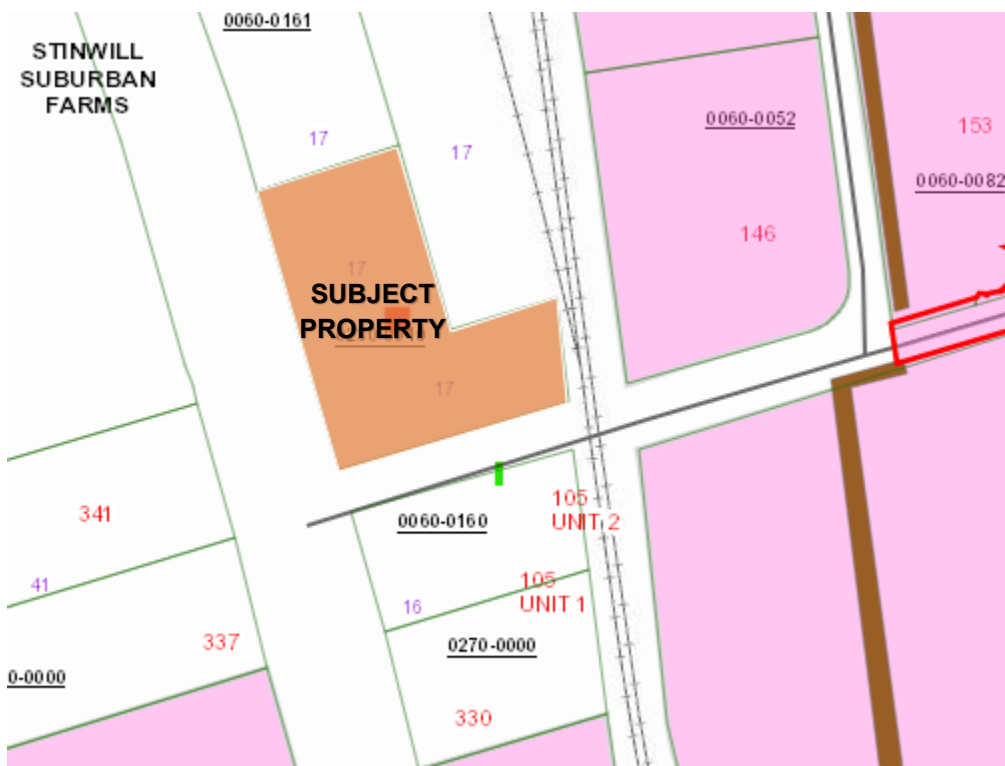


Figure 1: Subject site with City boundaries shown.

Table 1: Current and Proposed Future Land Use Map and Zoning designations

	Actual Use	FLUM	ZONING
Property Existing	Vacant with a driveway.	Putnam County Industrial (IN)	Putnam County Industrial, Heavy (IH)
Property Proposed	Construction of 2 metal buildings.	City of Palatka Industrial (IN)	City of Palatka Light Industrial (M-1)
North	Stinwill Suburban Farms	Putnam County Industrial (IN)	County Industrial Heavy (IH)
South	Crystal Cove Marine Services	Putnam County Industrial (IN)	County Industrial Heavy (IH)
East	Aza Rural Health Complex	City of Palatka Commercial (COM)	City of Palatka Commercial, Neighborhood (C-1A)
West	Powder Coating of Gainesville & Holbrook Manufacturing	Putnam County Urban Service (US)	Putnam County Industrial Heavy (IH)

PROJECT ANALYSIS**Annexation Analysis**

Florida Statute 171.044 references voluntary annexation requirements and requires that property proposed for annexation must meet two tests. First, properties must be contiguous to the annexing municipality and second, properties must also be “reasonably compact”.

Contiguous: F.S. 171.031 provides a definition for contiguous and requires that boundaries of properties proposed for annexation must be coterminous with a part of the municipality’s boundary. As shown previously, in **Figure 1:** Subject site, the property is contiguous to the City limits to the East of the parcel.

Compactness: The statute provides a definition for 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. Annexing this property meets the standard of compactness because it does not create an enclave or pocket.

Connection to Water and Sewer: Water and sewer are available to the site in question. The applicant desires to connect to the City water & sewer system. The system is adequate to handle the annexation of the site.

Comprehensive Plan Public Facilities Element Policy D.1.2.1.

The City of Palatka shall establish a coordinating relationship with the Putnam County Board of County Commissioners to discuss future development plans adjacent to City borders and to discuss the City supporting development beyond their border with water/sewer service. Areas served by Palatka water and sewer will be annexed into the City; however, the distribution of potable water for areas outside of City limits is conditioned upon annexation only when those properties become contiguous.

Future Land Use Change Analysis

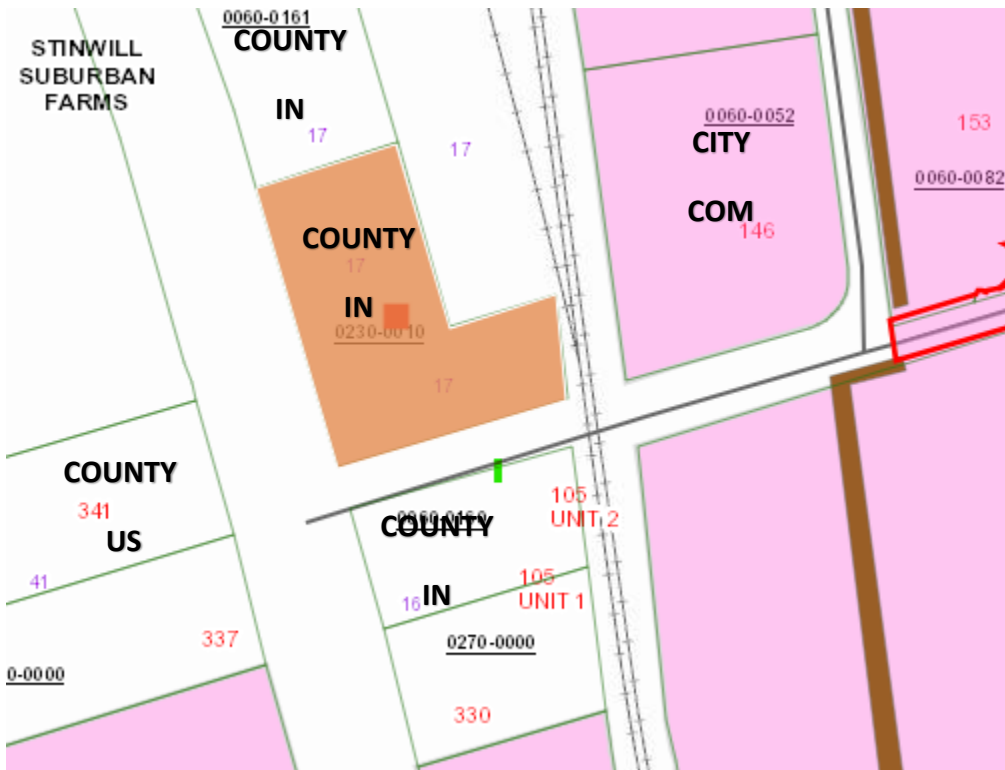


Figure 2: Current Future Land Use

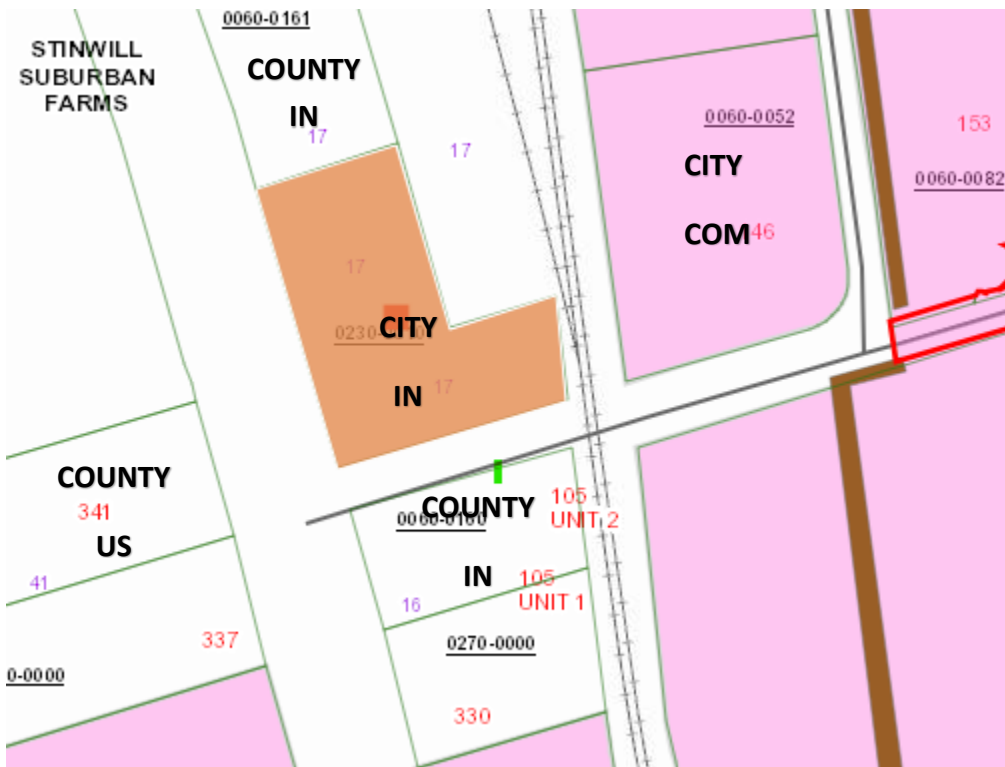


Figure 3: Proposed Future Land Use

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 resources on site.

Response: Staff is not aware of any soil or topography conditions that would present major problems for additional future development of this property in accordance with all applicable land development regulations. Nor is staff aware of natural or historic resources on this developed site.

Provide analysis of the minimum amount of land needed as determined by the local government.

Response: There is no minimum amount of land needed for industrial use in the Comprehensive Plan but, the applicant proposes to continue the neighboring use of industrial facilities.

Demonstrate that amendment does not further urban sprawl, as determined through the following tests:

- Low-intensity, low-density, or single-use development or uses.
- Development in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.
- Radial, strip, isolated, or ribbon development patterns.
- Development that fails to adequately protect and conserve natural resources and agricultural activities
- Development that fails to maximize use of existing and future public facilities and services.
- Development patterns or timing that will require disproportional increases in cost of time, money and energy in providing facilities and services.
- Development that fails to provide a clear separation between rural and urban uses.
- Development that discourages or inhibits infill development and redevelopment.
- Development that fails to encourage a functional mix of uses.

Response: The annexation of this parcel would not contribute to urban sprawl and will not create an undue burden on the water system. Property to the East has water connections. This annexation would be contiguous, as it borders City limits to the East. The use of this parcel will be industrial related. The subject parcel is located within a mostly urbanized area.

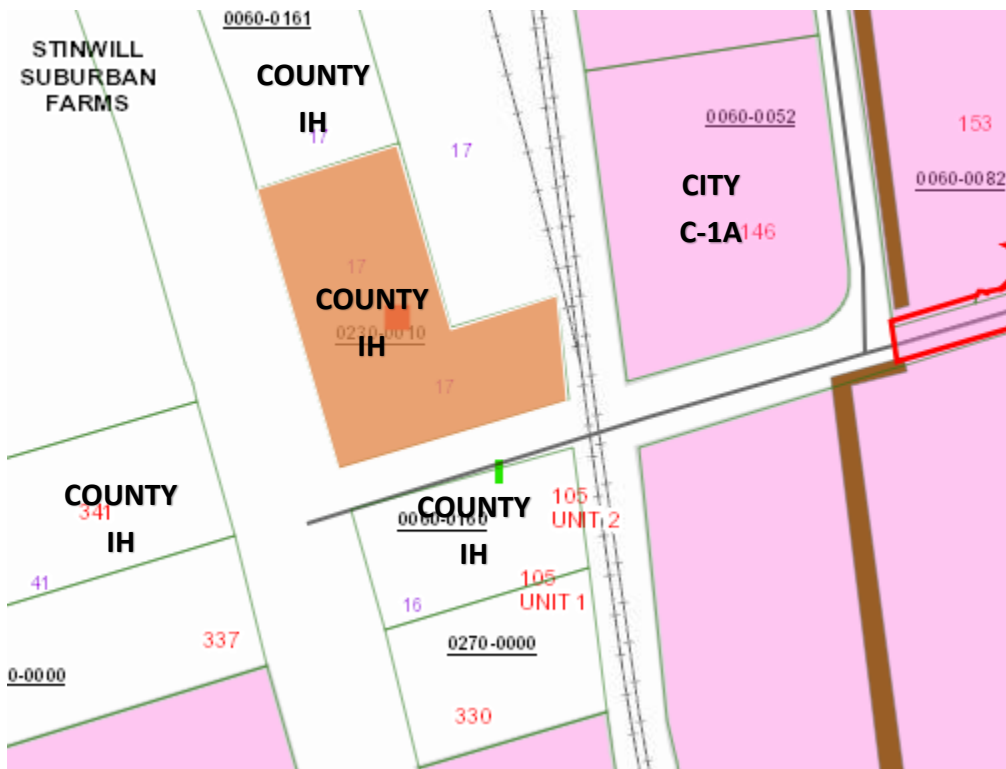


Figure: Current Zoning

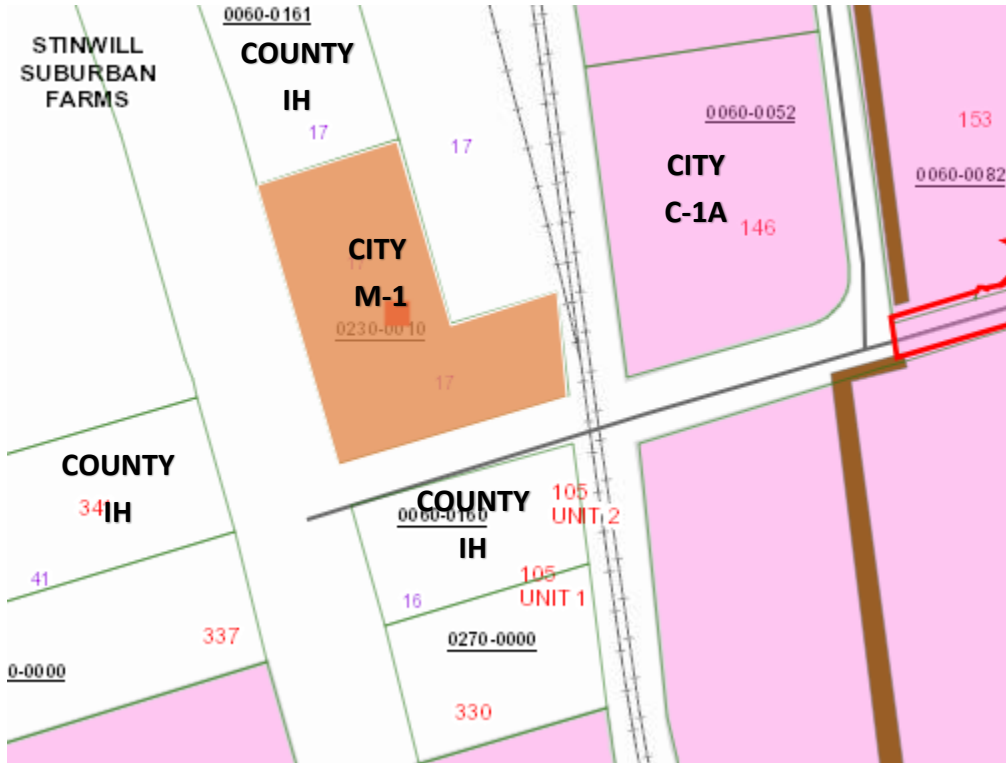


Figure: Proposed Zoning

Zoning Analysis

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

- a. *Whether the proposed change is in conformity with the Comprehensive Plan:*
Response: When a property is annexed into the city, it is often given a similar Future Land Use and Zoning to what existed when in the County. The subject property currently has a Putnam County Industrial, Heavy (IH) land use classification. The proposed rezoning conforms with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is a mix of industrial and commercial uses. The proposed land use will not alter existing land use patterns.
- c. *Possible creation of an isolated district unrelated to adjacent and nearby districts.*
Response: The parcel is vacant with plans for two metal buildings. There is already industrial uses surrounding the parcel, being annexed into the city will not alter the existing relationship of the surrounding area.
- d. *The population density pattern and possible increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.*
Response: The subject property is vacant with a proposed metal buildings use which is adjoining industrial property already developed. There will be no increase in population or overtaxing of the load on public facilities.
- e. *Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.*
Response: Surrounding parcels are mixed development of industrial and commercial. Amending the property zoning to City of Palatka Light Industrial (M-1) will keep proposed conditions within the same uses.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: The City endeavors to convert properties on well and septic systems to City water and sewer in order to reduce pollutants released into ground water and increase revenue to the City's water and sewer funds. Conditions in the area of the subject parcel will remain unchanged.
- g. *Whether the proposed change will adversely influence living conditions in the neighborhood.*
Response: The immediate neighborhood around the subject parcel is established industrial and commercial. Any existing living conditions will not change with approval.
- h. *Whether the proposed change will create or excessively increase traffic congestion or otherwise affect public safety.*
Response: The traffic patterns in the area are already established and will remain the same nor will it affect public safety. It is not anticipated to be a significant increase of existing daily trips.
- i. *Whether the proposed change will create a drainage problem.*

Response: There should be no impact on drainage in the area.

- j. *Whether the proposed change will seriously reduce light and air to adjacent areas.*

Response: No reduction in light and air to adjacent areas is expected.

- k. *Whether the proposed change will adversely affect property values in the adjacent areas.*

Response: There should be no impact on property values as it will be an expansion of an existing use.

- l. *Whether the proposed change will be a deterrent to the improvement of adjacent property in accord with existing regulations.*

Response: The proposed rezoning will not be a deterrent for the improvement of adjacent property.

- m. *Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.*

Response: The proposed rezoning will not grant a special privilege to the property owner.

- n. *Whether there are substantial reasons why the property cannot be used in accord with existing zoning.*

Response: The zoning classifications for the use in this area do not differ substantially. The reason for amending the existing zoning is due to the annexation of the parcel into the city limits and connecting it to City water and sewer facilities.

- o. *Whether the change suggested is out of scale with the needs of the neighborhood or the city.*

Response: The immediate area is industrial in nature. The zoning already exists and is a part of the neighborhood.

- p. *Whether it is impossible to find other adequate sites in the city for the proposed use in districts already permitting such use.*

Response: It is not impossible, but the purpose of this request is to annex into the city to obtain water & sewer services from the City. The property has a proposed industrial use and the proposed zoning is already established in this neighborhood.

- q. *The recommendation of the historical review board for any change to the boundaries of an HD zoning district or any change to a district underlying an HD zoning district.*

Response: Not applicable.

Staff Recommendation

1. Staff recommends approval of the request to annex the approximately 3.66-acre property into the City.
2. Staff recommends the request to amend the Future Land Use Map from Putnam County Industrial (IN) to City of Palatka Industrial (IN) be approved.
3. Staff recommends approval of the request to rezone from Putnam County Industrial Heavy (IH) to City of Palatka Light Industrial (M-1).



RECEIVED

OCT 30 2025

ANNEXATION APPLICATION

DATE RECEIVED: PB 25-25
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)

Annexation: \$700.00 Small scale amendment <50 acres: \$1440.00 Large scale amendment >50 acres: \$2390.00

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

Property Information

- Property Address: 106 Comfort Rd
- Parcel Number: 37-09-26-0000-0230-0010
- Parcel Dimensions: 1,855.5 total feet
- Current Property Use: Industrial, Heavy
- Current Future Land Use Map Designation: City: Palatka County: Putnam
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: _____
- Proposed Use: Industrial, Heavy
- Current Zoning Designation: IH Requested Zoning Designation: remain the same
- Square footage of any proposed structures (1) 11,900 (2) 1,600
- Number & types of structures on property (2) metal structures for IH use

Applicant Information

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

Owner Name(s): WHITLEY AUTOMOTIVE RESTORATION LLC (Dominick Whitley)

Mailing Address: 2807 N 10TH ST, St Augustine, FL 32084

Phone Number(s): 417-237-3415 Email: dandmwhitley1@outlook.com

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

Name(s): _____ Certified Construction: Brian Lester

Mailing Address: 3504 Evergreen Ave, Bunnell, FL

Phone Number(s): 386-931-2592 Email: certifiedcc@bellsouth.net

To Be Notarized

Name (Print Name): Nicolas Dominic Whitley

Signature: [Signature] Date: 10/30/2025

STATE OF Florida County of Putnam

Before me this day personally appeared Nicolas D. Whitley 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 October A.D. 2025.

(Notary Seal)

[Signature]
Notary Public



My commission expires: March 17, 2026 State of FL at Large.
Type of Identification Produced: DL W340-624-75-183-0

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



RECEIVED

OCT 30 2025

FLU AMENDMENT REZONING APPLICATION

DATE RECEIVED: 10-30-25
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: 106 Comfort Rd.
- Parcel Number: 37-09-26-0000-0230-0010
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- Current Property Use: Industrial, Heavy
- Current Future Land Use Map Designation: City: Palatka County: Putnam
- Proposed Future Land Use Map Designation (if applicable): City: _____ County: _____
- Proposed Use: Industrial, Heavy
- Current Zoning Designation: IH Requested Zoning Designation: remains
- Square footage of any proposed structures (1) 11,900 (2) 1,600 Number & types of structures on property (2)
metal structures for IH com use.

Applicant Information

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

Owner Name(s): Whitley Automotive Restoration LLC (Dominick Whitley)
Mailing Address: 2807 N 10th St, St Augustine, FL 32084
Phone Number(s): 417-237-3415 Email: dandmwhitley1@outlook.com

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

Name(s): Certified Construction; Brian Lester
Mailing Address: 3504 Evergreen Ave Bunnell, FL
Phone Number(s): 386-931-2592 Email: certifiedc@bellsouth.net

To Be Notarized

Name (Print Name): Brian Lester

Signature: [Signature] Date: 10/30/25

STATE OF FLA County of Putnam

Before me this day personally appeared Brian Lester 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 30th day of Oct A.D. 2025

(Notary Seal)



[Signature]
Notary Public

My commission expires: 8/4/2026 State of FLA at Large.

Type of Identification Produced: FLDL

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

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

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

STATE OF FLORIDA CITY
OF PALATKA

BEFORE ME, the undersigned authority, this day personally appeared Nicollas D. Whitley For Whitley Automotive Restoration LLC, hereinafter referred to as "Affiant" who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the ☒ individual or ☐ Nicollas D. Whitley [position - Whitley Automotive Restoration LLC]
e.g., president, partner, trustee} of Whitley Automotive Restoration LLC [name
and type of entity - e.g., ABC Corporation, XYZ Limited Partnership] that holds an ownership interest in real property legally described on the attached Exhibit "A" (the "Property"). The Property is the subject of an application for Comprehensive Plan amendment, Rezoning or Development Order approval with the City of Palatka.
2. Affiant's address is: 2807 N 10th St
St. Augustine, FL 32084
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

EXHIBIT "A"

PROPERTY

CITY OF PALATKA PLANNING DEPARTMENT

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

FURTHER AFFIANT SAYETH NAUGHT.


Brian Lester, Affiant
(Print Affiant Name)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA CITY
OF PALATKA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [☐ online notarization, this 30th day of Oct, 2020 by Brian Lester (name of person acknowledging). He/she is personally known to me or has produced FL DL (type of identification) as identification and Notary Public State of Florida (type of correct response).


(Name - type, stamp or print clearly)

Melissa Dreyer
(Signature)

My Commission Expires on: 8/4/2025

NOTARY'S SEAL OR STAMP

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

Whitley Automotive Restoration LLC
2807 N 10th St
St. Augustine, FL 32084



(Address, City, State, Zip)

Brian Lester

POA / Contractor

(Name in print)

(Title)

Certified Construction & Consulting LLC

3504 Evergreen Ave Dunell
FL

(Name of company, if applicable)

(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY
OF PALATKA

The foregoing instrument was sworn to and subscribed before me by means of ☒ physical presence or
[] online notarization, this 30th day of Oct, 2025, by Brian Lester
(name of person making statement). He/she is personally known to me or has produced
F.I.D. (type of identification) as identification.

Melissa Dreyer

(Name in print)

Melissa Dreyer

(Signature)

My Commission Expires on:

8/4/2026



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

Date: 10/30/2025 OPER ID: MBROWN RECEIPT NO:D017656
RECEIVED FROM: 106 COMFORT RD.CERTIFIED CONSTRUCTION

AMOUNT RECEIVED: 2,700.00 TYPE: CK CHECK: 4047
CHANGE DUE: 0.00
TOTAL RECEIVED: 2,700.00

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,700.00		106 COMFORT RD.CERTIFI ANNEXATION FLUM REZONE

Prepared by:
Joyce Norris
Guaranty Title Company of Palatka
213 N. 4th Street
Palatka, Florida 32177

File Number: 19196

General Warranty Deed

Made this May 30, 2025 A.D. By **Christopher Norton, individually and as Trustee of The Virginia Lee Norton Trust, dated September 6, 2010**, conveying non homestead property, whose address is 2070 Riverwood Drive, Gainesville, Georgia 30501, hereinafter called the grantor, to **Whitley Automotive Restoration, LLC., a Florida Limited Liability Company**, whose post office address is: 2807 N 10th Street c/o Spence Law, St. Augustine, Florida 32084, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Three Hundred Sixty Six Thousand dollars & no cents (\$366,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Putnam County, Florida, viz:

See Attached Schedule "A"

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **37-09-26-0000-0230-0010**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

Prepared by:
Joyce Norris
Guaranty Title Company of Palatka
213 N. 4th Street
Palatka, Florida 32177

File Number: 19196

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

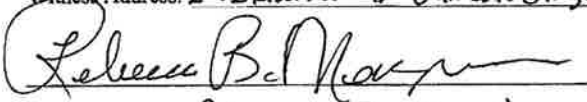


Witness Printed Name John P. Long
Witness Address: 2072 Riverwood Dr Gainesville GA 30501

The Virginia Lee Norton Trust, dated September 6, 2010



(Seal)
Christopher Norton, individually and as Trustee
Address: 2070 Riverwood Drive, Gainesville, Georgia 30501



Witness Printed Name Rebecca B. Mensinger
Witness Address: 2061 Riverwood DR. J
Gainesville, Ga. 30501
State of GA
County of Hall

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of May, 2025, by Christopher Norton, individually and as Trustee of The Virginia Lee Norton Trust, dated September 6, 2010, who is/are personally known to me or who has produced Driver's License as identification.

Notary Public
Print Name: PRUTHVI PATEL
My Commission Expires: 02/07/2029



Prepared by:
Joyce Norris
Guaranty Title Company of Palatka
213 N. 4th Street
Palatka, Florida 32177

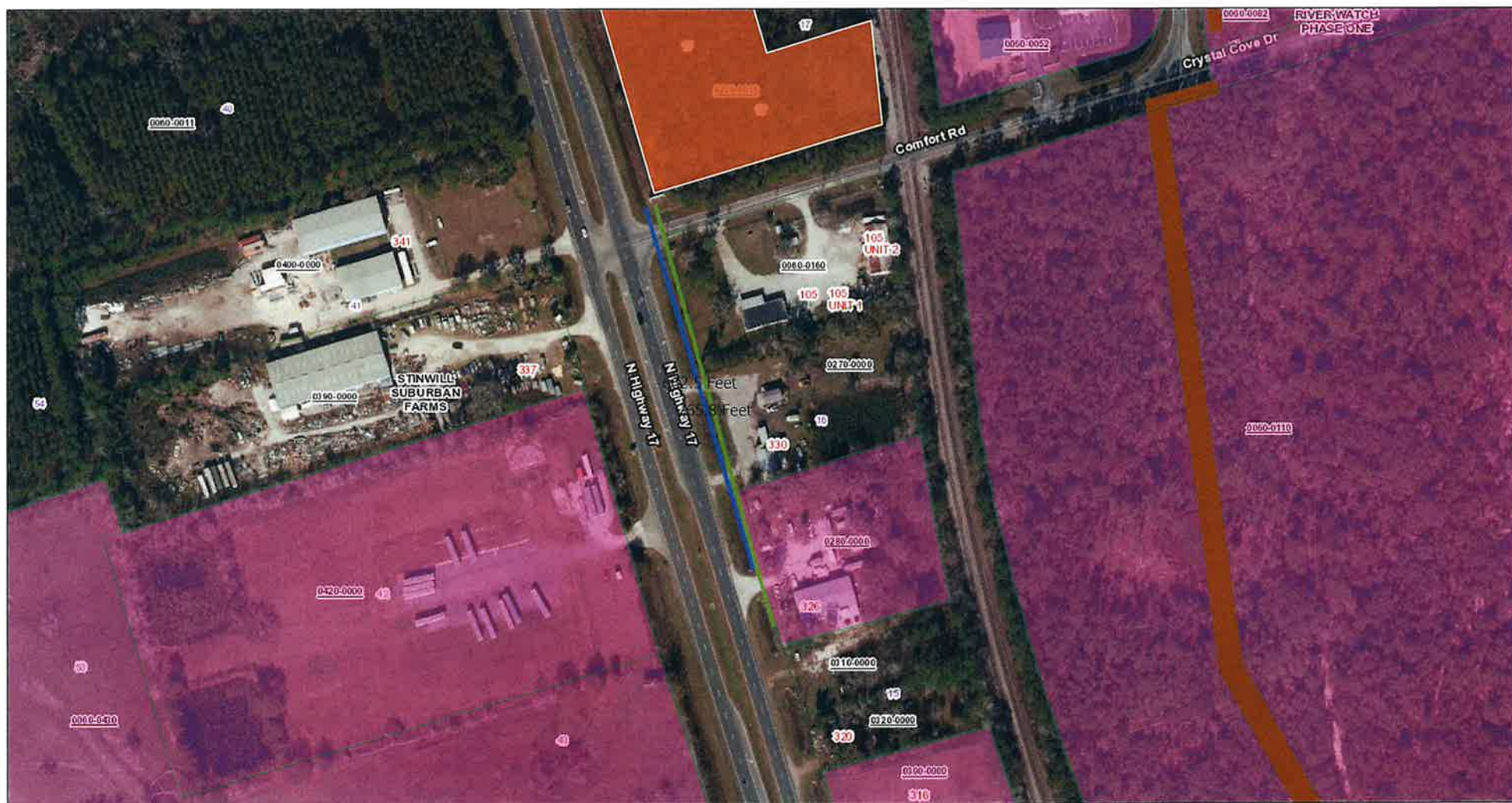
File Number: 19196

Schedule "A"

A tract of land situated in Lots 16 and 17 of Revised Map of Stinwill Suburban Farms, according to plat thereof recorded in Map Book 2, Page 39 of the public records of Putnam County, Florida and being more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way of a county road as described in Official Records Book 100, Page 332 of the public records of Putnam County, Florida with the Easterly right-of-way of State Road #15 (see Parcel #115 of the lands described in Official Records Book 347, Page 851 of said public records) and (1) run thence Easterly, along said Northerly right-of-way, a distance of 414.36 feet to the Westerly right-of-way of the Seaboard Coast line Railroad; return to the point of beginning and (2) run thence Northerly, along the Easterly right-of-way of State Road #15, a distance of 500.0 feet; (3) thence Easterly, perpendicular to said Easterly right-of-way a distance of 256.51 feet to intersect with the Westerly line of second parcel of land described in Official Records Book 6, Page 446 of said public records; (4) thence Southerly, along said Westerly line, a distance of 318.0 feet to the Southwesterly corner of second parcel of land described in Official Records Book 6, Page 446 on the Northerly line of Lot 16 of Revised Map of Stinwill Suburban Farms; (5) thence Easterly, along said Northerly line, being the Southerly line of second parcel of lands described in Official Records Book 6, Page 446, a distance of 186.3 feet to the Westerly right-of-way of the Seaboard Coast Line Railroad; (6) thence Southerly, along said westerly right-of-way, a distance of 184.21 feet to the Easterly end of call (1) and to close

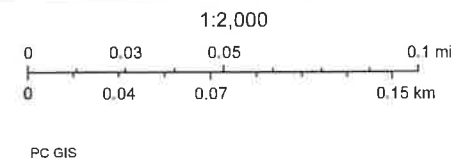
Property Appraiser



10/30/2025, 2:38:28 PM

8" water main on the East side of US 17. The main ends at 326 N HW 17 and would need to be extended approximately 662 feet

6" sewer force main on the East side of US 17. The main ends at 326 N HW 17 and would need to be extended approximately 765 feet



1010 Ocean Street
Palatka, FL 32177
Tel. (386) 329-0109
Fax (386) 385-5275



To: Whitley Automotive Restoration LLC
From: Eli Higginbotham, Water & Sewer Superintendent
Date: October 30, 2025
RE: 106 Comfort Road Water & Sewer Availability

Water is available from an 8" water main on the East side of US 17. The main ends at 326 N HW 17 and would need to be extended approximately 662 feet. This would require you to hire an engineer to design and permit the project with FDEP and FDOT. This would require you to hire an underground utility contractor to extend the 8" water main to 106 Comfort Rd.

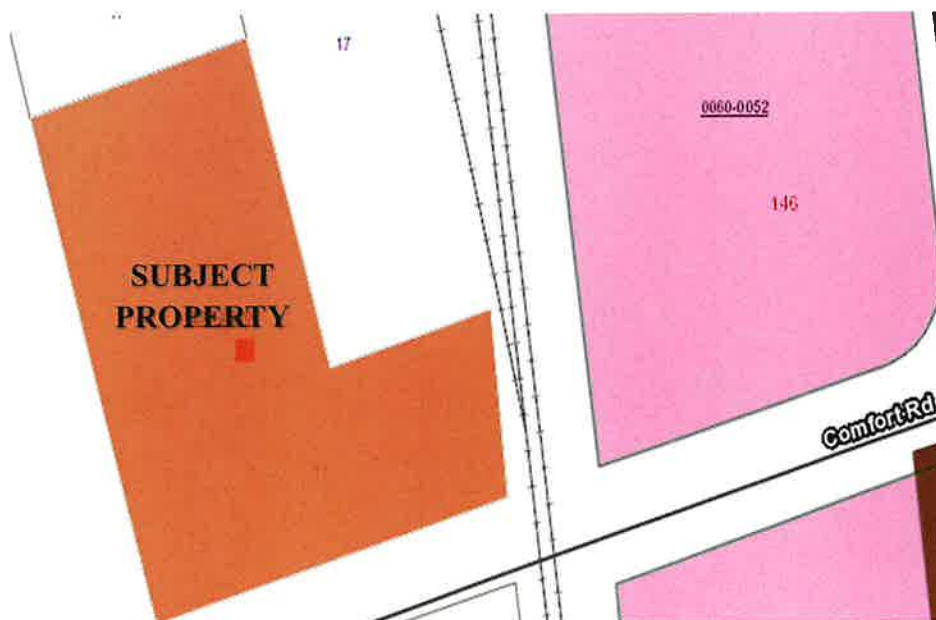
Sewer is available from a 6" sewer force main on the East side of US 17. The main ends at 326 N HW 17 and would need to be extended approximately 765 feet. You will need a lift station to pump into the force sewer main. The lift station would be privately owned, maintained, and installed by the property owner. This would require you to hire an engineer to design and permit the project with FDEP and FDOT. This would require you to hire an underground utility contractor to extend the 6" sewer force main to 106 Comfort Rd.

The property is contiguous to the city limits on the East side and will need to annex into the city to connect to city utilities. You will need to start the annexation process and go through the City Planning Department for construction from the start.

Thank you,
Eli Higginbotham, W & S Superintendent

PB Case 25-25: Request to Annex approximately 3.66 acres into the City limits, amend the Future Land Use Map from Putnam County Industrial (IN) to City of Palatka Industrial (IN) and Rezone from Putnam County Industrial Heavy (IH) to City of Palatka Industrial Heavy (IH).

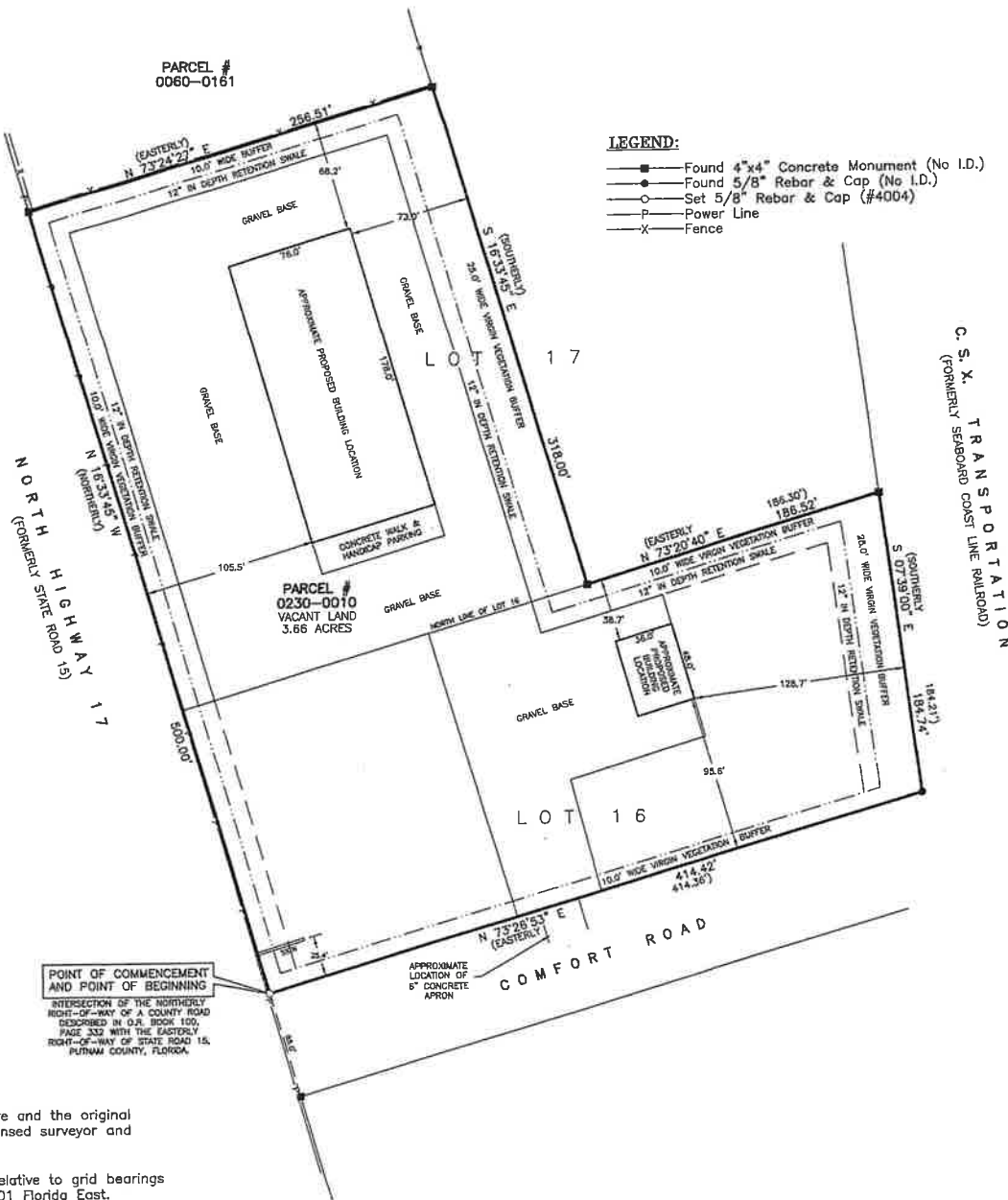
Owners: Whitley Automotive Restoration LLC
Address: 106 Comfort Rd. Palatka, FL 32177
Parcel No. 37-09-26-0000-0230-0010



PARCEL #
0060-0161

LEGEND:

- Found 4"x4" Concrete Monument (No I.D.)
- Found 5/8" Rebar & Cap (No I.D.)
- Set 5/8" Rebar & Cap (#4004)
- Power Line
- Fence



NOTES:

- 1.) Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 2.) Bearings shown hereon are relative to grid bearings and are based on Zone 0901 Florida East.
- 3.) Lands shown hereon lie within the unshaded Flood Zone "X" (areas determined to be outside the 0.2% annual chance flood plain) as per Community Panel # 120272 0191 C of the Flood Insurance Rate Maps. Effective Date February 2, 2012.
- 4.) No underground installations or improvements have been located except as noted.
- 5.) No instruments of record reflecting easements, rights-of-way and or ownership were furnished for this surveyor except as shown.
- 6.) Deed dimensions, if different from field measured, are shown in parentheses ().
- 7.) The error of closure meets the standards of practice requirements.

LEGAL DESCRIPTION: AS FURNISHED

A TRACT OF LAND SITUATED IN LOTS 16 AND 17 OF REVISED MAP OF STINWILL SUBURBAN FARMS, ACCORDING TO PLAT THEREOF RECORDED IN MAP BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY OF A COUNTY ROAD AS DESCRIBED IN O.R. BOOK 100 PAGE 332 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA WITH THE EASTERLY RIGHT-OF-WAY OF STATE ROAD #15 (SEE PARCEL #115 OF THE LANDS DESCRIBED IN O.R. BOOK 347, PAGE 851 OF SAID PUBLIC RECORDS) AND (1) RUN THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 414.36 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD. RETURN TO THE POINT OF BEGINNING AND (2) RUN THENCE NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY OF STATE ROAD #15, A DISTANCE OF 500.0 FEET. (3) THENCE EASTERLY, PERPENDICULAR TO SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 256.51 FEET TO INTERSECT WITH THE WESTERLY LINE OF SECOND PARCEL OF LAND DESCRIBED IN O.R. BOOK 6, PAGE 446 OF SAID PUBLIC RECORDS. (4) THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, A DISTANCE OF 318.0 FEET TO THE SOUTHWESTERLY CORNER OF SECOND PARCEL OF LAND DESCRIBED IN O.R. BOOK 6 PAGE 446 ON THE NORTHERLY LINE OF LOT 16 OF REVISED MAP OF STINWILL SUBURBAN FARMS. (5) THENCE EASTERLY, ALONG SAID NORTHERLY LINE, BEING THE SOUTHERLY LINE OF SECOND PARCEL OF LANDS DESCRIBED IN O.R. BOOK 6 PAGE 446, A DISTANCE OF 186.3 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD. (6) THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 184.21 FEET TO THE EASTERLY END OF CALL (1) AND TO CLOSE.

CERTIFIED TO : DOMINIC WHITLEY

BY: 
ELLERY B. WILLIAMS
FLORIDA CERTIFICATE # 4004

MORRIS SURVEYING & MAPPING, INC. LB# 7880

Date of last field work: APRIL 22, 2025

MAP REVISED JULY 1, 2025 - TO UPDATE SITE PLAN

BOUNDARY SURVEY	JOB NO. 25-179	FIELD BOOK 796
MORRIS SURVEYING & MAPPING, INC.		
P.O. BOX 1230	6845 S.E. 221st STREET	
HAWTHORNE, FLORIDA 32640	(352) 481-4895	

PDP25-000019

AUG 14 2025

Case PB 25-23 Code Text Amendment

Applicant: Beck/Sloan Properties, Inc.

STAFF REPORT

DATE: December 2nd, 2025

TO: City of Palatka Planning Board

FROM: STAFF

APPLICATION REQUEST

The request submitted by the applicant is to amend the text of Section 94-162 DB
Downtown Business District (b) (1) and/or Section 94-164- Downtown Overlay
Zoning (B)(2)

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 applicant is the owner of parcel ID 42-10-27-6850-0610-0010, at 820 Reid Street. The lot has a vacant building that was occupied by the Winn-Dixie Supermarket. Beck/Sloan Properties Inc. is subsidiary of the Beck/Sloan conglomerate that operates several car dealerships in Palatka. The ultimate intent of the applicant is to establish another car dealership on the parcel. The property is in the Downtown Business and subject to the Downtown Overlay Zoning. The purpose of the Downtown Business District and subject to the Downtown Overlay Zoning is to promote downtown revitalization. The Palatka Community Redevelopment Agency (CRA) states that the city “recognizes the importance of reinvigorating downtown Palatka, to create an economically sustainable vibrant area. This overlay is thus meant to support redevelopment, infrastructure upgrades, and encourage investment. The proposed text amendment to the Code would allow a car

dealership land use on the site since current regulations do not allow that land use on the parcel. The applicant is seeking to add a car dealership land use as permitted land use in the Downtown Business District and/or in the Downtown Overlay Zoning. The applicant also proposes to modify the geographical description of the Downtown Overlay Zoning Periphery Area to exclude the subject property.

Analysis

The 820 Reid Street parcel is currently zoned C-2 Commercial High which allows car dealerships and related uses. However, the parcel is within the Downtown Overlay Zoning. Car dealership is a prohibited land use within the Overlay. Sec.94-4 of the zoning code mandates that when there are conflicting regulations as in this case, the most restrictive or that imposing higher standards shall govern. Hence the code text amendment application filed.

When pertaining to other proposed amendments of this chapter, the planning board shall consider and study:

A. The need and Justification for the change.

In the justification statement the applicant indicates that the establishment of a car dealership at the subject location will bring economic benefits to the city in terms of jobs creation and increased taxes, as well as renovating a blighted property.

While staff supports the economic development of the city's downtown area and the creation of new jobs, the question of whether a car dealership is a desired land use in the periphery zone of the Downtown Business area and along the primary entry corridor to the city be consistent with the city's comprehensive plan. The City Commission carefully considered which land uses could be permitted in the Downtown Overlay zoning at multiple public meetings back in 2014. The consideration also included the adoption of development standards to protect the downtown from incompatible development. The general intent for the area is to promote land uses that generate daily pedestrian activity.

The applicant is proposing to amend the text of the DB Downtown Business District to introduce the following: *Retail outlets for sale of new and used boats, vehicles, motorcycles, trucks, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards). (Periphery only fronting Reid Street, between North 4th Street and the railroad tracks).* Allowing this type of intensive land use within the overlay could deter the achievement of a successful downtown with a critical mass of retail and restaurant uses without low generating pedestrian movement and incompatible uses. In addition to this, the applicant proposes to

include Service establishments such as automobile service stations, repair and services garages, and rental of automotive vehicles. (Periphery only fronting Reid Street, between North 4th Street and the railroad tracks). This amendment also raises concerns as to its compatibility with the district.

The applicant is also proposing to amend the Downtown Overlay Zoning by excluding their property from the overlay: *The area identified south of Main Street, north of Reid Street and between North 8th Street and North 9th Street is excluded from the periphery. For this area, its base zoning will prevail.*

Although this text amendment is not as conflictive as the previous one, it is not consistent with the goal and objective established by the City Commission: *Intent. The downtown overlay zoning is intended to recognize the unique and historic function and appearance of the downtown retail business district and the surrounding area. The overlay provides regulations to help ensure that new infill buildings and the renovation of existing buildings will blend with the fabric of the physical environment of downtown Palatka, its existing buildings and the overall streetscape and not present a jarring contrast with existing community character and architecture. The overlay also encourages uses that contribute to a vibrant and active shopping and business area.*

Additionally, it will set a precedent for other properties to do the same when a particular use is not permitted in the overlay. This could eventually compromise the integrity of the overlay therefore. However, changing the area of the Overlay will be a policy decision by the City Commission to approve it or not.

B. The relationship of the proposed amendment to the purposes and objectives of the city's comprehensive planning program and to the comprehensive plan, with appropriate consideration as to whether the proposed change will further the purposes of this chapter and other city ordinances, regulations and actions designed to implement the comprehensive plan.

The Comprehensive Plan contains general policies regarding goals for redevelopment, infill and renewal of blighted properties.

Objective A.1.8 calls for a mix of land use to promote convenience in the location of related uses to reduce travel congestion and costs and increase walkability.

Objective A.1.9 mandates the City to implement the adopted Community Redevelopment Plan and pursue strategies to transform Downtown into a vibrant mixed-use entertainment center.

Policy A.1.9.7 requires the City to beautify currently unattractive and critically important view corridors from US 17 to attract passers-by; street trees and plantings, building canopies/awnings, and parking/vacant lot street walls.

The staff analysis contained in this report concludes that the proposed text amendments will not further the purposes of this chapter and other city ordinances, regulations and actions designed to implement the comprehensive plan.

In addition, the proposed text amendment would not be consistent with the Community Redevelopment Plan 2021 for the Palatka Redevelopment Area which calls for a more pedestrian and bicycle circulation within the Central Business District with Reid Street acting as a pedestrian and bicycle barrier between the northern and southern half of the district. The introduction of a car dealership on Reid Street within the Downtown Zoning Overlay will likely contribute to making the corridor a more intense motorize form of travel to the detriment of pedestrian and bicycle circulation.

CONCLUSION AND RECOMMENDATION

The proposed text amendments will not further the comprehensive plan nor the intent of the Downtown Overlay Zoning. Either text amendment will set an undesirable precedent compromising the integrity of the overlay, therefore staff cannot support the request.

Staff recommend DENIAL of the proposed text amendments.

OCT 14 2025



PLANNING DEPARTMENT

205 N 2nd STREET
PALATKA, FL 32177
386.329.0100

Land Development Code Amendment Application

DATE RECEIVED: PB 25-23
APP NUMBER: PB _____
HEARING DATE: _____

To Be Completed by Applicant

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

1. Code Section to be changed (provide Municipal Code Chapter, section and subsection number found at:

https://www.municode.com/library/fl/palatka/codes/code_of_ordinances: _____

Section 94-162 - DB Downtown Business District (b)(1) and (2)

Or if required, Section 94-164 - Downtown Overlay Zoning (B)(2)

2. Specific change including language to be added or deleted to current code text (provide attachment if needed):

Please see attached information.

3. Justification and reason for request, including how change will meet and not conflict with code intent (provide attachment if needed)

Please see attached information.

Applicant Information

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

Mailing Address: 2000 Reid Street Palatka, Florida 32177

Phone Number(s): (386) 328-0344 x 341 Email: jimtroiano@checkbeck.com

Applicant Name(s): Preston B. Sloan, President and Jim Troiano as his authorized agent (See attached letter granting authority).

Mailing Address: 2000 Reid Street

Phone Number(s): (386) 328-0344 X 341 Email: jimtroiano@checkbeck.com

To Be Notarized

Name (Print Name):

Preston B. Sloan

Signature:

[Signature]

Date: 10/1/2025

STATE OF

Florida

County of

Putnam

Before me this day personally appeared

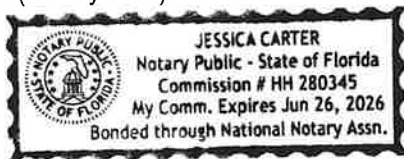
Preston B. Sloan

who executed the foregoing

application and acknowledged to and before me executed this document for the purposes therein expressed.

WITNESS my hand and official seal, this 1st day of October A.D. 2025.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 06/26/2026 State of Florida at Large

Type of Identification Produced: personally known

For Official Use Only

Date Submitted: _____

Preliminary Review by: _____

Received By: _____

Legal Ad Ran: _____

Surrounding Property owner's notices sent (if applicable): _____ Date: _____

Date Legal Ad Ran: _____

Date: _____

Attachments Reviewed:

- ☐ Justification Statement
- ☐ Copy of Current Code
- ☐ Copy of Proposed Code

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

Date: 10/14/2025 OPER ID: AROMERO RECEIPT NO: F000961
RECEIVED FROM: 2000 REID ST.

AMOUNT RECEIVED: 450.00 TYPE: CK CHECK: 11317
CHANGE DUE: 0.00
TOTAL RECEIVED: 450.00

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
450.00		2000 REID ST. LAND DEVELOPMENT CODE AMENDMENT APPLICATION

Beck/Sloan Properties, Inc.

2000 Reid Street
Palatka, Florida 32177
(386) 328-0344

September 30, 2025

City of Palatka
Planning Department
201 N. 2nd Street
Palatka, Florida 32177

Re: Letter Designating Agent

Dear City of Palatka:

As the President and CEO of Beck/Sloan Properties, Inc., I hereby designate Mr. Jim Troiano as my agent for all zoning, development and construction efforts at 820 Reid Street in the city of Palatka. Mr. Troiano is authorized to represent, submit development and construction documents on my behalf, as well as to respond to and furnish all information and data requested by the City as it relates to this property.

If you need any additional information, please do not hesitate to contact me at brecksloan@checkbeck.com or (386) 328-0344 x 122.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P.B. Sloan', with a long horizontal flourish extending to the right.

Preston B. Sloan, President
Beck/Sloan Properties

Attachment: Jim Troiano, Beck/Sloan Properties

Beck/Sloan Properties, Inc.
820 Reid Street
Putnam County Parcel ID # 42-10-27-6850-0610-0010

2. Specific change including language to be added or deleted to current code text.
Underlined, bolded and highlighted is our suggested language additions:

Sec. 94-162. - DB downtown business district.

- (a) Intent and purpose. The downtown business (DB) district is established for the purpose of providing a transitional buffer between the downtown riverfront (DR) district and the more intensive uses which would be inconsistent with the intent of the downtown riverfront (DR) district. This district would provide a broader range of activities and uses that would support development within the downtown riverfront (DR) district. The boundaries of this district extend along St. Johns Avenue and Reid Street from 4th Street to the railroad tracks and Oak Street and Laurel Street from 4th Street to the railroad tracks. Within this area is the retail core, consisting of properties that front on St. Johns Avenue, and the periphery, which is the remainder of the district.
- (b) Permitted principal uses, activities, and structures. Unless otherwise expressed herein, uses not specifically listed as permitted shall be prohibited. Uses referencing the periphery shall only be allowed within that area. Sale, display preparation, and repair incidental to sales and storage shall be conducted on private property only with the exception of items allowed on the sidewalk per section 70-31. Permitted principal uses, activities, and structures in the downtown business (DB) district are as follows:
 - (1) General retail establishments which include:
 - a. Antiques and collectibles.
 - b. Appliances and electronics.
 - c. Arcades.
 - d. Art.
 - e. Arts and crafts.
 - f. Auction houses.
 - g. Automotive parts (excluding repair and/or installation).
 - h. Bakeries (retail).
 - I. Bait and tackle shops.
 - j. Bicycle shops.
 - k. Billiard parlors and indoor recreation and amusement facilities.
 - l. Books and periodicals.
 - m. Cameras (including incidental repair) and photographic supplies.
 - n. Candy and confectionary shops.
 - o. Convenience stores without gas pumps (periphery).
 - p. Delicatessens.
 - q. Department and discount stores.
 - r. Electronics and appliances (including incidental repairs).
 - s. Farmer's markets, as defined and regulated by section 94-201 of the zoning code.
 - t. Flowers and gifts.
 - u. Fish and seafood shops (retail).
 - v. Furniture stores.

- w. Gifts.
- x. Gourmet shops.
- y. Grocery stores.
- z. Hardware.
- aa. Health food shops.
- bb. Hobby shops.
- cc. Jewelers (including incidental repair).
- dd. Leather goods and luggage.
- ee. Marine hardware and supplies shops.
- ff. Mobile food vendors and push carts.
- gg. Musical instruments and supplies.
- hh. Office equipment and furniture and supplies.
- ii. Pet stores.
- jj. Plant shops.
- kk. Pharmaceuticals.
- ll. Specialty and gourmet foods.
- mm. Sporting goods.
- nn. Sundries and notions.
- oo. Toys.
- pp. Wearing apparel.
- qq. Any retail establishment which incorporates any of the above.
- rr. Retail outlets for sale of new and used boats, vehicles, motorcycles, trucks, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards). (Periphery only fronting Reid Street, between North 4th Street and the railroad tracks).***

(2) General service establishments shall include:

- a. Aquariums.
- b. Barbershops and beauty shops.
- c. Bars, nightclubs, or taverns (See chapter 10).
- d. Coffee shops.
- e. Copy, mailbox, or shipping shops.
- f. Dance studios.
- g. Fitness centers.
- h. Fraternal organizations (periphery).
- i. Funeral homes.
- j. Health spas.
- k. Interior designer studios.
- l. Job printing.
- m. Martial arts or comparable physical activities studios.
- n. Museums and galleries.
- o. Package liquor stores without drive-through facilities (See chapter 10) (periphery).
- p. Pet grooming without overnight boarding.
- q. Photographic studios.

- r. Restaurants, and restaurants with drive-in facilities (periphery).
- s. Shoe repair shops.
- t. Tailor shops.
- u. Travel agencies.
- v. Trophy and awards sales and assembly.
- w. Upholstery and reupholstery shops.
- x. Service establishments such as automobile service stations, repair and service garages, and rental of automotive vehicles. (Periphery only fronting Reid Street, between North 4th Street and the railroad tracks).**

If the areas above are not considered, we respectfully request consideration given to a change to Sec. 94-164. If the areas above are considered and recommended, we respectfully request the right to reserve the below listed as an alternative if needed during or after the planning commission meeting, or that of the city commission meeting:

Sec. 94-164. - Downtown Overlay Zoning:

- (a) Intent. The downtown overlay zoning is intended to recognize the unique and historic function and appearance of the downtown retail business district and the surrounding area. The overlay provides regulations to help ensure that new infill buildings and the renovation of existing buildings will blend with the fabric of the physical environment of downtown Palatka, its existing buildings and the overall streetscape and not present a jarring contrast with existing community character and architecture. The overlay also encourages uses that contribute to a vibrant and active shopping and business area.
- (b) Downtown zones. The downtown area consists of two specific areas: the retail core and periphery.
 - (1) Retail core. This area includes properties fronting on St. Johns Avenue between the Riverfront Park and North/South 11th Street, excluding properties fronting on the north side of St. Johns Avenue between North 4th Street and North 6th Street.
 - (2) Periphery. This area includes all areas zoned DB (downtown business) and DR (downtown riverfront), excluding the retail core and south historic district, and also includes areas within the C-2 zoning district south of Main Street between the riverfront and North 11th Street. **The area identified south of Main Street, north of Reid Street and between North 8th Street and North 9th Street is excluded from the periphery. For this area, its base zoning will prevail.**

3. Justification and reason for request, including how change will meet and not conflict with code intent:

As a business owner in Palatka, it is vitally important for our community to prosper and provide for jobs and the collection of taxes to ensure the city can sustain and grow its departments and efforts. As one of the largest employers, a true “mom and pop” organization, we are determined to see positive, good growth occur in Palatka. Part of this commitment, amongst other projects in and around Palatka, is to see the corridor along Reid Street, from the base of the bridge to

our corporate headquarters located at 2000 Reid Street changed in a way where it showcases who we are in Palatka, while eliminating the blight thousands see as they navigate Reid Street on a daily basis.

In January of 2022, our company purchased the former Winn Dixie property, approximately 2.23 acres located at 820 Reid Street. This property has approximately 298 feet of frontage along Reid Street. When we purchased the property, we realized its Commercial Intensive Zoning (C-2), one that according to Section 94-149 allows in part the use of: (our emphasis placed on the bolded portions of the below listed permitted C-2 zoning language.)

- (b) Permitted principal uses and structures. Permitted principal uses and structures in the C-2 district are the same as for the C-1 district (except that no new residential construction is permitted), and in addition:
 - (1) Retail outlets for sale of *new and used automobiles*, motorcycles, trucks and tractors, boats, *automotive vehicle parts and accessories* (but not junkyards or automobile wrecking yards)...
 - (2) Service establishments such as *automobile service stations, repair and service garages*...

However, recently we were notified by the planning department that this property has an overlay zoning district, (Sec. 94-164), where it requires Downtown Business District zoning. Since we are precluded from completing our plans to renovate the property into a new modern dealership, we are now humbly asking to city to change the text of the code to allow the aforementioned uses.

We have taken steps through partnerships with a professional architect and civil engineering firm, as well as working in collaboration with the City of Palatka and other stakeholders, to make plans to begin this needed renovation. If granted one of the text amendment requests made above, we would submit demolition plans to the city and county for permitting and once approved, would begin demolition in a matter of a few weeks. We have even designed the new dealership in a way to keep the beautiful oak tree that fronts North 8th Street, and will use a plan developed by an arborist recognized and recommended by the city to ensure protection of the oak tree's root system. Additionally, if text amendment(s) are approved, we will authorize our architect to finalize the engineering plans and we will submit construction documents to the city and county for site plan and building permit review and approval. Once plans are approved and permits issued, general construction will begin soon after.

We humbly ask the City of Palatka to look at the before and draft after renderings to see the dramatic difference. By changing this text, the city will see an immediate positive impact this renovation of a blighted property will have to Reid Street. Not to mention the increase to the surrounding property values, while realizing new jobs, increased local spending and a new stream of tax collection for the city of Palatka. Along with this renovation, comes the ability for

the city to also realize the added collection of impact fees, and positive economic impact brought to Palatka from visitors, customers and staff alike.

When addressing the justification and reason for this request, including how change will meet and not conflict with code intent, there are two layers of zoning. There is the existing Commercial Intensive District Zoning (C-2) zoning, spelled out in Section 94-149, which is clearly seen on the Putnam County Property Appraiser's Record for parcel # 42-10-27-6850-0610-0010, as well as the map which indicated it is in C-2 zoning. We then have the Downtown Overlay Zoning (DOZ) language spelled out in Section 94-164, which identifies the periphery being brought under the Downtown Business District Zoning (DB) as outlined in Section 94-162.

According to Section 94-149, in part, the C-2 district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic. This district is suitable for areas where commercial development has displaced or will displace residential uses, but it is not the intent that this district be used to encourage extension of strip commercial areas, since the pattern of existing development provides more than ample frontage for this purpose.

As outlined in part in Section 94-164, the DOZ is intended to recognize the unique and historic function and appearance of the downtown retail business district and the surrounding area. The overlay provides regulations to help ensure that new infill buildings and the renovation of existing buildings will blend with the fabric of the physical environment of downtown Palatka, its existing buildings and the overall streetscape and not present a jarring contrast with existing community character and architecture. The overlay also encourages uses that contribute to a vibrant and active shopping and business area.

Finally, in Section 94-162, the DB Zoning is established for the purpose of providing a transitional buffer between the downtown riverfront (DR) district and the more intensive uses which could be inconsistent with the intent of the downtown riverfront (DR) district. This district would provide a broader range of activities and uses that would support development within the downtown riverfront (DR) district.

In analyzing the aforementioned sections of Palatka's code, with the underlying C-2 Zoning, intensive, highly automotive-oriented uses are a theme of the zoning. It is an area that requires a conspicuous and accessible location convenient to streets carrying large volumes of traffic. Reid Street certainly meets these requirements. Now, place the DOZ on top of the C-2 zoning, and you will find the desire to recognize the unique and historic function and appearance of the downtown retail business district and the surrounding area. Although not seen as being in the actual downtown business district, it is certainly in the immediate area and allows for the renovation of existing buildings to blend with the fabric of the physical environment of downtown Palatka, its existing buildings and the overall streetscape and not present a jarring contrast with existing community character and architecture. The overlay also encourages uses

that contribute to a vibrant and active shopping and business area. By allowing our desired use of automotive sales and repair, it will not provide a jarring contrast with existing community character as the property to the north and to the south, as well as other businesses in the immediate area have non-conforming uses that are not consistent with the DOZ or DB Zoning. By allowing a new, modern dealership at this property, the theme of contributing to a vibrant and active shopping and business area will be achieved.

Finally, as the DB Zoning lays out its intent, this zoning is established for the purpose of providing a transitional buffer between the downtown riverfront (DR) district and the more intensive uses which could be inconsistent with the intent of the downtown riverfront (DR) district. This district would provide a broader range of activities and uses that would support development within the downtown riverfront (DR) district. We feel our request meets the intent of this section as having this type of use in the actual DB would be inconsistent and having it along Reid Street, being exposed to a high volume of traffic would be good for the business community and will create the transitional buffer to the commercial and industrial properties to the immediate west along Reid Street. Our Beck Chevrolet/GMC store is within 2,200 feet of 820 Reid Street.

Existing Municipal Zoning:



Image shows Palatka Municipal Zoning

Red = Intensive Commercial District (C-2)

Purple = Downtown Business District (DB)

Grey = Downtown Riverfront District (DR)

Existing Future Land Use:



Image shows Palatka Future Land Use

Red = Commercial

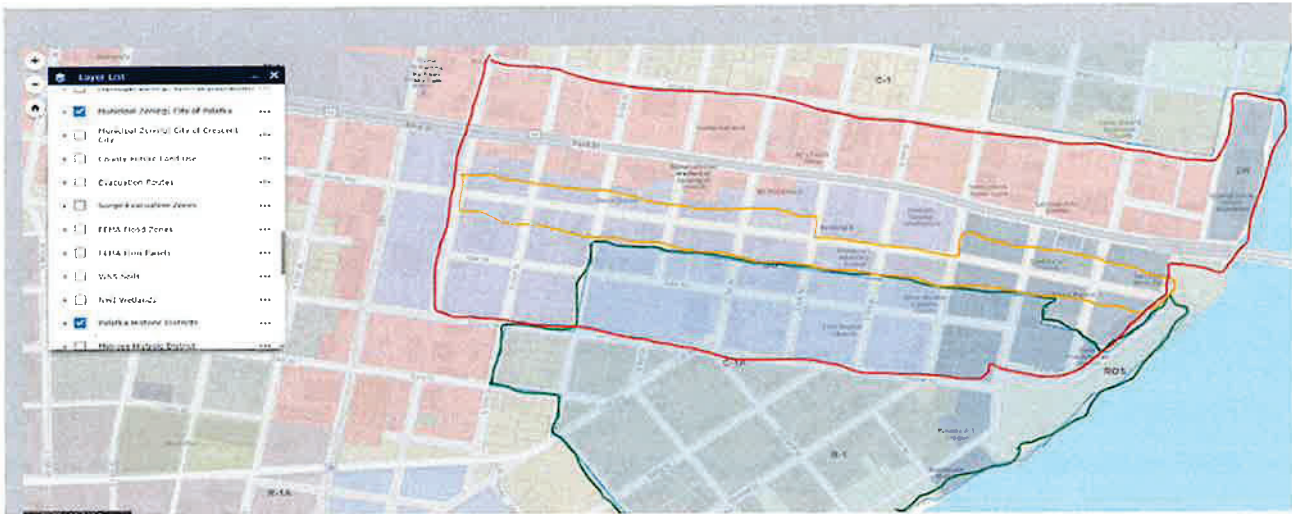
Purple = Public

Existing Retail Core as specified in Sec. 94-164:



Red line above identifies Retail Core as spelled out in Section 94.164 - Downtown Overlay Zoning (b)(1).

Existing Overlay Districts:



Red line above represents the Downtown Overlay Zoning Periphery.

Gold line above represents the Retail Core for the Downtown Overlay Zone.

Green line above represents the South Historic District

Existing locations in the surrounding area:

Furthermore, dating back years, this area has been home to several automotive dealerships and its associated service/repair shops, as well as general and commercial vehicle rental locations. Many of the existing business along Reid Street are grandfathered non-conforming uses (see images below).



1. Tire Kingdom - 813 Reid Street	6. St. Johns Super Service Center - 608 Reid Street
2. Mobile Palatka Mart - 900 Reid Street	7. Laibl's Tire King - 514 Reid Street
3. U-Haul and Service Center - 1019 Reid Street	8. Enterprise Car & Truck Rental - 500 Reid Street
4. Unknown Name Auto Sales - 715 Reid Street	9. St. Johns Super Lube - 322 Reid Street
5. Citgo Food Mart - 623 Reid Street	Area outlined in blue - 820 Reid Street



(1) Tire Kingdom - 813 Reid Street - Auto repair shop across the street from 820 Reid Street



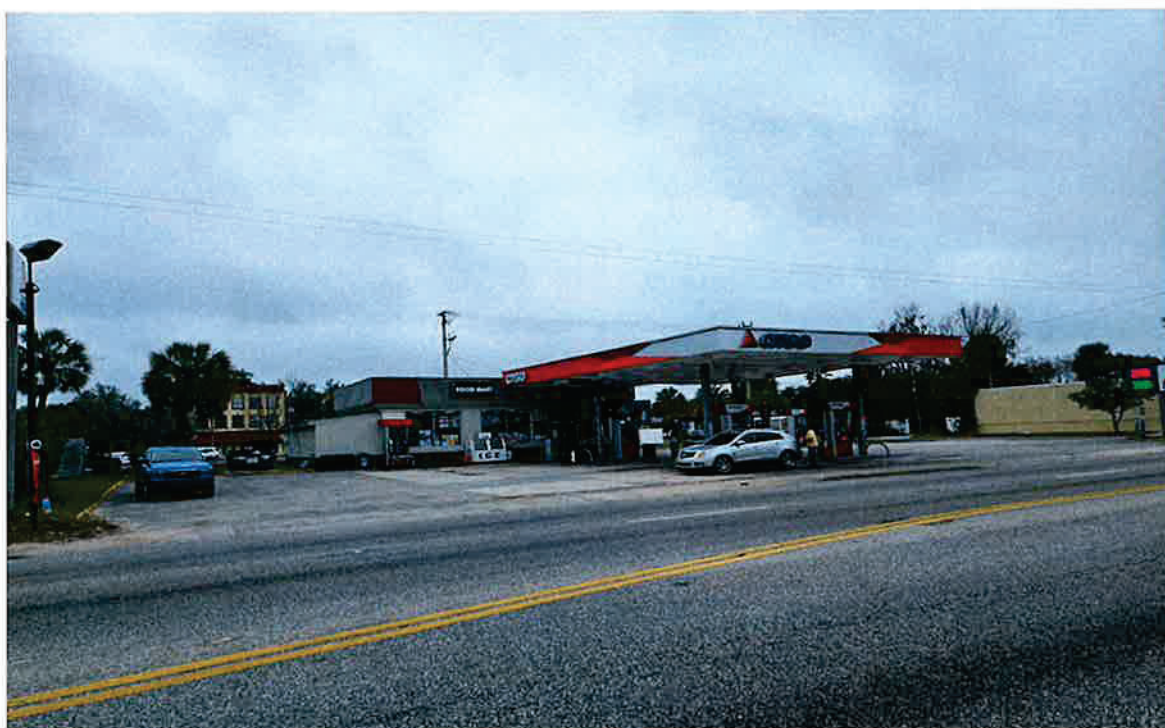
(2) Mobile Palatka Mart - 900 Reid Street - Convenience store and fuel pumps across the street from 820 Reid Street



(3) U-Haul and Service Center – 1019 Reid Street – Auto repair shop and commercial vehicle rental store



(4) Unknown Name Auto Sales – 715 Reid Street – General auto sales



(5) Citgo Food Mart - 623 Reid Street – Convenience store with fuel pumps



(6) St. Johns Super Service Center - 608 Reid Street – Vehicle repair shop



(7) Laibl's Tire King - 514 Reid Street - Former tire and vehicle repair shop.



(8) Enterprise - 500 Reid Street – Car and Truck Rental store.



(9) St. Johns Super Lube - 322 Reid Street – Oil change and repair shop

In conclusion, it is our humble request for the city of Palatka to change the text of Sec. 94-162 (Downtown Business District) to allow for new subsection for (a)(1) General retail establishments which include **“rr. Retail outlets for sale of new and used boats, vehicles, motorcycles, trucks, automotive vehicle parts and accessories (but not junkyards or automobile wrecking yards). (Periphery only fronting Reid Street, between North 4th Street and the railroad tracks),”** as well as (a)(2) General service establishments shall include **“x. Service establishments such as automobile service stations, repair and service garages, and rental of automotive vehicles. (Periphery only fronting Reid Street, between North 4th Street and the railroad tracks).”**

If necessary, we do humbly request the change of Sec. 94-164 (b)(2) to **“Periphery. This area includes all areas zoned DB (downtown business) and DR (downtown riverfront), excluding the retail core and south historic district, and also includes areas within the C-2 zoning district south of Main Street between the riverfront and North 11th Street. The area identified south of Main Street, north of Reid Street and between North 8th Street and North 9th Street is excluded from the periphery. For this area, its base zoning will prevail.”**