

ED KILLEBREW
CHAIRMAN

CHASE BARNES
VICE CHAIRMAN

GEORGE DELOACH
BOARD MEMBER

EARL WALLACE
BOARD MEMBER

ANDREW BURNETT
BOARD MEMBER

EDIE WILSON
BOARD MEMBER

TOM DOLAN
BOARD MEMBER

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO,MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



AGENDA
PLANNING BOARD MEETING
January 6, 2026 at 4:00 PM

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES

- a. Approve the December 2, 2025 Minutes.

3. PUBLIC COMMENTS

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

4. REGULAR BUSINESS

- a. **Case PB 24-11 Request to Annex, Amend Future Land Use Map and Rezone Parcel Nos.:01-10-26-0250-0200-0000 & 01-10-26-0250-0220-0050**
Address: 500 Browning Av. & 201 North Hwy 17 Palatka, FL 32177
Applicants: Perry D. Lewis
- b. **Case PB 25-32 Request to Annex, Amend Future Land Use Map and Rezone Parcel No.: 01-10-26-8650-0060-0100**
Address: 3129 Reid Street, Approx. 0.69-Acres
Applicants: Miguel & Dayna Dejuk
- c. **PB Case 25-29 Request for Conditional Use**
Adress: 229 St. Johns Ave.
Owner: Beck/Sloan Properties
- d. **PB Case 25-30 Request for Conditional Use**
Adress: 225 St. Johns Ave.
Owner: Beck/Sloan Properties
- e. **Case PB 25-33 – Amend Future Land Use Map and Rezone a 5.68 acres parcel**
Address: 0 PRC Way

Parcel: 03-10-26-0000-0010-0060
Applicant: Beck/Sloan Properties Inc.

- 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.

ED KILLEBREW
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PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



MINUTES
CITY OF PALATKA
December 2, 2025

1. **CALL TO ORDER** The regular meeting of the City of Palatka Planning Board was called to order on December 2, 2025, by Chairman Ed Killebrew.

- a. Invocation

The invocation was led by Chair Killebrew.

- b. Pledge of Allegiance

The Pledge of Allegiance was led by Chair Killebrew.

- c. Roll Call

Present:

Absent: George DeLoach

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

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Ryan Mickels, Planner I; Allegra Kitchens, Former Commissioner; Ms. Ramicah Johnson, Executive Director of Putnam Habitat for Humanity; Bernard M. Erhayel, Applicant; Dominic Whitley, Applicant and Brian Lester, Contractor.

- 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. Approve the November 4, 2025 Minutes

Motion to approve November 4, 2025, Planning Board meeting minutes by Vice Chair Barnes, seconded by Ms. Wilson. The motion passed unanimously.

3. PUBLIC COMMENTS

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

During Public Comment, Mr. Aghemo, Planning Director, advised the Board of a change to the agenda. The applicant for PB Case 25-23, requesting an amendment to the text of Sec. 94-162 (DB Downtown Business District) and/or Sec. 94-164 (Downtown Overlay), has requested to withdraw Item 4D.

Mr. Aghemo stated that this item should be removed from the agenda.

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.**

Mr. Ryan Mickels, Planner I, presented a request for a variance to the minimum living area requirement for a proposed single-family residence located at 14 Frank V. Oliver Way, Lot 5 of the Veterans Village of Palatka subdivision. The property is designated Residential Low on the Future Land Use Map and zoned R-1A Single-Family Residential.

Mr. Mickels provided a history of the subdivision, noting that the final plat was approved by the City Commission on November 8, 2018, prior to the adoption of the minimum living area ordinance. In the summer of 2022, the 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 R1A zoning district was 850 square feet.

Staff reviewed the variance request pursuant to the seven required criteria and found no unique physical conditions distinguishing the property from others in the zoning district. The applicant acted in good faith, the proposed use is permitted in the R-1A zoning district, and enforcement of the minimum living area requirement would not result in undue hardship or negative impact public health, safety, or welfare. Lots 1 and 2 were developed prior to adoption of the minimum living area ordinance. Lot 3 commenced construction prior to the August 2022 adoption and consists of a 900-square-foot dwelling. Lot 4 was developed after adoption and measures approximately 1,000 square feet, and the request for Lot 5 proposes a 512-square-foot single-family dwelling, which is 338 square feet below the minimum required.

Vice Chair Barnes asked Ms. Ramica Johnson, Executive Director of Putnam Habitat for Humanity up to the podium for further questioning. Mr Barnes asked what was preventing Ms. Johnson from meeting the minimum living area requirements at that moment. Ms. Johnson discussed the subdivision's original approvals, financial impacts associated with redesigning the home, and the intended use of the residence for a single veteran homeowner. Ms. Johnson also mentioned that at the City Commission meeting in 2018, Mayor Hill stated that the minimum living area requirements would not apply to the Veterans Village, but no minutes of these approvals could be found by staff.

Mr. Mickles stepped up to the podium to clarify that he did reply to Ms. Johnson with the minutes from

the City Commission meeting and that he did notify her that he reviewed the City Commission meeting in which the minimum square footage ordinance was discussed. It was his understanding that, at that time, the Plat was approved in November 2018, but the plat did not show any sizes of homes and there were no footprints for the homes that would be built on that plat.

Board discussion followed. Mr. Wallace inquired as to the number of individuals who would occupy the proposed 512-square-foot dwelling and sought confirmation that the minimum living area requirement is 850 square feet. Mr. Aghemo confirmed that the minimum living area requirement is 850 square feet. Mr. Dolan asked whether approval of the plat predated the square footage requirements. Ms. West stated that while the plat approval would predate the ordinance, a plat does not specify the square footage of structures. Mr. Aghemo added that the property is a legal lot of record and that the standards in effect at the time of platting could be argued to apply to the lot. Ms. West further stated that rights vested through the City Commission's 2018 approval exist and that imposing additional restrictive regulations could be construed as a taking of private property rights.

Mr. Mickles stated that the ordinance was included in the packet and that, in his interpretation, the subdivision was developed under the R-1A zoning regulations. He further stated that the subdivision meets the R-1A lot size requirements and addressed questions regarding whether an 850-square-foot dwelling could be constructed on the subject lot and that no mention or exclusion of Veterans Village was found in the City Commission minutes or recording.

Chair Killebrew asked Mr. Mickles if there was a recommendation. Mr. Aghemo clarified that staff does not make recommendations on variance requests.

Chair Killebrew opened the floor for public comment. Ms. Allegra Kitchens stated that the City Commission's concerns regarding tiny homes applied to units of 220 square feet or less and that the 850-square-foot minimum living area does not fall within that category. Ms. Kitchens noted that the subdivision predates the adoption of the minimum living area requirement and emphasized that variances are permitted under the Code. Ms. Kitchens provided background on the adoption of the 850-square-foot standard, noting that a larger minimum had been recommended but was reduced to ensure broader property rights. Ms. Kitchens urged the Board to approve the variance, citing that denial could be viewed as an unnecessary restriction on private property rights and noting that the request pertains to the final undeveloped lot within the subdivision.

Motion to Approve Zoning Variance by Vice chair Barnes. Seconded by Mr. Burnett. The Motion Passed unanimously.

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

Renee' Brown, Planner, I presented a request to annex an approximately 1.09-acre parcel located at 902 South State Road 19 into the City of Palatka for the purpose of connecting to City water and sewer utilities. The request includes a Future Land Use Map amendment from Putnam County Commercial (CR) to City of Palatka Commercial (COM) and rezoning from Putnam County Commercial Retail (C-2) to

City of Palatka Intensive Commercial (C-2).

The property is a developed commercial plaza with several existing stores. The annexation would reduce a county enclave and meet the requirements of Florida Statutes Chapter 171, including contiguity, as the parcel borders City limits to the north and east. Staff confirmed that adequate water capacity is available to serve the property. The proposed land use and rezoning are consistent with the City's Comprehensive Plan and comply with the standards outlined in Chapter 94 of the City Code, as detailed in the staff report included in the meeting packet.

Staff recommends the approval of the request to annex the approximately 1.09 acre property into the city, we recommend approval to amend the future land use map from Putnam County Commercial, CR, to City of Palatka Commercial, COM. And lastly, we recommend approval to rezone the parcel from Putnam County Commercial Retail, C2, to City of Palatka Intensive Commercial, C2, be approved.

Chair Killebrew opened the floor for public comment. None was heard.

Motion to Approve Annex by Vice Chair Barnes. Seconded by Mr. Wallace. The Motion Passed unanimously.

Motion to Approve amendment to the Future Land Use Map by Vice Chair Barnes. Seconded by Ms. Wilson. The Motion Passed unanimously

Motion to Approve Rezone by Vice Chair Barnes. Seconded by Ms. Wilson. The Motion Passed unanimously

- 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

Renee' Brown, Planner, I presented a request to annex an approximately 3.66-acre parcel into the City of Palatka for the purpose of connecting to City utilities. The request includes an amendment to the Future Land Use Map from Putnam County Industrial (IN) to City of Palatka Industrial (IN) and rezoning from Putnam County Industrial Heavy (IH) to City of Palatka Light Industrial (M1).

The parcel is located at 106 Comfort Road. The property has been cleared and currently contains a concrete driveway. The applicant intends to construct two metal buildings for industrial use, as described in the staff report. The proposed annexation meets the requirements of Florida Statutes Chapter 171 and satisfies the contiguity requirement, as it borders City limits to the east.

Staff confirmed that water capacity is available to serve the property. The parcel is located within a mixed industrial and commercial area. The proposed Future Land Use Map designation and rezoning are consistent with the City's Comprehensive Plan and meet the standards outlined in Chapter 94 of the City Code, as detailed in the staff report included in the agenda packet.

Staff recommends approval of the annexation, approval of the Future Land Use Map amendment from Putnam County Industrial (IN) to City of Palatka Industrial (IN), and approval of the rezoning from Putnam County Industrial Heavy (IH) to City of Palatka Light Industrial (M1).

The Floor was given to the applicant. Mr. Barnes inquired whether the rezoning from Putnam County

Industrial Heavy to Palatka Light Industrial would pose a burden on the applicant.

Mr. Aghemo confirmed that Palatka Light Industrial is the only industrial zoning district in the City of Palatka.

The Chair opened the floor for public comments.

Mr. Brian Lester, contractor, addressed the Board regarding utility connections and stated that fire hydrant placement will not be located under CSX.

Public Comment was closed.

Motion to Approve Annex by Vice Chair Barnes. Seconded by Ms. Wilson. The Motion Passed unanimously.

Motion to Approve Future Land Use Map Amendment by Vice Chair Barnes. Seconded by Ms. Wilson. Motion Passed unanimously.

Motion to Approve Rezone by Vice Chair Barnes. Seconded by Ms. Wilson. The motion Passed unanimously.

- 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.**

The applicant requested prior to the meeting that this item be withdrawn. Staff advised the Board, and the item was removed from the agenda without discussion or action.

Refer to item 3. Public Comment

- 5. STAFF COMMENTS
No Comments from Staff
- 6. BOARD MEMBER COMMENTS
No Comments from Board.
- 7. ADJOURN
Meeting Adjourned at 4:40 PM

**Case PB 24-11 Annex, Amend Future Land Use Map and Rezone
Parcel Nos.:01-10-26-0250-0200-0000 & 01-10-26-0250-0220-0050
Address: 500 Browning Av. & 201 North Hwy 17 Palatka, FL 32177
Applicants: Perry D. Lewis**

STAFF REPORT

DATE: December 16, 2025
TO: City of Palatka Planning Board
FROM: STAFF

APPLICATION REQUEST

Request to annex two parcels, approximately 4.16-acres, 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 both Putnam County Commercial (CR) and Urban Service (US) to City of Palatka Commercial (COM), and rezone from Putnam County Commercial Retail (C-2) and Residential Mix (R-2) to City of Palatka Intensive Commercial (C-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 application involves two parcels, totaling approximately 4.16-acres and is located at 500 Browning Av. and 201 North Highway 17. The goal is to establish a Recreational Vehicle parking facility. The property currently is vacant. 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.

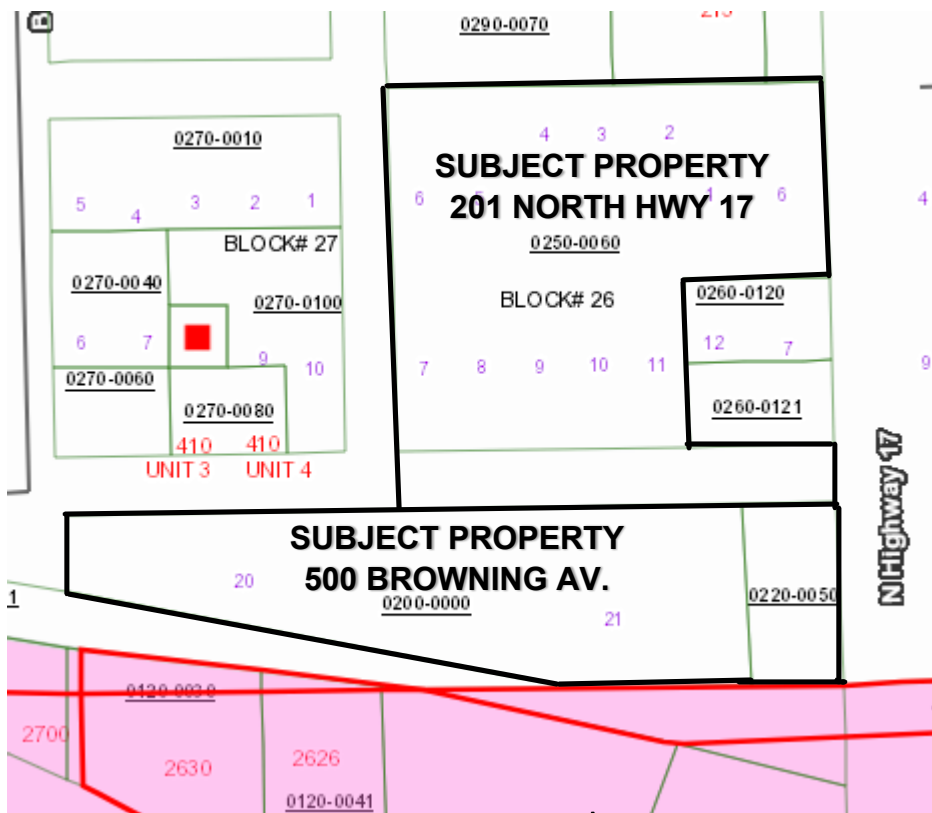


Figure 1: Subject site with City boundaries shown.

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

	Actual Use	FLUM	ZONING
Property Existing	Vacant	Putnam County Commercial (CR) And Urban Service (US)	Putnam County Commercial Retail (C-2) and Residential Mix (R-2)
Property Proposed	Recreational Vehicle parking facility.	City of Palatka Commercial (COM)	City of Palatka Intensive Commercial (C-2)
North	Residential	County Commercial (CR)	County Commercial Retail (C-2) & Residential Mixed (R-2)
South	Family Dollar & Sunoco	City Commercial (COM)	City Intensive Commercial (C-2)
East	Smokey Mountain Cabinets	County Commercial (CR)	County Commercial Retail (C-2) & Commercial General (C-3)
West	Residential	County Urban Service (US)	County Residential Mixed (R-2)

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 South of the parcels.

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 Has the capacity to serve 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

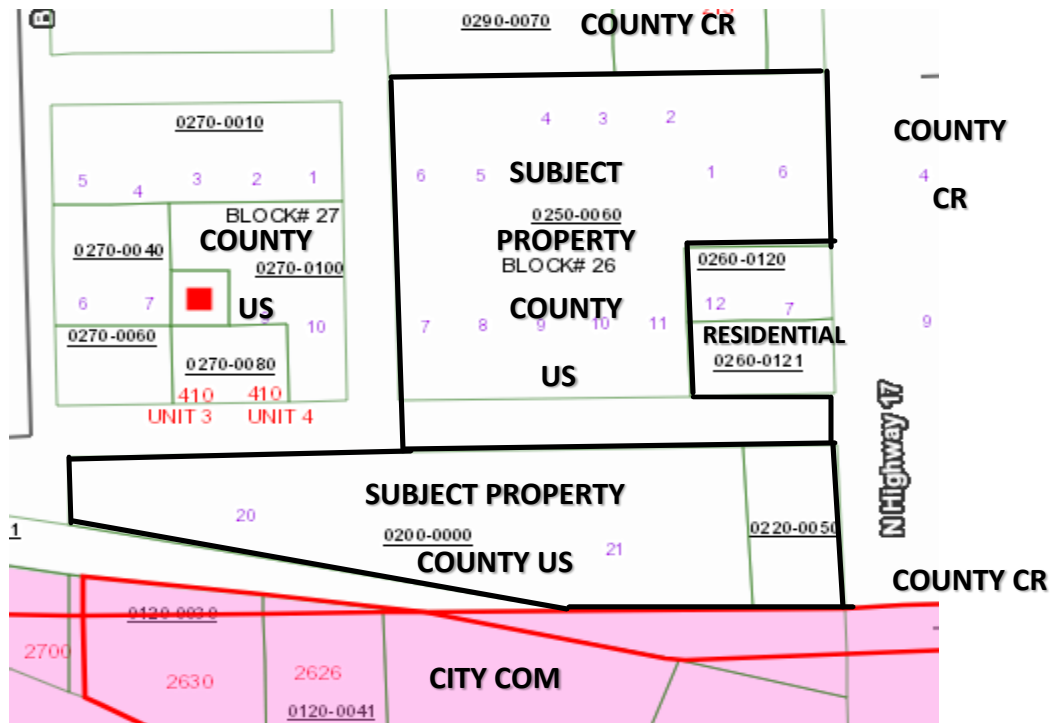


Figure 2: Current Future Land Use

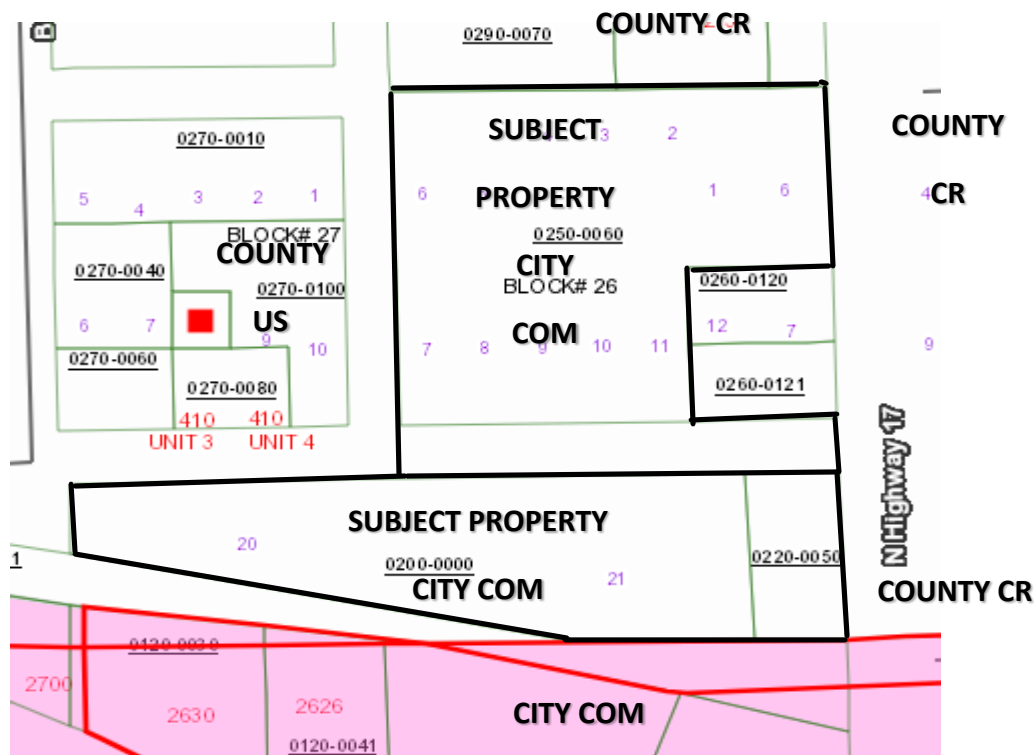


Figure 3: Proposed Future Land Use

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: The applicant proposes to continue the neighboring use of Commercial facilities. The land proposed for the amendment is consistent with the comprehensive plan.

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 South has water connections. This annexation would be contiguous, as it borders City limits to the South. The use of this parcel will be Commercial related. The subject parcel is located within an urbanized area with a mix of commercial and residential uses.

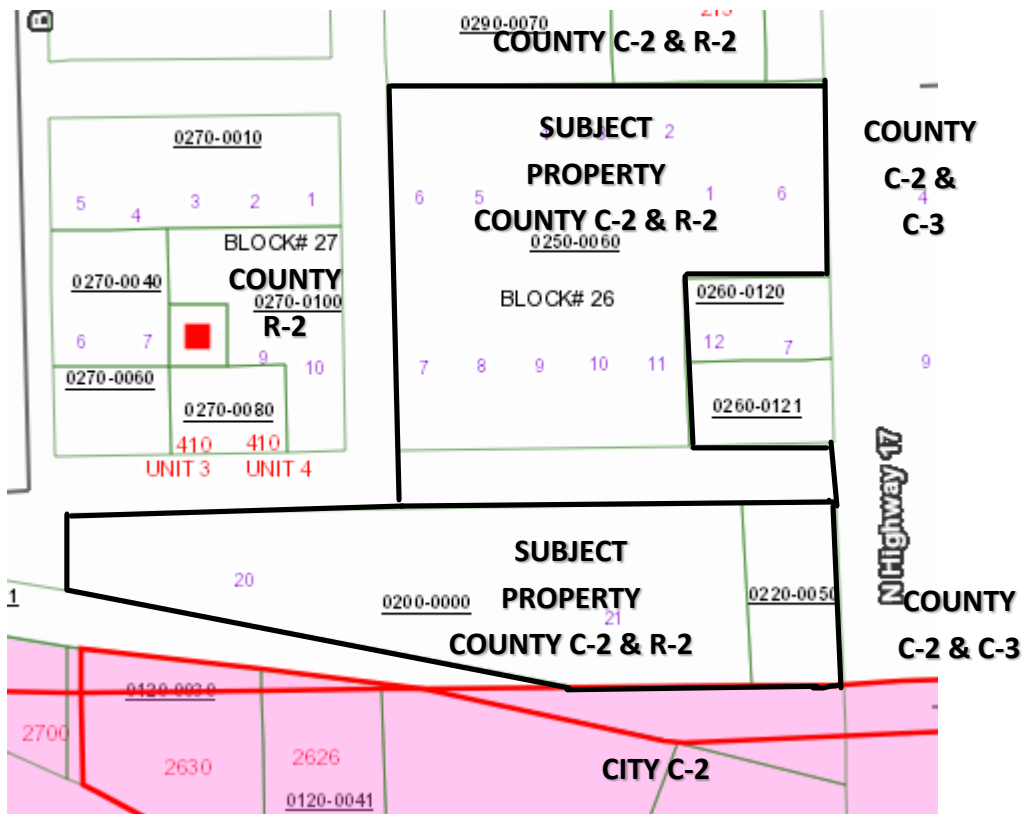


Figure 4: Current Zoning

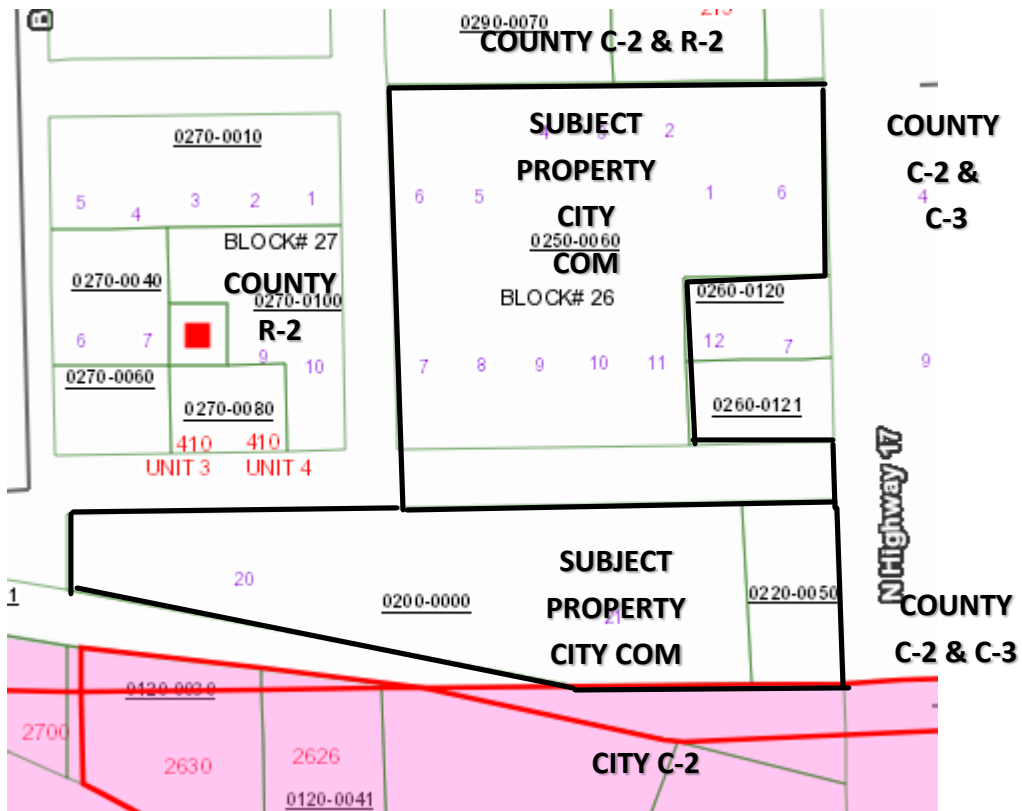


Figure: Proposed Zoning

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 Commercial Retail (C-2), 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 commercial, and residential 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 of a recreational vehicle parking facilities. There is already commercial uses surrounding the parcel and 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 recreational vehicle parking facility 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 mixed development of commercial and residential. Amending the property zoning to City of Palatka Commercial (COM) 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 commercial and residential. 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 mixed 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 4.16-acre property into the City be approved and;
2. Staff recommends approval of the request to amend the Future Land Use Map from Putnam County Commercial (CR) and Urban Service (US) to City of Palatka Commercial (COM) be approved and;
3. Staff recommends approval of the request to rezone from Putnam County Commercial Retail (C-2) and Residential Mix (R-2) to City of Palatka Intensive Commercial (C-2) be approved.



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

ANNEXATION, AMENDMENT TO FLUM AND REZONING APPLICATION

Renee
386 329 0100

DATE RECEIVED: 2-1-24
APP NUMBER: PB - 24-13
HEARING DATE: _____

Application Requirements

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

- | | |
|--|---|
| ☒ Application Fee <u>\$1440.00 (\$160.00 Adv.)</u> | ☐ Copy of Recorded Deed <u>(3)</u> |
| ☒ Survey | ☐ Legal Description |
| ☒ Site Plan (for planned development) | ☐ Project Narrative |
| ☒ Letter of Authorization | ☐ Supplementary Information |
| ☐ Project Narrative | ☐ Site Map |

Property Information

- Property Address: 500 Browning Ave / 211 N. Hwy 17 Palatka FL
- Parcel Number: 01-10-26-0250-200-0000, 01-10-26-0250-0250-0060
- Lot size/acreage: (3 parcels) — Plus —> 01-10-26-0250-0220-0050
- Current Property Use: Undeveloped
- Current Future Land Use Map Designation: Wooded
- Proposed Future Land Use Map Designation (if applicable): _____
- Proposed Use: RV Parking (not storage)
- Current Zoning Designation: C-2, R-2 Requested Zoning Designation: C-2
- Square footage of any proposed structures _____ Number & types of structures on property 2 (two)
office / Garage

Applicant Information

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

Owner Name(s): Perry D. Lewis
Mailing Address: 6 CARRY COURT Palm Coast FL 32137
Phone Number(s): 3865628718 Email: Pe1ew77@yahoo.com

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

Name(s): _____
Mailing Address: _____
Phone Number(s): _____ Email: _____

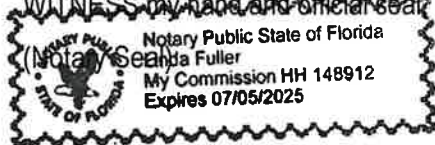
To Be Notarized

Name (Print Name): Perry Lewis
Signature: [Signature] Date: Feb 1, 2024

STATE OF Florida County of Putnam

Before me this day personally appeared Perry Lewis 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 31 day of February A.D. 2024



[Signature]
Notary Public

My commission expires: 7-5-25 State of FL 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

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

Date: 02/01/2024 OPER ID: MBROWN RECEIPT NO:D017027

RECEIVED FROM: 500 BROWNING AV & 211 N HWY 17

AMOUNT RECEIVED: 1,600.00 TYPE: CA CASH

CHANGE DUE: 0.00

TOTAL RECEIVED: 1,600.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
1,440.00		500 BROWNING AV & 211 REZONING APP & ADVERTISING
160.00		500 BROWNING AV & 211 ADVERTISING

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 Perry D. Lewis, 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 ☒ Owner {position - e.g., president, partner, trustee} of _____ [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: 60 CARRY COURT
PALE COAST FL
32137
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.

_____, 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 5th day of Dec, 2025 by Perry Lewis (name of person acknowledging). He/she is personally known to me or has produced FI DL (type of identification) as identification and did/did not take an oath (circle correct response).

Melissa Dreyer
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on: 8/4/2026



EXHIBIT "A"

PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

Perry D. Lewis 6 CARRY Ct PC FL 32137
 211 N. Hwy 17 500 Browning Ave
 01-10-26 0250-0200-0000
 01-10-26 02500250 0060

201 N Hwy 17 01 10 26 0250 0920-0050
 PDL

A portion of West Bay Street in Palatka FL
 vacated Putnam County Dec 10, 2024.

Perry Lewis
 (Signature)

Perry Lewis
 (Name in print)

(Name of company, if applicable)

6 CARRY Court
 (Address, City, State, Zip)
PALM COAST FL 32137

Palm Coast FL 32137
 (Title)
 (Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

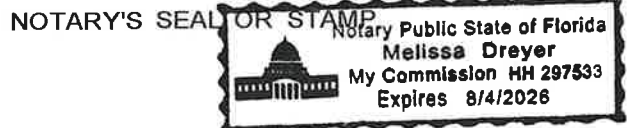
STATE OF FLORIDA/ CITY
OF PALATKA

The foregoing instrument was sworn to and subscribed before me by means of () physical presence or
 [] online notarization, this 2nd day of Dec, 2025, by Perry Lewis
 (name of person making statement). He/she is personally known to me or has produced
FL DL (type of identification) as identification.

Melissa Dreyer
 (Name in print)

Melissa Dreyer
 (Signature)

My Commission Expires on 8/4/2026



Parcels combined
by County.

Parcel Owner Mailing		01-10-26-0250-0220-0050 (VID 938)		Parcel Sales Data							
LEWIS PERRY				Sale Date		QSCD		Price			
6 CARRY CT				1738 0890 WD		2023-12-28		00 V		10,000	
PALM COAST FL 32137				0872 0573 TXD		2001-10-17		01 V		5,780	
				0398 1159 WD		1980-12-01		V		100	
				0398 0303 WD		1980-12-01		V		100	
Parcel Description		201 N HIGHWAY 17 PALATKA 32177									
		BAILEYVILLE S/D MB2 P11 BLK 22 LOTS 5 6 (EX HWY) + THAT PART									
		OF CLOSED HOLLY AVE									
Outbuildings and Extra Features											
Line Code		Units Length Width Sq Ft		Rate		Value					
						Total: 0					
Exemption		Amount		Remainder		Owner %		Applied To			
Improvement Value		0		Use Code		01000					
BXF Value		0		Improvements		0					
Ind Value		42,530		Location		Putnam County					
Market Value		42,530		Total Acres		0.28					
List Value CU		0		Zoning		C-2					
List Value CU		0		FLUM		CR					
Market Adjusted		42,530									
Parcel Value Breakdown											
Assessed		Minus(-)		Taxable							
Limited		Exemptions		Value							
County General		42,530		0		42,530					
re MSTU		42,530		0		42,530					
Johns River WMD		42,530		0		42,530					
School		42,530		0		42,530					
Ranges		jedw01 2025-08-19		jedw01 2024-08-21							
Primary Improvement											
Description		Title Year		Substructure		Cabinet & MCU		Improvement Area & Additions			
Base		Title No.		Floor System		Floor Finish		Desc		% Rate	
Base		Model		Exterior Walls		Interior Finish		Rate		Sq Ft	
Base		RP No or Tag		Height (Feet)		Paint & Decor					
Base		Length		Party Wall %		Plumbing Fix					
Base		Width		Sub Frame		Bath Tile					
Base		Lot #		Roof Framing		Heating & Air					
Base		Attachments		Roof Cover		Electrical					
Base		Accounts		Bath / Bath		Covers					
								Total Replacement Cost:			
Land											
Code Description		Depth Chart		Depth In Feet		Corner Factor		Depth Factor		Cond	
010 Commercial Front Feet		1		80		1		0.81			

Parcels Combined by County.

Putnam County Property Appraiser 2026 Interim Tax Roll 01-10-26-0250-0200-0000 (VID 935) 500 BROWNING AV PALATKA 32177

Parcel owner mailing		01-10-26-0250-0200-0000 LEWIS PERRY D 6 CARRY CT PALM COAST FL 32137		(VID 935)	Parcel Sales Data									
Parcel description		500 BROWNING AV PALATKA 32177 BAILEYVILLE S/D MB2 P11 ALL OF BLKS 20 + 21 (EX OR314 P1996) + PT OF CLOSED BAY ST OR1795 P970 RESO 2025-003			Book	Page	Instrument	Sale Date	QSCD	Price				
					1703	0494	WD	2023-03-14	02 V	160,000				
					1413	1708	FJQT	2015-07-06	V					
					1403	0131	TXD	2015-03-11	V	6,800				
					1199	0618	AFFD	2008-07-15	V					
					1197	0173	LOA	2008-06-23	V					
					1194	0142	ORD	2008-05-22	V					
					Outbuildings and Extra Features									
					Line	Code	Units	Length	Width	Sq Ft	Rate	Value		
											Total: 0			
Parent Parcel														
Exemption		Amount	Remainder	Owner %	Applied To									
Improvement Value		0	Use Code	00000										
BXF Value		0	Improvements	0										
Land Value		33,000	Location	Putnam County										
Market Value		33,000	Total Acres	1.55										
List Value CU		0	Zoning	R-2										
List Value CU		0	FLUM	US										
Market Adjusted		33,000												
		Parcel Value Breakdown												
Assessed		Assessed	Minus(-)	Taxable										
District		Limited	Exemptions	Value										
County General		26,930	0	26,930										
Re MSTU		26,930	0	26,930										
Johns River WMD		26,930	0	26,930										
School		33,000	0	33,000										
Sits		JRW	2003-05-13	JRW	2001-07-25									
Ranges		Jedw01	2025-08-19	apet26	2025-04-11									
		Primary Improvement												
Description					Cabinet & Mill			Desc			Improvement Area & Additions		Cor	
Use					Floor Finish			% Rate			Rate	Sq Ft		
Type					Interior Finish									
U Base Date					Paint & Decor									
Use Sq Ft					Plumbing Fix									
Good					Bath Tile									
Quality					Heating & Air									
					Electrical									
					Crown									
											Total Replacement Cost:			
</														

COPY

Inst: 202554002749 Date: 02/03/2025 Time: 2:43PM By: CH, DC,
Matt Reynolds, Putnam, County Page 1 of 3 B: 1795 P: 973

RESOLUTION NO. 2024- 142

**AUTHORIZING THE ADVERTISEMENT FOR VACATING A PORTION OF A STREET
IN THE BAILEYVILLE SUBDIVISION AND PROVIDING AN EFFECTIVE PUBLIC
HEARING DATE**

WHEREAS, the Board of County Commissioners received an application from property owner Perry Lewis to vacate a portion of West Bay Street in Palatka, Florida as shown on the plat of Baileyville Subdivision recorded in Map Book 2, Page 11 of the Public Records of Putnam County, Florida; and

WHEREAS, the Board of County Commissioners wishes to adopt a resolution declaring that, at a definite time and place, a public hearing will be held to consider the matter,

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF PUTNAM COUNTY, FLORIDA:**

1. The Board hereby authorizes the advertisement of a notice of public hearing as described in Exhibit "A" attached hereto, to be published in a newspaper of general circulation within Putnam County not less than two weeks prior to the date of such hearing.

DULY ADOPTED in regular session, this 10th day of December, A.D.,
2024.

**BOARD OF COUNTY COMMISSIONERS
PUTNAM COUNTY, FLORIDA**

SEAL



ATTEST:


Matt Reynolds, Clerk of Courts

By: 
Leota Wilkinson, Chairwoman

STATE OF FLORIDA

County of Putnam

The undersigned personally appeared before me, a Notary Public for the State of Florida, and deposes that the Palatka Daily News is a daily newspaper of general circulation, printed in the English language and published in the City of Palatka in said County and State; and that the attached order, notice, publication and/or advertisement:

NOTICE OF PUBLIC HEARING FOR C

Was published in said newspaper 1 time with said being made on the following dates:

12/28/2024

Affiant further says that the newspaper or website complies with all legal requirements for publication in chapter 50, Florida Statutes.

The Palatka Daily News has been continuously published as a daily newspaper, and has been entered as second class matter at the post office at the City of Palatka, Putnam County, Florida, each for a period of more than one year next preceding the date of the first publication of the above described order, notice and/or advertisement.

Debra Whitaker

Sworn to and subscribed to before me this 28th day of December, 2024 by Debra Whitaker, Administrative Assistant, of the Palatka Daily News, a Florida corporation, on behalf of the corporation.

Jeannette Eveland

Jeannette Eveland, Notary Public

My commission expires: April 30, 2025

Notary Seal
Seal of Office:



☒ Personally known to me, or
☐ Produced identification:
☒ Did take an oath

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING FOR
CLOSING A PORTION OF A STREET IN
THE BAILEYVILLE SUBDIVISION IN
PALATKA

TO WHOM IT MAY CONCERN:

You will please take notice that the Board of County Commissioners of Putnam County, Florida will at 9:05 A.M., or as soon thereafter as possible, on the 14th day of January, 2025, in the County Commissioner Meeting Room located in the Governmental Complex, 2509 Crill Avenue, Suite 100, Palatka, Florida, consider and determine whether or not the County will vacate, abandon, discontinue, renounce and disclaim any right of the County and the public to a portion of West Bay Street in the Baileyville Subdivision in Palatka, Putnam County, Florida, more particularly described as follows:

That portion of Bay Street located between Block 21 and Lots 7 through 11, Block 26, as shown on the plat of Baileyville recorded in Map Book 2, Page 11 of the Public Records of Putnam County, Florida.

Persons interested may appear and be heard at the time and place specified above.

Dated this 26th day of December, 2024.

BOARD OF COUNTY COMMISSIONERS
PUTNAM COUNTY, FLORIDA

By: James Stout, Executive Director of
Public Works

Legal No. 00107482
12/28/24

EXHIBIT "A"

NOTICE OF PUBLIC HEARING FOR CLOSING A PORTION OF A STREET IN THE BAILEYVILLE SUBDIVISION IN PALATKA

TO WHOM IT MAY CONCERN:

You will please take notice that the Board of County Commissioners of Putnam County, Florida will at 9:05 A.M. or as soon thereafter as possible, on the 14th day of January, 2025, in the County Commissioner Meeting Room located in the Governmental Complex, 2509 Crill Avenue, Suite 100, Palatka, Florida, consider and determine whether or not the County will vacate, abandon, discontinue, renounce and disclaim any right of the County and the public to a portion of West Bay Street in the Baileyville Subdivision in Palatka, Putnam County, Florida, more particularly described as follows:

That portion of Bay Street located between Block 21 and Lots 7 through 11, Block 26, as shown on the plat of Baileyville recorded in Map Book 2, Page 11 of the Public Records of Putnam County, Florida.

Persons interested may appear and be heard at the time and place specified above.

Dated this _____ day of _____, 2024.

BOARD OF COUNTY COMMISSIONERS
PUTNAM COUNTY, FLORIDA

By: James Stout, Executive Director of Public Works

City of Palatka Public Works
Utilities Division

To: Lewis Perry

From: Rhett McCamey, Water & Sewer Superintendent

Date: August 10, 2023

RE: 211 N Hwy 17 & 500 Browning Ave. / Water & Sewer availability

The property would need to be annexed into the City to connect to City Utilities.

Water is available from an 8" water main which crosses U.S. 17 on the south side of the old railroad bed.

This would require you to hire a Civil Engineer to design the project and permit the project with DEP and DOT. And would require an underground utility contractor to extend an 8" water main down the west side of U.S. 17 approximately, 450 feet to provide potable water and fire protection. The approximate cost of an 8" x 8" tap is \$4,000.00. The estimated approximate cost for 450' of 8" pipe and installation is \$75.00 per foot = \$33,750.00. Fire hydrant assembly \$7,500.00.

The total cost is approximately \$45,250.00 plus engineering, permitting, sidewalk replacement, grass replacement, etc....

Sewer is available from a 6" gravity main which crosses U.S. 17 on the south side of the old railroad bed. The sewer main is too shallow to extend gravity sewer north on 17. A 4" force main could be extended out of it to serve the property.

This would require you to hire a Civil Engineer to design the project and permit the project with DEP and DOT. And would require an underground utility contractor to extend a 4" force main down the west side of U.S. 17 approximately, 450 feet, The estimated approximate cost of a 4" manhole core is \$2,500.00. The approximate cost for 450' of 4" pipe and installation is \$45.00 per foot = \$20,500.00. The total cost is approximately \$22,750.00 plus engineering and permitting sidewalk replacement, grass replacement, etc.

A private sewer lift station would be needed on the property to pump the sewage into the force main.

Water and sewer service tap fees and impact fees would also be charged according to the size of the meter and the number of fixtures to set the water meter service to the property.

Thank you,
Rhett

McCamey, W & S Superintendent

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



To: Lewis Perry

From: Eli Higginbotham, Water & Sewer Superintendent

Date: December 2, 2025

Ref: 201 N Hwy 17

Water is available at this location from an 8-inch water main which crosses Hwy 17 on the south side of the old railroad bed.

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 install and extend an 8-inch water main approximately 100-125 feet to provide potable water and fire protection.

Sewer is available from a 6-inch gravity sewer main which crosses Hwy 17 on the south side of the old railroad bed. The sewer main is too shallow to extend gravity sewer. A 4-inch force main would need to be extended to the sewer main from the property.

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 install and extend a 4-inch force main down the west side of Hwy 17 approximately 100-125 feet and core the manhole. A private sewer lift station would be needed on the property to pump the sewerage into the force main. The Engineer would determine the size of the wet well and pumps you need.

Water and sewer service fees and taps fees would be charged according to the size of and number of meters needed and the number of fixtures. The expense of the extension, sidewalk replacement, grass replacement, and the hiring of the engineer to design it and the utility contractor to install it are yours.

The property is contiguous to the city limits and annexation into the city is required to connect to city utilities.

You should contact Lorenzo Aghemo, the City Planning Director, about starting annexation.

205 N 2nd Street. (386) 329- 0100, Email LAGHEMO@PALATKA-FL.GOV

Thank you,

Eli Higginbotham, W & S Superintendent



MAP SHOWING SURVEY OF

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, BLOCK 26, MAP OF BAILEYVILLE - BAILEY AND MERRILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA.

AND;
LOT 6, BLOCK 25, MAP OF BAILEYVILLE - BAILEY AND MERRILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA.

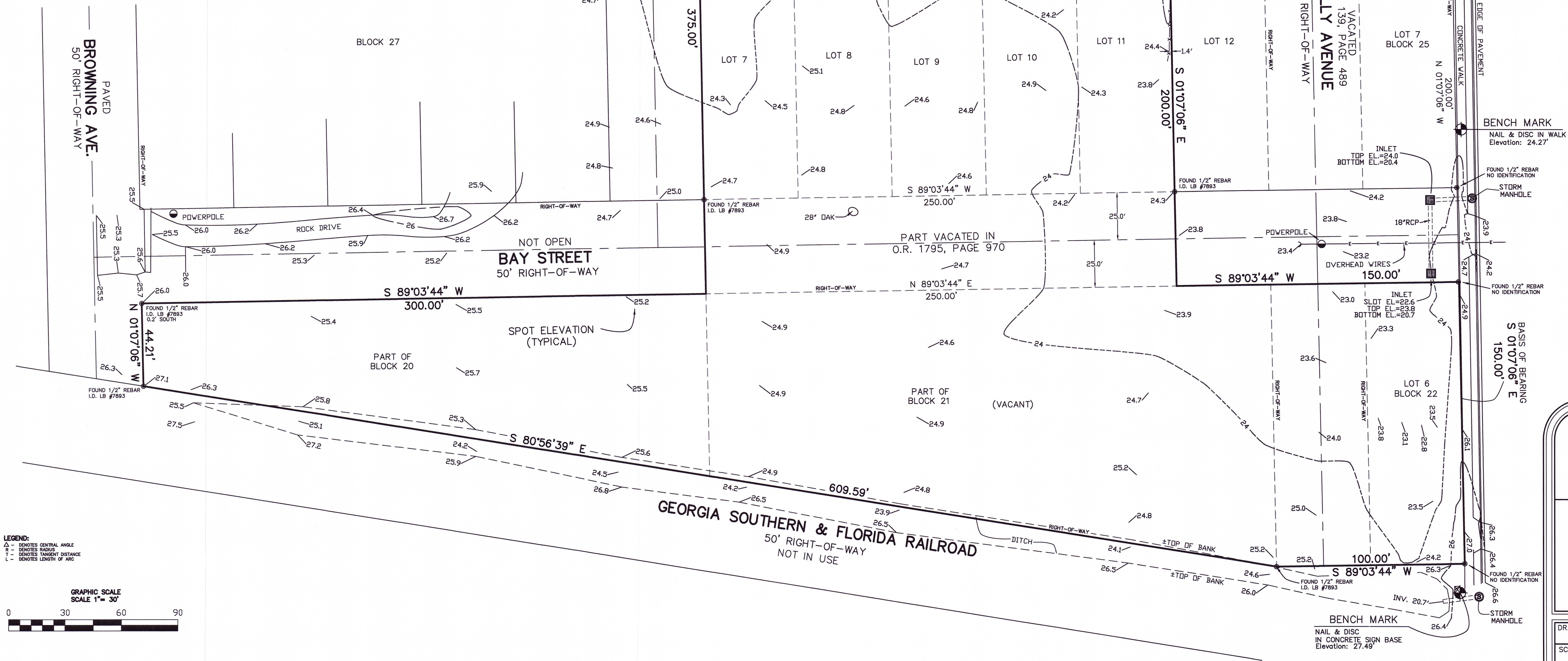
AND;
THAT PORTION OF HOLLY AVENUE AS SHOWN ON THE MAP OF BAILEYVILLE - BAILEY AND MERRILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA, PER ROADWAY CLOSURE ORDER AS DESCRIBED IN OFFICIAL RECORDS BOOK 139, PAGE 489, OF SAID PUTNAM COUNTY, FLORIDA.

AND;
THAT PORTION OF LAKE STREET AS SHOWN ON THE MAP OF BAILEYVILLE - BAILEY AND MERRILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA, PER ROADWAY CLOSURE ORDER AS DESCRIBED IN OFFICIAL RECORDS BOOK 549, PAGE 1020, OF SAID PUTNAM COUNTY, FLORIDA. PARCEL NO. 01-10-26-0250-0250-0060

AND;
ALL OF BLOCK 20 AND 21, AS SHOWN ON THE MAP OF BAILEYVILLE - BAILEY AND MERRILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA.

AND;
LOT 6, BLOCK 22, AS SHOWN ON THE MAP OF BAILEYVILLE - BAILEY AND MERRILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA.

AND;
THAT PORTION OF BAY STREET AS SHOWN ON THE MAP OF BAILEYVILLE - BAILEY AND MERRILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 11, IN THE OFFICE OF THE CIRCUIT COURT, PUTNAM COUNTY, FLORIDA, PER ROADWAY CLOSURE ORDER AS DESCRIBED IN OFFICIAL RECORDS BOOK 1745, PAGE 970, OF SAID PUTNAM COUNTY, FLORIDA.



FLOOD ELEVATION CERTIFICATE:
THIS PROPERTY LIES IN FLOOD ZONE X,
AS SHOWN ON THE FLOOD INSURANCE RATE
MAP (F.I.R.M.), COMMUNITY PANEL NO.120272
0191C FOR PUTNAM COUNTY, FLORIDA.

NOTES:
THIS IS A TOPOGRAPHICAL SURVEY. BOUNDARY SURVEY WAS PROVIDED
BY CLIENT AND WAS DONE BY TARGET SURVEYING, LLC. THIS SURVEYOR
DOES NOT WARRANT OR CERTIFY THE BOUNDARY CORNERS OR PROPERTY
LINES AS SHOWN.

ALL DISTANCES SHOWN ARE MEASURED, UNLESS NOTED.
NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
OPINION. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD
OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.

ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC
SURVEY (U.S.C. & G.S.) N.A.V.D. 1988. BENCHMARK REFERENCE IS
NATIONAL GEODETIC SURVEY POINT #PC 14, ELEVATION 19.52' NAVD 88.

NORTH IS ASSUMED, BASED ON THE RIGHT OF WAY OF HIGHWAY #17,
REFERENCE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST
ZONE, BASIS OF BEARING AS SHOWN.

FIELD DATE: 9/27/2025
I HEREBY CERTIFY THIS SURVEY EXCLUSIVELY TO:
PERRY LEWIS.

BRANDT WILSON PLS
PROFESSIONAL LAND SURVEYOR
1835 GREEN SPRINGS CIRCLE, #A
FLEMING ISLAND, FL., 32003
1-(904)471-7512

CERTIFICATION: I HEREBY CERTIFY, that the survey shown hereon was
made under my direction and supervision and is correct to the best
of my knowledge and belief and that it meets the standards as set
forth in Chapter 54-17, Florida Administrative Code, pursuant to
section 472.027, Florida Statutes.

R. Brandt Wilson
R. BRANDT WILSON, P.L.S. FL CERT. No. LS4690

Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper

DRAWN BY:	BW	JOB NO.:	25-038
SCALE:	1" = 30'	SHEET NO.	1 OF 1

Case PB 25-32 Annex, Amend Future Land Use Map and Rezone

Parcel No.: 01-10-26-8650-0060-0100

Address: 3129 Reid Street, Approx. 0.69-Acres

Applicants: Miguel & Dayna Dejuk

STAFF REPORT

DATE: December 22, 2025

TO: City of Palatka Planning Board

FROM: STAFF

APPLICATION REQUEST

Request to annex one parcel, approximately 0.69 acres, into the City of Palatka to connect to the City's water service system, for the purpose of developing a car dealership; amend the Future Land Use Map from Putnam County Commercial (CR) to City of Palatka Commercial (COM), and rezone from Putnam County Commercial, Neighborhood (C-1) to City of Palatka Intensive Commercial (C-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 application is for approx. 0.69 acres parcel located at 3129 Reid Street. The parcel is vacant. The intent of the applicant is to develop a car dealership on the property. The proposed annexation will allow connection to the City's water system. This parcel is contiguous to the City boundaries.

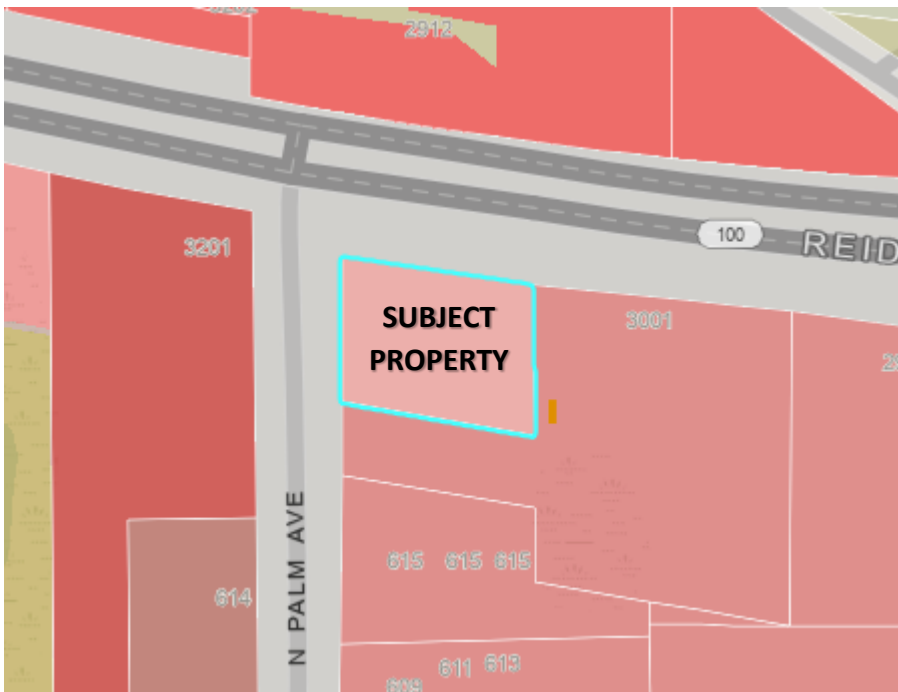


Figure 1: Subject site with City boundaries shown.

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

	Actual Use	FLUM	ZONING
Property Existing	Vacant	Putnam County Commercial (CR)	Putnam County Commercial, Neighborhood (C-1)
Property Proposed	Car Dealership	City of Palatka Commercial (COM)	City of Palatka Intensive Commercial, (C-2)
North	Ricks Tires	County Commercial (CR)	County Commercial, Retail (C-2)
South	Dave's Tops & Trim truck accessories.	City Commercial (COM)	City Commercial Intensive (C-2)
East	Napa Auto Parts	City Commercial (COM)	City Intensive Commercial, (C-2)
West	VFW	City Commercial (COM) & Urban Service (US)	City Intensive Commercial, (C-2) & Central Commercial (C-3)

PROJECT ANALYSIS

Annexation Analysis

Florida Statute 171.044 references voluntary annexation standards 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, West, and South 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 it does not create an enclave or pocket.

Connection to Water and Sewer: Water is available to the site in question. The applicant desires to connect to the City water system. The system has sufficient capacity to service this parcel and 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

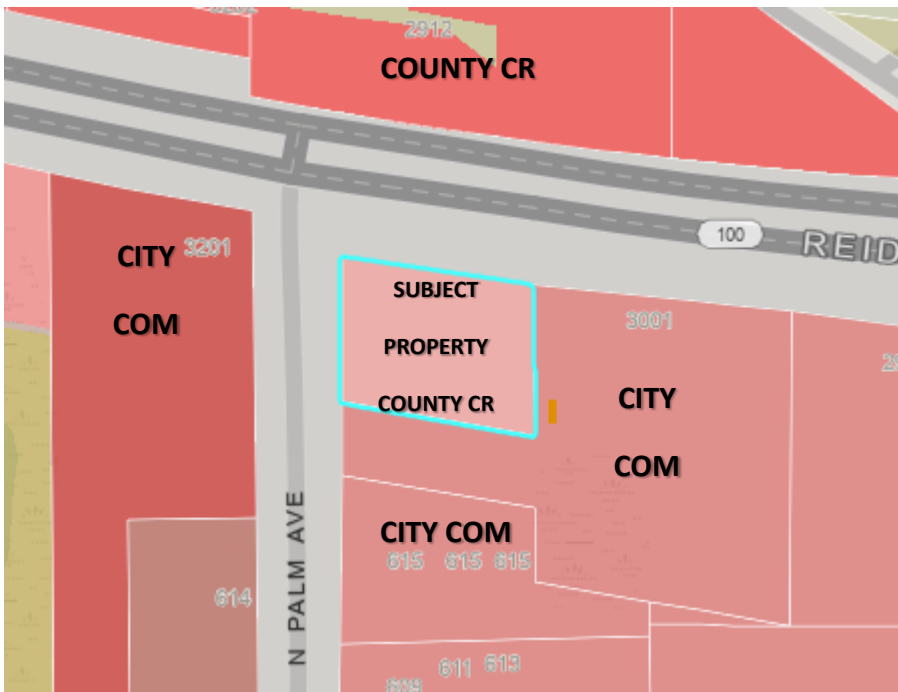


Figure 2: Current Future Land Use

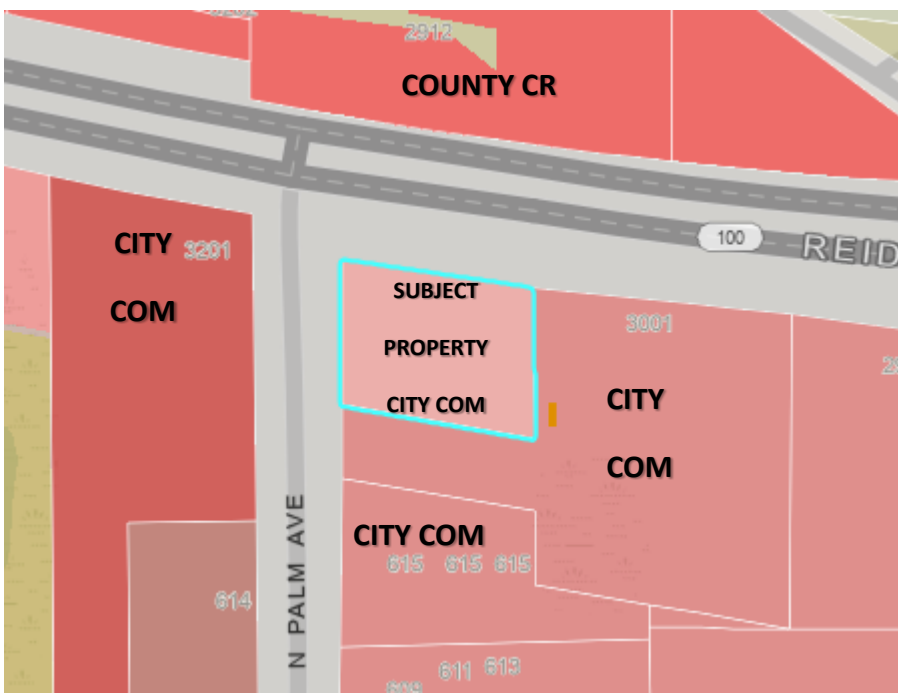


Figure 3: Proposed Future Land Use

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: The 0.69 acres to be designated Commercial (COM) is consistent with the Comprehensive Plan.

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. The property is located within a completely developed commercialized area with urban services. The future use of this parcel would be automotive related.

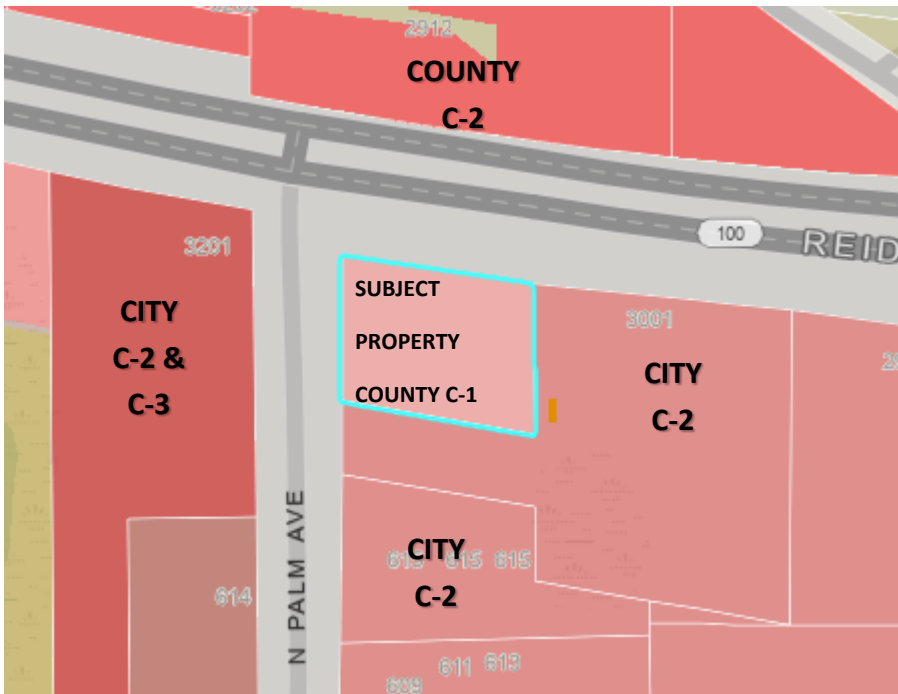


Figure 4: Current Zoning

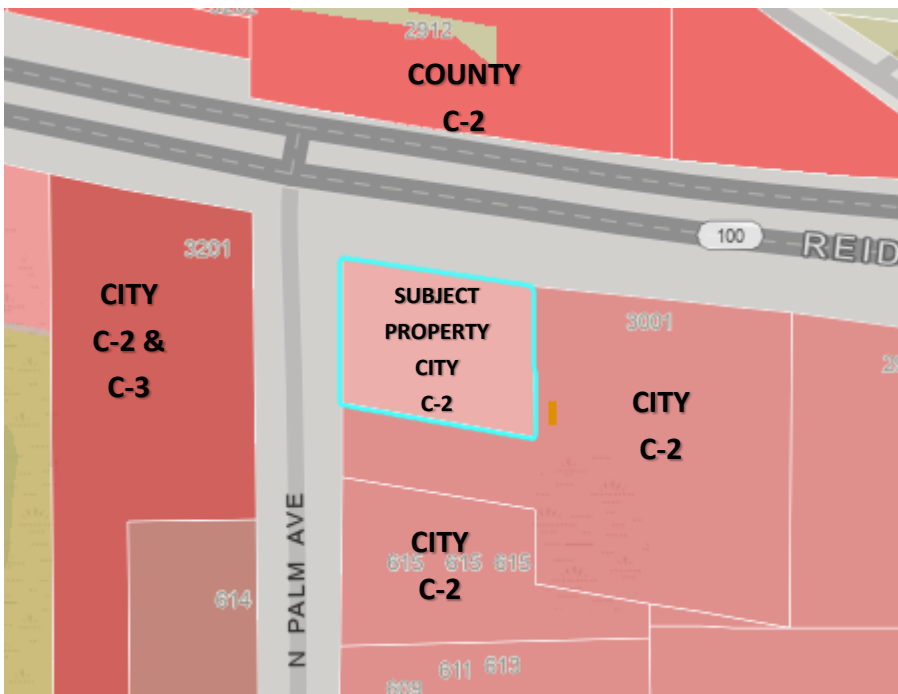


Figure 5; Proposed Zoning

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: The subject property currently has a Putnam County Commercial, Neighborhood (C-1) land use classification. The proposed rezoning to Intensive Commercial (C-2) will be consistent with the proposed Commercial (COM) future land use designation and conforms with the Comprehensive Plan.
- b. *The existing land use pattern.*
Response: The existing land use pattern in this area is mainly commercial land 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 rezoning will extend the adjacent Intensive Commercial (C-2) district and will not create an isolated district.
- 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 proposed for an automotive dealership use which is adjoining properties already developed in automotive needs. 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 developed commercial. Amending the property zoning to City of Palatka Intensive, Commercial (C-2) will keep proposed conditions within the same uses.
- f. *Whether changed or changing conditions make the passage of the proposed amendment necessary.*
Response: The annexation of the parcel triggers the need to designate a future land use and zoning district. 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 a long-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. The rezoning will not significantly increase traffic congestion.
- 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 in the immediate surroundings.

- 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.

- 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 obtain water services from the City in order to develop a automobile dealership. The property has a proposed use of commercial, this 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 approximately 0.69-acre property into the City be approved and;
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) be approved and;
3. Staff recommends approval of the request to rezone from Putnam County Commercial Neighborhood (C-1) to City of Palatka Intensive Commercial (C-2) be approved.



RECEIVED

NOV 18 2025

ANNEXATION APPLICATION

PB 25-32

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

Application Requirements

This application must be completed and submitted with an application fee and ALL required attachments. **Advertising fees to be paid by the applicant. Property Disclosure form required.**
(Checks payable to the City of Palatka)

Annexation: \$700.00

- | | |
|--|--|
| ☐ 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: 31791 Reid St.
- Parcel Number: 01-10-24-7650-0060-0100
- Parcel Dimensions: _____
- Current Property Use: Vacant
- Current Future Land Use Map Designation: City: Palatka County: Putnam
- Proposed Future Land Use Map Designation (if applicable): City: Palatka County: Putnam
- Proposed Use: Car Dealership C2 Commercial
- Current Zoning Designation: C1 Requested Zoning Designation: C2
- Square footage of any proposed structures _____ Number & types of structures on property _____

Applicant Information

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

Owner Name(s): Miguel Detjuk & Dayana Detjuk
Mailing Address: 800 Teagler Dr. #210 Palatka, FL 32977
Phone Number(s): 386-205-9557 Email: mdetjuk@msn.com

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

Name(s): Jason Wesley Alan Davis Jr.
Mailing Address: 303 Porpoise Point Drive St. Augustine FL 32084
Phone Number(s): 386-205-0557 Email: conquistadorlandscaping@gmail.com

To Be Notarized

Name (Print Name): Miguel Dejok

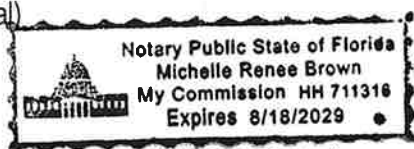
Signature: [Signature] Date: 11/18/25

STATE OF Florida County of Putnam

Before me this day personally appeared Miguel Dejok 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 18 day of November A.D. 2025

(Notary Seal)



[Signature]

Notary Public

My commission expires: 8-18-2029 State of FL at Large.

Type of Identification Produced: Drivers License

For Official Use Only

Date Submitted: _____ FLUM Designation: _____

Received By: _____ Preliminary Review by: _____

Confirmed Current Zoning: _____ Date Legal Ad Ran: _____

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

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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

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

Date: 11/18/2025 OPER ID: AROMERO RECEIPT NO: F001054
RECEIVED FROM: 3129 REID ST.

AMOUNT RECEIVED:	700.00	TYPE: CK	CHECK: 31604
AMOUNT RECEIVED:	2,000.00	TYPE: CK	CHECK: 31605
CHANGE DUE:	0.00		
TOTAL RECEIVED:	2,700.00		

DISTRIBUTION:		
AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
2,700.00		3129 REID ST. ANNEX, FLUM AND REZONE APP FEE



RECEIVED

NOV 18 2025

FLU AMENDMENT REZONING APPLICATION

PB 25-32

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

Application Requirements

This application must be completed and submitted with an application fee and all required attachments. **Advertising fees are to be paid by the applicant. Property Disclosure form required.**

- ☒ Small scale amendment, less than 50 acres with concurrent rezoning. **\$2,000**
☐ Large scale amendment, 50 acres or greater with concurrent rezoning. **\$2,500**
(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: 3129 Reid Street
- Parcel Number: 01-10-26-8650-0060-0100
- Parcel Dimensions: _____
- Current Property Use: VACANT
- Current Future Land Use Map Designation: City: Palatka County: Putnam
- Proposed Future Land Use Map Designation (if applicable): City: Palatka County: Putnam
- Proposed Use: CAR DEALERSHIP C2 COMMERCIAL
- Current Zoning Designation: C1 Requested Zoning Designation: C2
- Square footage of any proposed structures _____ Number & types of structures on property _____

Applicant Information

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

Owner Name(s): Miguel Detjuk & Dayana Detjuk
Mailing Address: 800 Eagler Dr. Ste 210 Palatka FL 32177
Phone Number(s): 354-205-9557 Email: mdejuk@msn.com

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

Name(s): Jason Wesley Alan Davis Jr.
Mailing Address: 303 Porpoise Point Dr. St. Augustine FL 32084
Phone Number(s): 386-205-9557 Email: conquistadorlandscaping@gmail.com

To Be Notarized

Name (Print Name): Miguel Dejuk
Signature: [Signature] Date: 11/18/25

STATE OF FL County of Putnam

Before me this day personally appeared Miguel Dejuk 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 18 day of November A.D. 2025

(Notary Seal)



[Signature]
Notary Public

My commission expires: 8/18/2029 State of FL at Large.
Type of Identification Produced: Drivers License

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 _____, hereinafter referred to as "Affiant," who being by me first duly sworn, under oath, deposes and states as follows:

1. Affiant is the O individual or O MISUEL DEJUK {position -
e.g., president, partner, trustee} of 3129 RED ST [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: 120 BIG OAK LN
EAST PALATKA FL 32131
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.

Miguel Defek
[Signature], 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 18 day of November, 2028 by Miguel Defek (name of person acknowledging). He/she is personally known to me or has produced FL Drivers Licence (type of identification) as identification and did/did not take an oath (circle correct response).

Michelle Renee Brown
(Name - type, stamp or print clearly)

[Signature]
(Signature)

My Commission Expires on 8-18-2029



EXHIBIT "A"

PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name

Address

Miguel Defek	3129 Reid St.
Dayana Defek	3129 Reid St.

Miguel Defek
(Signature)

8007 Reid St. Palatka, FL 32977
(Address, City, State, Zip)

Miguel Defek
(Name in print)

(Title)

(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 November day of 18, 2025, by Miguel Defek

(name of person making statement). He/she is personally known to me or has produced
Driver's License (type of identification) as identification.

Michelle Renee Brown
(Name in print)

Michelle Renee Brown
(Signature)

My Commission Expires on 8-18-2029

NOTARY'S



LETTER OF AUTHORIZATION

I Miguel Dejok (Owner's Name) do hereby give permission to Donna Stegall Davis in order to act on my behalf as my agent in all aspects to obtain the application and documents required for the property located at: Property Address: 3129 Reid St Palatka FL 32177

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

Owner's Name (Print Name): Miguel Dejok
Signature: [Signature] Date: 11/18/25

STATE OF FLORIDA
COUNTY OF Putnam
The foregoing instrument was acknowledged before me this 18 day of November, 2025 by Miguel Dejok.



[Signature]
Signature of Notary Public-State of Florida

Personally Known _____ OR Produced Identification ✓
Type of Identification Produced Drivers License

Application for Determination of Water and Sewer Availability

This application must be **typed or printed in black ink** and submitted to:

City of Palatka
Water & Sewer Utilities Dept.
1010 Ocean St.
Palatka, FL 32177

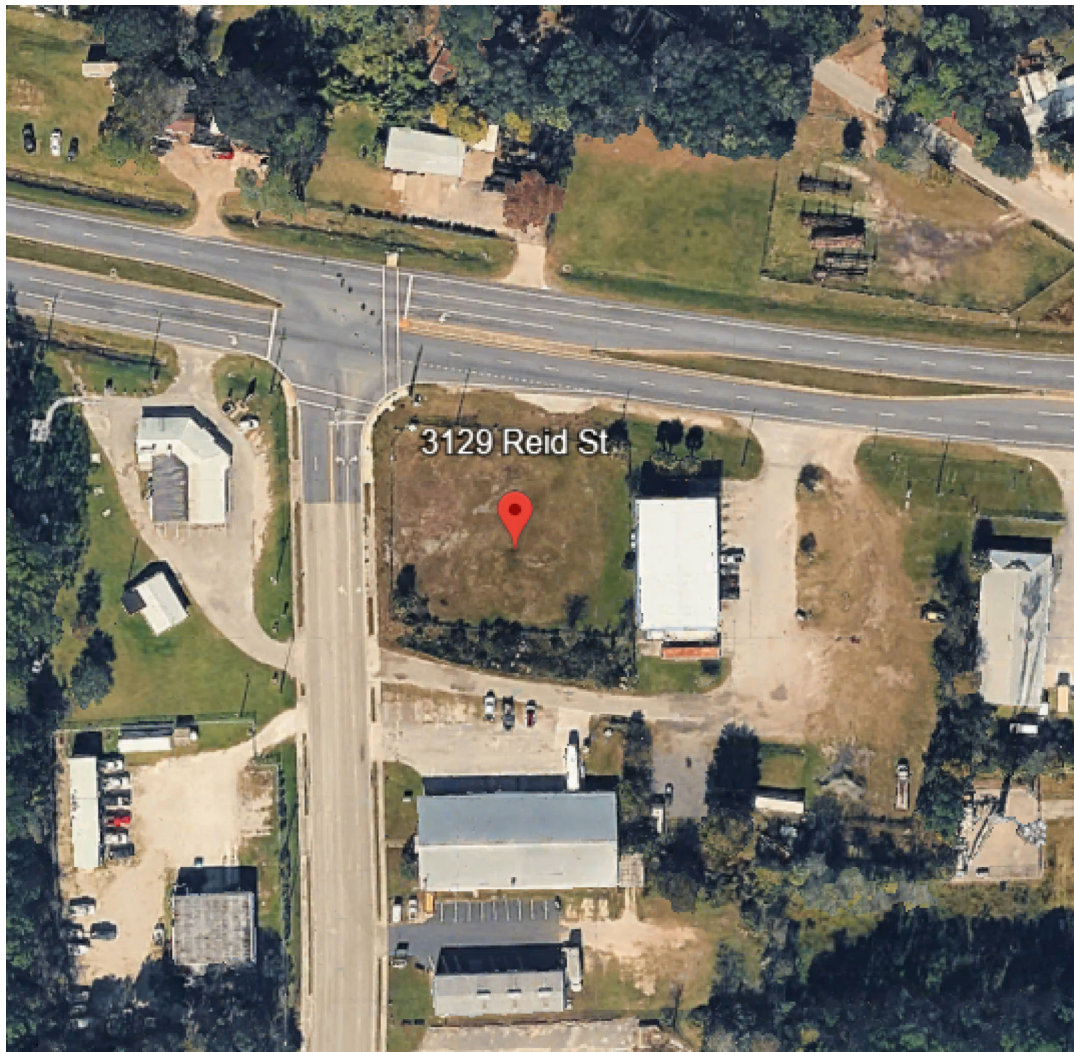
Date Received: _____

TO BE COMPLETED BY APPLICANT

1. Date: <u>10/29/25</u>	2. Property Address: <u>3129 Reis St.</u>
3. Parcel Number: _____	4. Current Property Use: <u>VACANT</u>
5. Type of Service Requested (check one) ☐ Water ☐ Sewer ☒ Water & Sewer	6. Reason(s) for Request: <u>for car dealership office</u> <u>C2 Commercial.</u>
7. Owner(s) of Record: <u>Michael De Turk & Dayana De Turk</u> Owner Address: <u>120 Big Oak Lane, East Palatka, FL 32131</u> Phone Number: <u>386-205-9557</u> Email Address: <u>oldcity1565@gmail.com</u> Owner(s) signature: <u><i>[Signature]</i></u> Date: <u>11/18/25</u>	

FOR OFFICIAL USE ONLY

1. Date Submitted:	2. Received By:	3. Preliminary review by:	4. Work Order assigned:
5. Water & Sewer (check) ☒ Water Available ☐ Sewer Available ☐ Extension Required (see map) ☐ Costs		6. Comments from Water & Sewer: <u>Water is available from a 6-inch water main on both the north and west side of the property. Sewer is not available. This property is contiguous with the city limits and will need to be annexed to use city utilities. You will need to start the annexation process and go thru the City Planning Department for construction from the start.</u>	
7. Date forwarded to B & Z: (if connection is going to be made) _____	8. Date BZ Received from Water/Sewer: _____	9. B & Z comments: _____ _____	



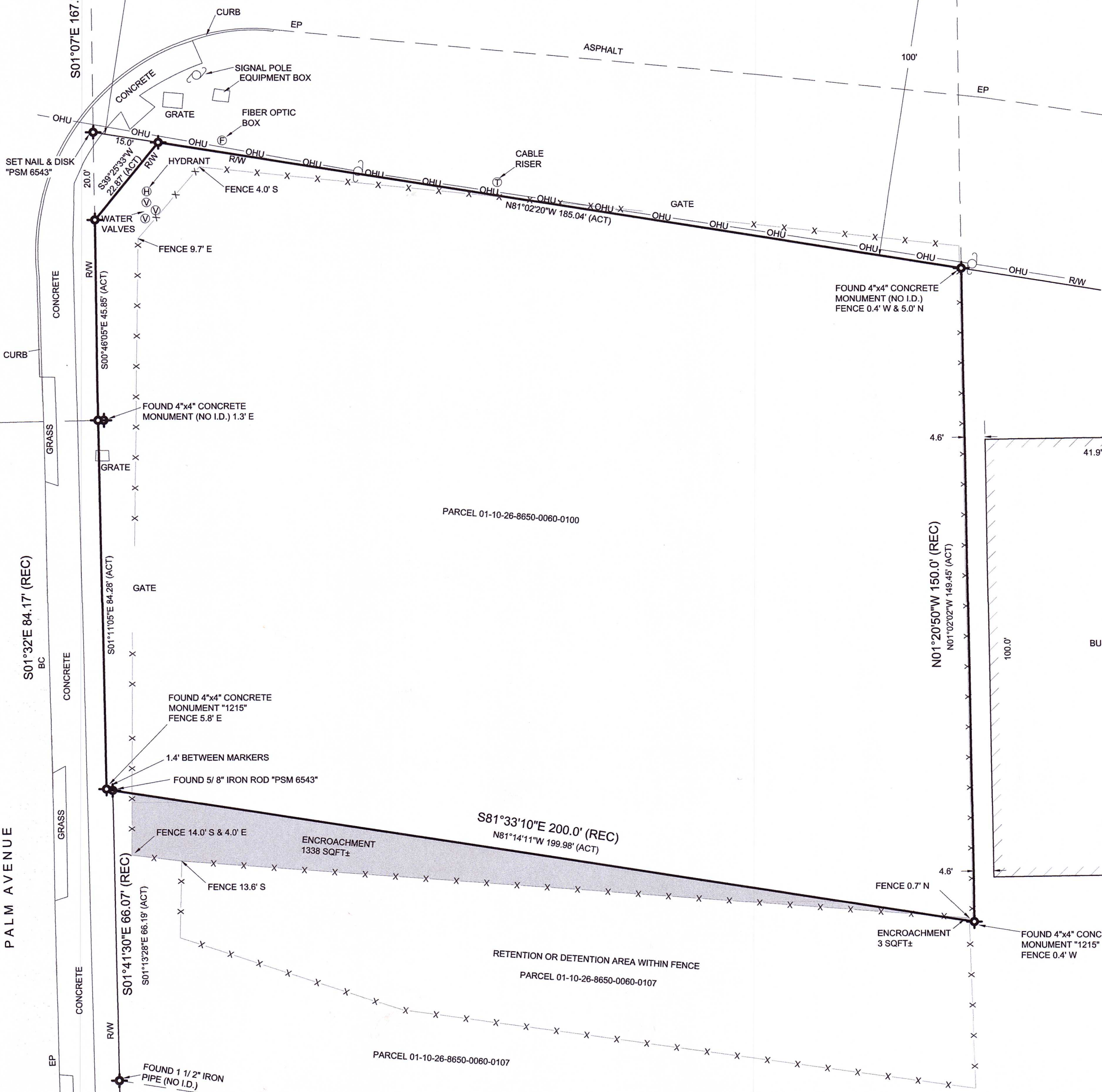
3129 REID STREET
PALATKA, FLORIDA
32177
PARCEL 01-10-26-8650-0060-0100

CONTAINING 0.7± ACRES

POINT OF BEGINNING
INTERSECTION OF THE CENTERLINE OF
STATE ROAD 100 WITH THE
NORTHERLY EXTENSION OF THE
EASTERLY LINE OF PALM AVENUE

REID STREET
(STATE ROAD NO. 100)
N81°33'W 200.0' (REC)

100' RIGHT OF WAY DEED
O.R. BOOK 138, PAGE 102



BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 1001, PAGE 473

3129 Reid Avenue, Palatka, Florida:

The following real property and premises, situate in the County of Putnam, State of Florida, to wit:

Part of Block 17 according to Map of Baileyville recorded in Map Book 2, Page 11, and part of J.J. Simpkin's Subdivision as recorded in Map Book 2, Page 31, and part of Myrtle Street as shown on said Plat of Baileyville, and part of an unnamed street in J.J. Simpkin's Subdivision adjoining said Myrtle Street immediately to the South of said Myrtle Street, said streets being closed and abandoned, and more particularly described as follows: From the centerline of State Road No. 100, as now located, at a point where the Easterly line of Palm Avenue as extended to the North intersects said centerline, (for reference to said East Line see Deed Book 228, Page 456), run thence S 1°07' E, along the Easterly line of said Palm Avenue, a distance of 167.25 feet; thence run S 1°32' E, along the Easterly line of said Palm Avenue, a distance of 84.17 feet; thence run S 81° 33'10" E, a distance of 200.0 feet; thence run N 1°20'50" W a distance of 150.0 feet; thence run N 1°07' W a distance of 101.42 feet to the centerline of said State Road No. 100; thence run N 81°33' W, along the centerline of State Road No. 100, a distance of 200.0 feet to the point of beginning. All references are to the public records of Putnam County, Florida.

Subject to the easement for state road right of way over the Northerly 100 feet of said property as measured at right angles from the center line of State Road #100, by deed recorded in Deed Book 138, page 102, of said public records.

LESS AND EXCEPT that portion of above described property lying within the following described boundaries:

BEGIN at a point on the Easterly Right of Way Line of Palm Avenue, Section 76637, said point being 20 feet Southerly of the intersection of the Easterly Right of Way line of said Palm Avenue and the Southerly Right of Way line of State Road 100, Section 76110; thence run Northerly along said Easterly Right of Way line of Palm Avenue, a distance of 20 feet; thence run Easterly along the Southerly Right of Way line of said State Road 100 a distance of 15 feet; thence run Southwesterly, in a straight line, to the Point of Beginning of this described Parcel.

CERTIFIED TO: DEJUK MIGUEL G + DAYANA H/W LIFE ESTAT

LEGEND

(REC) = RECORD
(ACT) = ACTUAL
RW = RIGHT OF WAY
EP = EDGE OF PAVEMENT
OHU = OVERHEAD UTILITY
X = FENCE

U = UTILITY POLE

◆ = SET 5/8" IRON ROD "PSM 6543"
UNLESS NOTED OTHERWISE

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE
EASTERLY RIGHT OF WAY LINE OF PALM AVENUE AS
S01°41'30"E PER OFFICIAL RECORDS BOOK 733, PAGE
1147.

2. FIELD DATE: DECEMBER 13, 2025.

3. 1" = 20'

4. LANDS SHOWN HEREON ARE NOT IN A FEMA FLOOD
ZONE PER PANEL 12107C0193C FOR PUTNAM COUNTY,
FLORIDA EFFECTIVE FEBRUARY 2, 2012.

UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER, THIS DRAWING,
SKETCH, PLAT OR MAP IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID. (CHAPTER
61G17-6, FLORIDA ADMINISTRATIVE CODE)

120 RAIN TREE WOODS TRAIL
PALATKA, FLORIDA 32177
PHONE (386) 546-6555
EMAIL: 12SPEAKSOF@GMAIL.COM

STEPHEN SPEAKS, P.S.M. CERT. NO. 6543

229 St. Johns Avenue - Justification Statement

As the owner of this property, we are thankful for the unanimous decision of the Palatka Planning Board when they granted a Conditional Use Permit (CUP) for eight (8) hotel/motel rooms at this location. Since that meeting, we have decided to add a third floor to this building and would like to add eight (8) new rooms to the third floor. These rooms will be the same as the rooms on the second floor.

This building, once known as the as the Kupperbusch New European Hotel, was once a three-story building (see image below). However, fire destroyed the third floor and since, renovations have been made to the building to support its new two-story configuration.



As it relates to 229 St. Johns Avenue, according to the Feb. 8, 2024 zoning verification request (ZVL 24-09) we received from the city Planning Department, in order to place hotel/motel rooms in this zoning district, a CUP is required. In accordance with Section 94-161 of the code for the City of Palatka, we respectfully request the Planning Board of the City of Palatka grant a CUP for the use of the second floor as hotel/motel room space as outlined above. The code states in part:

94-161 – DR Downtown Riverfront District:

- (e) Conditional uses, activities, or structures. Unless otherwise expressed herein, uses not specifically listed as conditional shall be prohibited conditional uses, activities, or structures are as follows:

- (3) Community production or movie theaters.
- (4) Convention facilities.
- (7) Hotels and motels.

Below is an aerial from the Putnam County Property Appraiser's Office which highlights in brown 229 St. Johns Avenue.



According to Palatka City Code Section 94-3, “a conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter. All petitions for conditional use shall be considered first by the planning board in the manner set out in this section.”

Since we were granted a CUP for the second floor for this same building, I provide similar responses to the following questions that were used for our second-floor submittal. The Planning Board agreed with our responses when they issued the CUP in 2024. In section (4) of this code, it states the following.

- (4) *Findings.* Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable.

a. Compliance with all applicable elements of the comprehensive plan.

Section 94-161 (Downtown Riverfront District) of the city of Palatka Code specifically lists hotel/motels as allowable conditional uses. We find no compliance issues with our CUP request and Palatka's comprehensive plan.

- b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

The design of the hotel/motel rooms will be in full compliance with the Florida Building Code and all life safety requirements in the Florida Fire Prevention Code. There will be no alteration to the sidewalks or roadways servicing this property. Vehicles will continue to safely access the area, as well as pedestrians on sidewalks and those who are using alternative modes of transportation.

- c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

Off-street parking and loading areas will be created and provided as required by city code 94-261 at the time of submission for general construction permitting and zoning verification. There is no anticipated odor or glare. Noise will be minimal, or standard for this use as expected from the hotel rooms. As for economic concerns, this location will no longer be blighted and will provide jobs, tax collection and overall general revenue from visitors/patrons of this and our other downtown locations.

Per city planning staff, hotel/motel rooms in the Downtown Riverfront District are exempt from the parking requirements of Sec. 94-262.

- d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

At the time of permitting and zoning verification, the applicant will work collaboratively with the city of Palatka to identify areas for trash pick-up that will service this building.

- e. Utilities, with reference to location, availability and compatibility.**

Water, gas and electrical utilities are currently available at this building.

- f. Screening and buffering, with reference to type, dimensions and character.**

It is our belief that our request to obtain a CUP does not require our building to have any new screening and/buffering. As listed in this document, we will be protecting the public health, safety and general welfare by minimizing noise, air, dust and visual pollution, as well as improving the aesthetic appeal of the city by bringing this building, as well as others in our plan from blight to bright.

- g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

This building will have signage and exterior lighting that will be in compliance with city regulations and the Florida Building Code at the time of zoning verification and construction permitting. Signs and lighting will not create any safety or adverse economic impacts.

- h. Required yards and other open space.**

There are no required yards and other open space related to the construction of these rooms.

- i. General compatibility with adjacent properties and other property in the district.**

As referenced above, hotel/motel rooms have historically been allowed in this zoning district and are at several current locations (see above).

- j. Any special requirements set out in the schedule of district regulations for the particular use involved.**

None known to the applicant.

- k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

This property is not in the historic preservation area defined by the city of Palatka.

We again thank the Planning Board for their issuance of the first CUP for the second floor at this location and hope they will once again agree with and issue an additional CUP for the additional eight (8) rooms we are proposing for the new third floor.

Staff Report

Meeting date: September 3



Case#: PB 25-30

Address: 225 St. Johns Ave.

Parcel ID: 42-10-27-6850-0120-0011

Applicant: Beck/Sloan Properties, Inc.

A. Application Summary

I. General

Project Name: 225 St. Johns Avenue.

Request: Conditional Use

Parcel#: 42-10-27-6850-0120-0011

Acres: 0.08 acres

Location: 225 St. Johns St., on the south side of St. Johns and S. 3rd

Project Manager: Planning Staff

Owner: Beck/Sloan Properties, Inc.

Agent: Jim Troiano

II. Background

The request is to obtain approval of conditional use for the subject property to develop hotel rooms on the second floor of the existing building. The Planning Board had already granted approval to prior conditional use for the parcels at 211 and 229 St. Johns Ave. in 2024. The ultimate intent of Beck/Sloan Properties Inc. is to combine all these parcels into a single multiuse development encompassing the entirety of the 200 block at St. Johns Ave. The specific request for the 225 St. Johns Ave. is to build four (4) hotel rooms on the second floor of the existing building.

Figure 1: Map of property from Putnam County Tax Assessor.

Figure 2: Showing location on St. Johns Ave., between South 2nd and South 3rd Street.

Figure 3: View of 225 St. Johns Ave from street; photo by Google, Apr. 2023.

III. Analysis

Table 1: Current Future Land Use and Zoning Designations for the neighboring properties.

	Actual Use	FLUM	ZONING
Existing Property	Vacant	Commercial (COM)	Downtown Riverfront (DR)
North	Salon	Commercial (COM)	Downtown Riverfront (DR)
South	Apartments	Commercial (COM)	Downtown Riverfront (DR)
East	Applicant Owned	Commercial (COM)	Downtown Riverfront (DR)
West	Applicant Owned	City, Commercial (COM)	Downtown Riverfront (DR)

The applicant has already obtained approval from the Planning Board to develop this property as a multi-use building. The first floor will provide individual businesses with an opportunity to lease space to sell food and beverages for sale to the public in a food court style layout. This request is to obtain approval to add four (4) hotel rooms on the second floor of the proposed multiuse building. An aspect of concern to the city is the provision of adequate parking for the proposed uses and, although there is no requirement currently in the zoning code for the district, there will undoubtedly be a demand for parking spaces.

Along with this application for the 225 St. Johns Ave., there is also an application for the 229 St. Johns Ave. scheduled to be considered at the Planning Board of January 6, 2026. The request for the 229 parcel is to build a third floor to the existing building and obtain conditional use approval to add eight (8) hotel rooms. If both applications are approved by the Planning Board, the 200 block at St. Johns Ave. will have a total of 20 hotel rooms. Additionally, Beck/Sloan Properties Inc. intends to renovate the James Hotel and add rooms to the Shelley Building at 300 and 320 St. Johns Ave., however the number of rooms have not been disclosed yet. All these requests are part of an ambitious and attractive single redevelopment project for the properties under the ownership of the applicant. A

unified project of this magnitude will have a significant positive impact along the most notable corridor of the city and hopefully serve a catalyst for the redevelopment of St. Johns Ave. Staff is in full support of this initiative and, strongly recommend that all the complementing parts of the redevelopment project be reviewed and considered as a single overall plan. Thus, the owner ought to establish a unity of title of the parcels involved and seek to place a Planned Unit Development Overlay on the project. This will allow more flexibility in the design and implementation of the project as well facilitate its review process.

When analyzing a request for a Conditional Use Permit, eleven requirements must be met per Section 94-3(4). The criteria and responses are as follows:

a. **Compliance with all applicable elements of the comprehensive plan.**

The application is **in compliance** with elements of the Comprehensive plan. The application is consistent with Policy A.1.2.2 as well as the Community Redevelopment Plan of the city's CRA.

b. **Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

There will be no changes to the sidewalks or roadways servicing this property. The existing access is **in compliance** for emergency vehicles and can accommodate the proposed uses. However, these statements need to be confirmed when the parcels go through site plan review and building permit process.

c. **Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

- d. Off-street parking and loading areas will be created and provided as required by §94-261(c)(7) during the site plan review phase. However, §94-262 states that DB and DR zones are exempt from required number of parking spaces. The applicant has stated that there will be no anticipated odor or glare; noise will be minimal or standard for the use expected from hotel rooms; and economically speaking, the area will no longer be blighted, will provide jobs, tax revenue, and other income from patrons to the downtown area. Although provision of parking is not required, the multiuse development will generate a significant demand for parking which ca not be ignored and a collaborative solution should be seek by the applicant with the city. Otherwise, the existing service is **in compliance**

e. **Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

Applicant will work collaboratively with the City of Palatka during the permit process to identify areas for trash pick-up to service this building. To that end, the applicant shall submit a site plan indicating the location of dumpster disposal including the expected maneuverability of the collection trucks. Otherwise, the existing service is **in compliance**

e. **Utilities, with reference to location, availability and compatibility.** The property is currently connected to the City's water and sewer systems and would be able to serve the proposed uses.

f. **Screening and buffering, with reference to type, dimensions and character.** In Compliance

g. **Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.** Any sign would need to meet the requirements of Section 62 and shall be in compliance with city regulations and Florida Building Code at the time of zoning and permitting.

h. **Required yards and other open spaces.** N/A

i. **General compatibility with adjacent properties and other properties in the district. In compliance.** The proposed uses are compatible with adjacent properties and those of the district.

j. **Any special requirements set out in the schedule of district regulations for the particular use involved.**

N/A

k. **The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

N/A

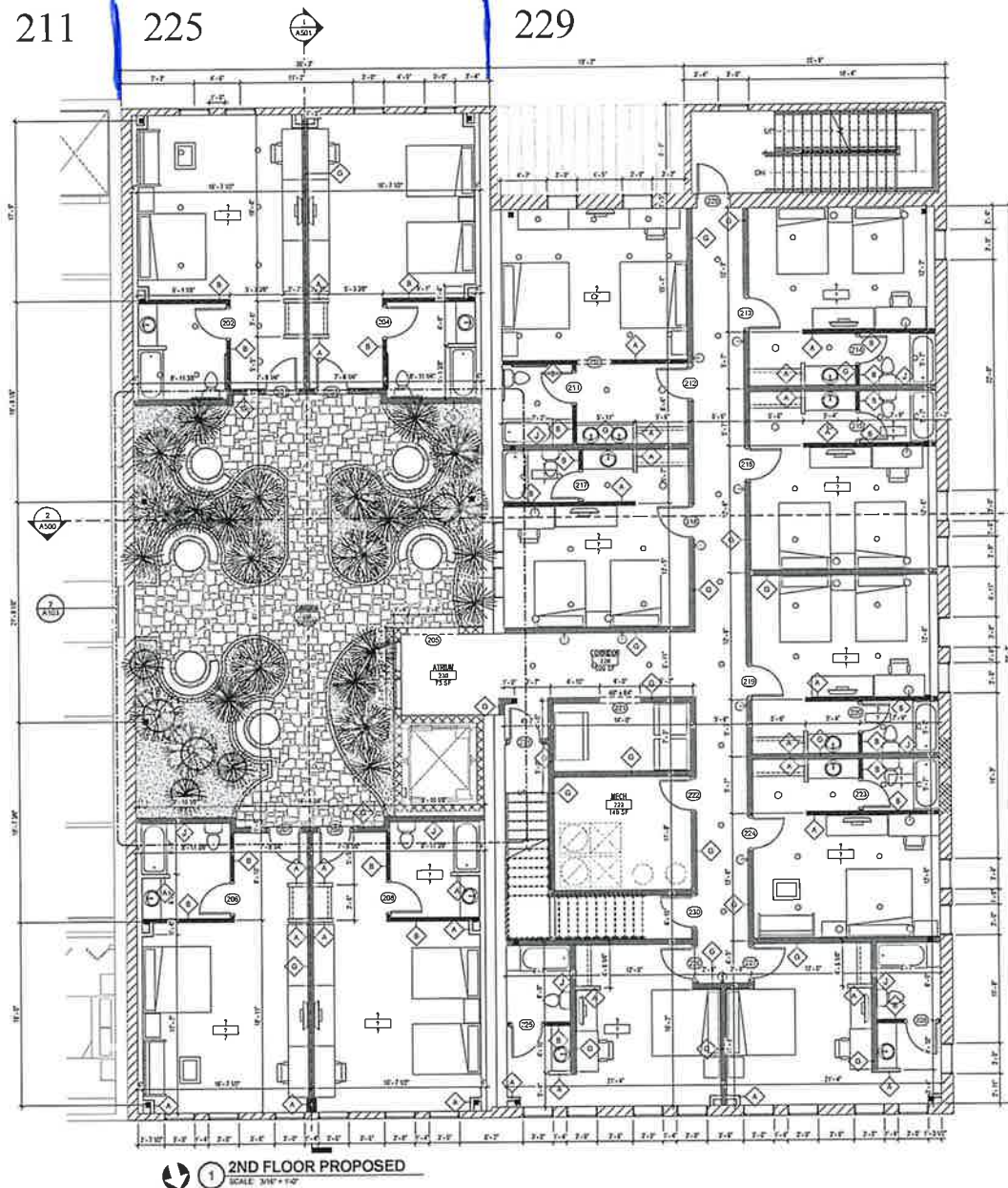
Based upon the documentation submitted and the analysis performed, staff make a determination that the conditional use will advance the city objective of revitalizing this critical location of the downtown area. As such it will be in harmony with the general intent and purpose of the Business Riverfront District and will not be injurious to the neighborhood or to adjoining properties or otherwise detrimental to the public welfare, as the Code dictates. Granting the conditional use request would allow a previously vacant building to be redeveloped with a mix use project that will enhance the visual character of St. Johns Ave., promote economic development and serve as a catalyst for redevelopment of Palatka downtown area.

Staff therefore recommends Approval of the requested Conditional Use subject to the following conditions:

1. In collaboration with the City, the applicant shall make all efforts to address the parking demand generated by the proposed use.
2. The applicant should enter a Unity of Title of all the parcels involved in the overall project.
3. The applicant shall seek a Planned Unit Development Overlay so that all the different components of the project can be reviewed and considered as a single project.

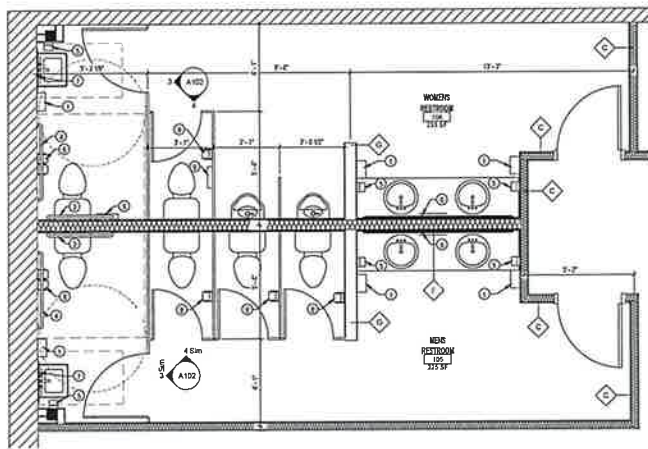
Section 94-3, (4) requires the Planning Board to make proper findings. Staff recommend the Board adopt the following findings of fact:

1. Whereas the application for the requested conditional use approval has been deemed complete.
2. Whereas the approval of the request as conditioned will not adversely affect the public interest.
3. Whereas the application meets the requirements for a conditional use permit as demonstrated by staff analysis.
4. Whereas the application as conditioned is consistent with the comprehensive plan.
5. Whereas the implementation of the proposed use along with the applicant's overall redevelopment plan for parcels owned by Beck/Sloan Properties, Inc. along St. Johns Ave. will revitalize the downtown area generating economic growth in the City of Palatka.



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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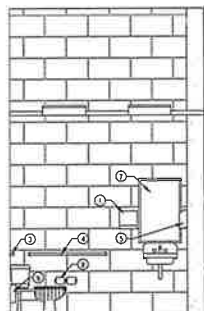
229
Pallet



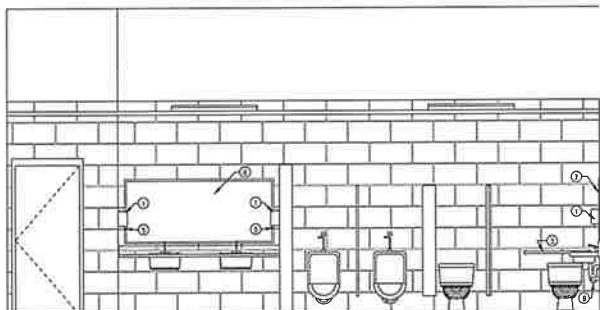
2 PARTIAL FLOOR PLAN RESTROOMS
SCALE: 3/8" = 1'-0"

MARK	ACCESSORY	NOTATION/HEIGHT
(1) TA-1	PAPER TOWEL CARRIER	48" TO BOTTOM
(2) TA-2	ROOM DEODORIZER	ABOVE DOOR
(3) TA-3	GRAB BAR - 36"	36" TO CENTER
(4) TA-4	GRAB BAR - 42"	36" TO CENTER
(5) TA-5	SHAMPOO DISPENSER	8" ABOVE COUNTER
(6) TA-6	MIRROR (1'6" x 30")	26" TO BOTTOM
(7) TA-7	MIRROR (1'6" x 30")	36" TO BOTTOM
(8) TA-8	TICKET TISSUE DISPENSER	24" TO SPRAKE
(9) TA-9	WAPIN DISPENSER	24" TO TOPPING
(10) TA-10	TRASH RECEPTACLE	36" TO KIN OF CONTAINER
(11) TA-11	SHIRT CHANGING STATION	38.34" TO BOTTOM

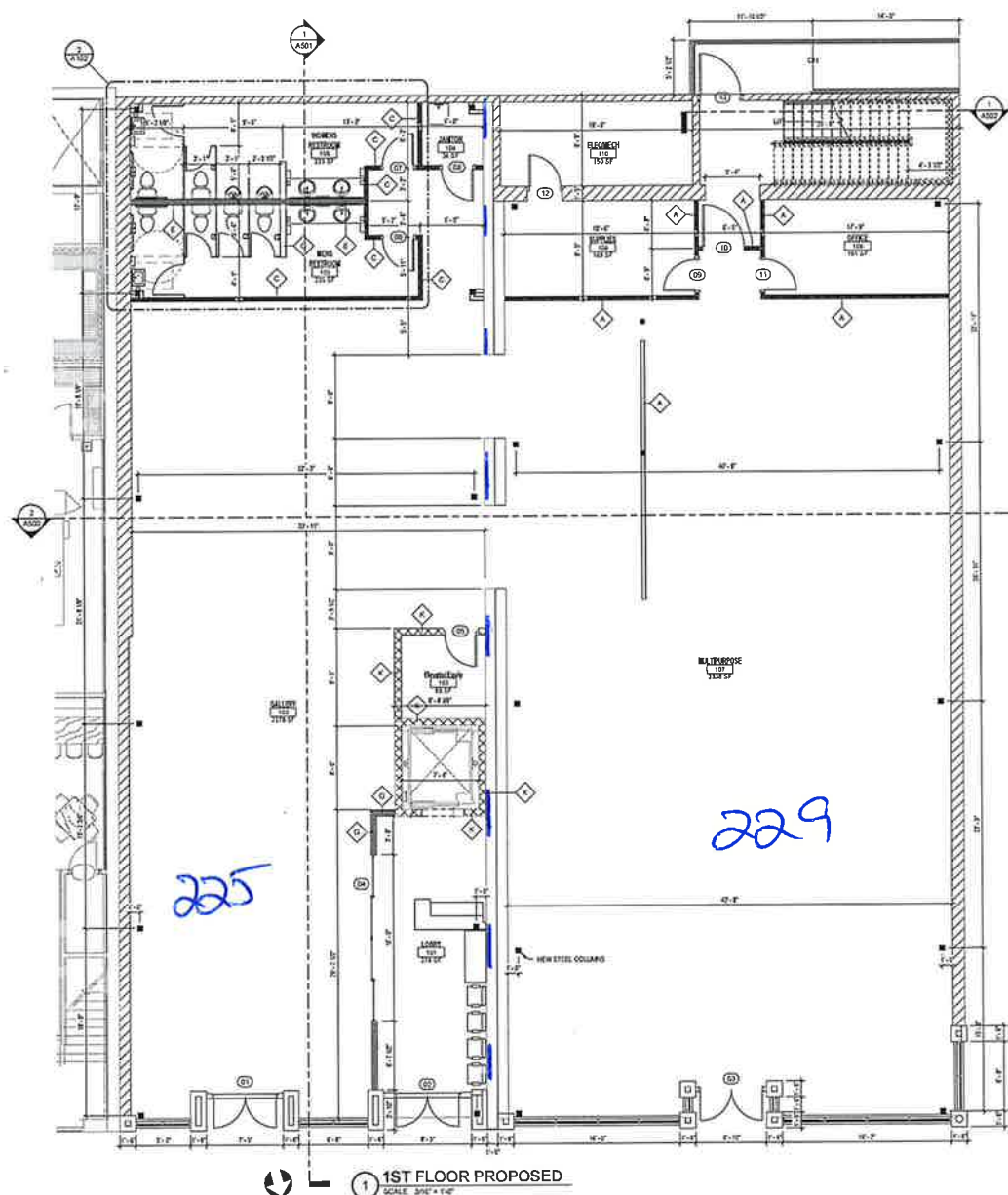
* INDICATES TOILET ACCESSORY TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR



3 RESTROOM E
SCALE: 3/8" = 1'-0"



4 RESTROOM N
SCALE: 3/8" = 1'-0"



1 1ST FLOOR PROPOSED
SCALE: 3/8" = 1'-0"

Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHNS AVE.
PALATKA, FL 32177
A A O D 2 4 0 4
P. 386 - 325 - 0213
F. 386 - 328 - 1401

Project Status

PROPOSED 1ST
FLOOR PLAN

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project Number: 0150X08B
Date: 6-10-25
Drawn by: TB
Checked by: JK
A102
Scale: As indicated

1st Floor 225 + 229 St. Johns Avenue
"Proposed"



PLANNING DEPARTMENT
201 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 327

CONDITIONAL USE APPLICATION

\$1,245⁰⁰

RECEIVED

NOV 03 2025

APP #: ~~HP~~ PB 25-29
DATE RECEIVED: _____
HEARING DATE: _____

Application Requirements

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

(Checks payable to the City of Palatka)

Required Attachments:

- ☒ Site Plan
- ☒ Letter of Authorization (On file)
- ☒ Legal Description
- ☐ Dept. of Children & Family Services Letter (if daycare) **N/A**
- ☒ Copy of Recorded Deed
- ☒ Fees
- ☒ Justification Statement
- ☐ Tree survey **N/A**

Property Information

1. Property Address: 229 St. Johns Avenue Palatka, Florida 32177
2. Parcel Number: 42-10-27-6850-0120-0010
3. Current Property Use: Vacant commercial building
4. Lot Size: .10 Acres
5. Current Zoning Designation: Downtown Riverfront District
6. Number & types of structures on property: One, two story building
7. Closest Intersecting Streets: St. Johns Avenue and 3rd Street
8. Description of proposed Conditional Use requested:
In addition to the eight hotel/motel rooms approved by the Palatka Planning Board for the second floor, we now desire to add a third floor to the building and add eight (8) hotel/motel rooms on the new third floor. See justification statement.

Applicant Information

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

Mailing Address: 2000 Reid Street Palatka, Florida 32177

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

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

Name(s): James Troiano*

Mailing Address: 2000 Reid Street

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

* Already on file

To Be Notarized

Name (Print Name): Preston B. Sloan

Signature: [Signature] Date: 10-22-2025

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 22nd day of October A.D. 2025.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 6-26-2026 State of FL at Large
Type of Identification Produced: personally known

Official Use Only

1. DATE SUBMITTED: _____

2. RECEIVED BY: _____

3. CURRENT ZONING: _____

4. FUTURE LAND USE CATEGORY: _____

5. PRELIMINARY REVIEW BY: _____

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

Date: 11/05/2025 OPER ID: AROMERO RECEIPT NO: F001038

RECEIVED FROM: 229 ST JOHNS AVE

AMOUNT RECEIVED: 1,245.00 TYPE: CK CHECK: 11325

CHANGE DUE: 0.00

TOTAL RECEIVED: 1,245.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
1,245.00		229 ST JOHNS AVE CONDITIONAL USE APPLICATION FEE

5
44.70

This Instrument Prepared By:
Holmes & Young, P.A.
Attorneys at Law
222 North 3rd Street
Palatka, FL 32177

Inst: 202554014760 Date: 05/30/2025 Time: 1:18PM Doc Stamp-
Deed: 0.70 By: ML, DC, Matt Reynolds, Putnam, County Page 1
of 5 B: 1813 P: 1429

WARRANTY DEED

Property Appraisers Parcel
Identification Number:
42-10-27-6850-0120-0011
42-10-27-6850-0120-0010

THIS WARRANTY DEED made the 29 day of MAY, A.D. 2025, by
PALATKA RTG, LLC, a Florida Limited Liability Company, hereinafter called the grantor to
BECK/SLOAN PROPERTIES, INC., a Florida Corporation whose mailing address is: 2000
Reid Street, Palatka, FL 32177 hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of TEN DOLLARS (\$10.00)
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, State of Florida, viz:

Title Not Examined
No Opinion of Title Given
Holmes & Young, P.A.

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

NOTICE TO RECORDING OFFICER: This conveyance of unencumbered
real property being transferred from LLC to INC with no change in beneficial
ownership is subject to minimum documentary stamp tax of \$.70.

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, and hereby 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day
and year first above written.

Signed, sealed and delivered in

PALATKA RTG, LLC, a Florida Limited
Liability Company

[Signature]
Witness

By: [Signature]
Preston B. Sloan
President

Bradley Sloan
Printed Name
400 Marsh Point Cir
St. Augustine, FL 32080
Address of Witness

[Signature]
Witness

Timothy T. [Signature]
Printed Name

8189 LAUREATE BL, ORLANDO 32827
Address of Witness

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day, before me, by means of (X) physical presence or ()
online notarization, an officer duly authorized to administer oaths and take acknowledgments,
personally appeared PRESTON B. SLOAN, President of Palatka RTG, LLC known to me to be the
person(s) described in and who executed the foregoing instrument, who acknowledged before me
he/she/they executed the same, that I relied upon the following form of identification of the
above-named person: Preston B. Sloan and that an oath (was)(was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 29th
day of May, A. D., 2025.

[Signature]
Notary Signature
Joan Tucker
Printed Notary Signature
My Commission Expires 7/22/25

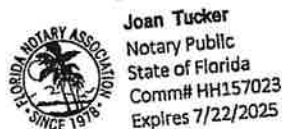


EXHIBIT A

PARCEL (11):

All that part of Lots 2 and 11 of Block 12, in the City of Palatka, according to Dick's Map thereof, filed for record in the Office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as:

Beginning on the South side of Lemon Street at a point 120 feet Westerly from the Northeast corner of said Block 12, running thence Easterly, along the South line of Lemon Street, 41 feet, more or less, to the center of the brick wall forming the Westerly side of the building known as the "Baux Block", also known as the "Ryan Building" and formerly owned by Max H. Becker; thence Southerly along the Easterly line of that part of said Lot 3 formerly owned by Katharine Rogers, 78 feet, thence Easterly, parallel with Lemon Street, 41 feet, more or less, to the Westerly line of land formerly owned by Maggie K. Murphy and now by F.B. Gillespie; thence Northerly, along said Westerly line of said Murphy land, 78 feet to the Point of Beginning; being the land upon which is situated the brick building known as the "Baux Block", also known as the "Ryan Building" and formerly owned by Max H. Becker; and also the right, title, interest and property owned by Michael A. Ryan at the time of his death in and to the brick wall dividing the said "Baux Block" and the building on said Katharine Rogers land, and the building on the said Maggie K. Murphy land.

ALSO the West forty-one (41) feet of the North twenty-four (24) feet eight and three fourths (8-3/4) inches of Lot 10 of Block 12.

TOGETHER WITH an easement for ingress and egress at the rear of the above described property, in common with others to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max H. Becker et al, dated September 6, 1939, and recorded in Deed Book 139, page 487, of the Public Records of Putnam County, Florida.

PARCEL (21):

Beginning at a point on the South side of Lemon Street 162 feet Westerly from the Northeast corner of said Block 12, said point being the dividing line between Lots 11 and 2 of said Block 12 and being located in the center of the West Wall of the Ryan Building (now owned by McCrory Stores Corporation), thence Southerly at right angles to Lemon Street along the West line of Lot 11 and Lot 10 of said Block 100 feet to the Northeast corner of Lot 3 of said Block, thence Westerly along the North line of said Lot 3, parallel to Lemon Street to the West line of Kupperbusch Lot upon which is situated the East Wall of the Kupperbusch Hotel, said East Wall being 79 feet 1 inch East from the Northwest corner of said Lot 3, thence Northerly along the East wall of the Kupperbusch Lot and parallel to First Street (now Third Street) 100 feet to a point on the South line of Lemon Street, said point being 79 feet 1 inch Easterly from Northwest corner of said Block 12, thence run Easterly along South side of Lemon Street 52 feet 6 inches more or less, to Point of Beginning. All according to copy of Dick's Map filed for record in the Clerk's Office of Putnam County, Florida.

It being the intention of this description to embrace all lands in said Block lying between the center line of the West wall of the Ryan Building and the East wall of the Kupperbusch Building and North of Lot 3 and South of Lemon Street in said Block 12.

Also an Easement for Ingress and Egress at the rear of said property, in common with others to and from First Street (now Third Street) as set forth in easement agreement hereinbefore mentioned.

EXHIBIT A CONTINUED

A consolidated description of Parcels 1 and 2 is as follows, to wit:

All that part of Lots 2, 10 and 11 of Block 12, according to a copy of Dick's Map of Palatka, filed for record in the office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as beginning on the Southernly side of Lemon Street in the City of Palatka at a point 121 feet, 3-1/4 inches Westerly from the Northeastly corner of said Block 12, at the center line of a 16 inch brick wall, described in that party wall agreement between Mrs. Amelia Miller and James H. Fry, dated June 12, 1886 and recorded in Agreement and Tax Deed Book "B", on page 421 of the records of Putnam County, Florida, said point being marked by an iron pin set by Capt. S. H. Fortuna on the 22nd day of September, 1922; (1) thence running Southernly, following the center line of the brick wall as now constructed and described in the Party Wall Agreement recorded in Agreement and Tax Deed Book "B", at page 421 and following a line extended in the same course, for a total distance of 100 feet to the North line of the alley as fixed and determined by that agreement between Charles Kupperbusch, Inc. and Others, recorded in Deed Book 139, at page 487; (2) thence running Westerly along the Northernly line of said alley and the South side of Lot 2 of said Block 12 a total distance of 93 feet 2-1/4 inches to a point in the Southernly line of Lot 1 of said Block 12, which point is 80 feet 11-1/2 inches Easterly from the Southwestly corner of Lot 1 of said Block 12; (3) thence running Northernly and along the Boundary line between the Charles Kupperbusch, Inc. property (now the Diana Stores Corporation property conveyed by Deed recorded in Deed Book 137, page 443) on the West, and the McNairy Stores Corporation property on the East, as located and fixed by Agreement dated February 18, 1946, recorded in Deed Book 160, at page 55 and said boundary line being line being 6-1/2 inches Easterly from the present wall of the Diana Stores Corporation property, a distance of 100 feet to the Southernly side of Lemon Street at the point where it is intersected by said Easterly boundary line of the Diana Stores Corporation property; and (4) running from said point Easterly along the Southernly side of Lemon Street a distance of 93 feet 10-1/4 inches to the point or place of beginning.

Also an easement for ingress and egress at the rear of the above described property, in common with others, to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max. H. Barker, et al, dated September 6, 1939 and recorded in Deed Book 139 page 487, Public Records of Putnam County, Florida.

Parcels:

Parcel Identification Number: 42-10-27-6850-0120-0010

First Owner Name: BECK/SLOAN PROPERTIES INC

Second Owner Name:

Postal Address: 2000 REID ST

Postal City: PALATKA

Postal State: FL

Postal Zip 5: 32177

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

Stated Area: 0.10

Site Address: 229 ST JOHNS AV PALATKA

Link: [Click Here](#)

[Zoom to](#)

...

Revisions		
No.	Desc.	Date

CRG
CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHNS AVE
PALATKA, FL 32177
A.A.O.D. 2.6.0.4
P. 386 - 325 - 0213
F. 386 - 328 - 1401

Project Status

EXTERIOR
ELEVATIONS

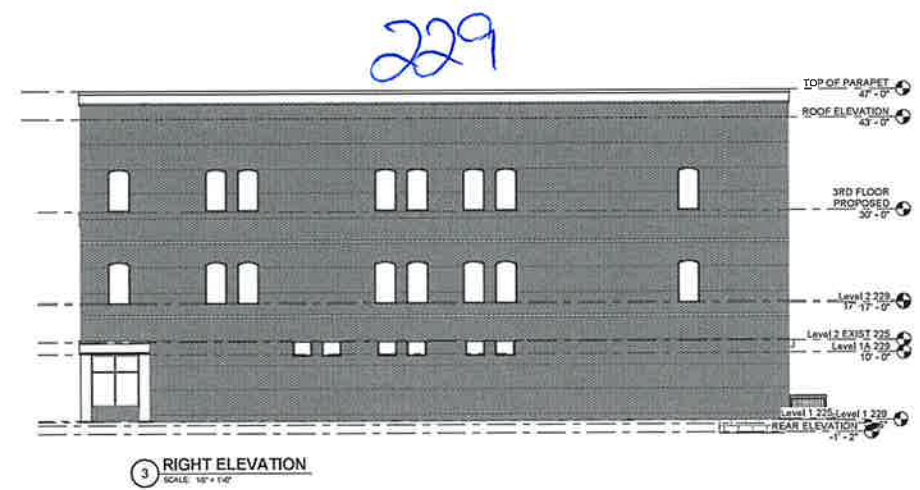
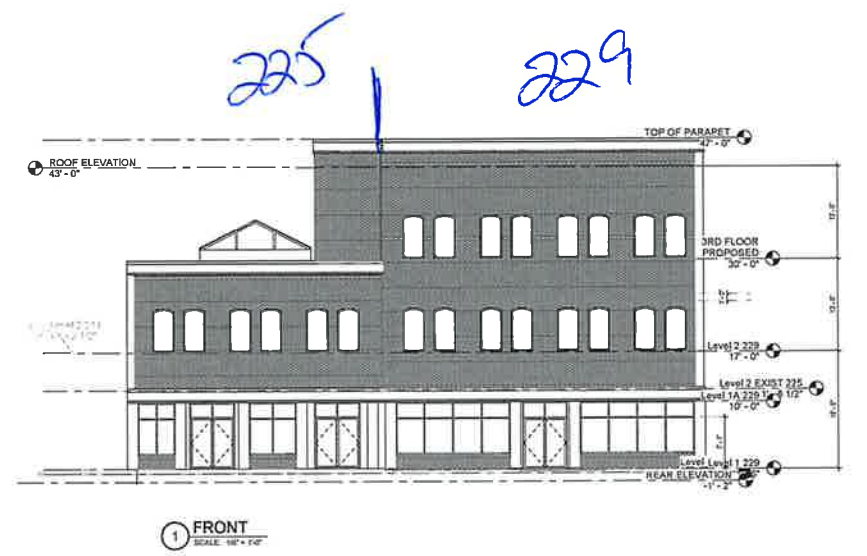
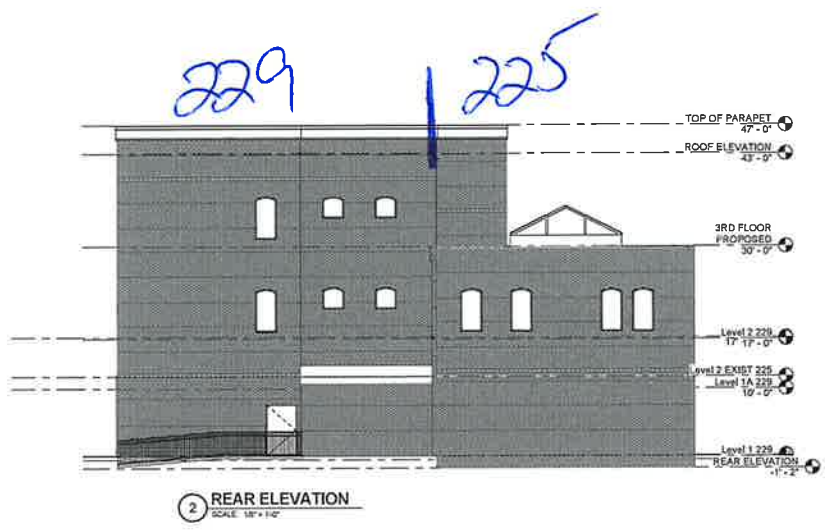
RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project number: 010X08B
Date: 8-10-25
Drawn by: TB
Checked by: JK

A400
OF SHEETS
Scale: 1/8" = 1'-0"

10/25/2025 3:26:14 AM



Proposed elevations for 225/229
St. Johns Avenue

229 St. Johns Avenue - Justification Statement

As the owner of this property, we are thankful for the unanimous decision of the Palatka Planning Board when they granted a Conditional Use Permit (CUP) for eight (8) hotel/motel rooms at this location. Since that meeting, we have decided to add a third floor to this building and would like to add eight (8) new rooms to the third floor. These rooms will be the same as the rooms on the second floor.

This building, once known as the as the Kupperbusch New European Hotel, was once a three-story building (see image below). However, fire destroyed the third floor and since, renovations have been made to the building to support its new two-story configuration.



As it relates to 229 St. Johns Avenue, according to the Feb. 8, 2024 zoning verification request (ZVL 24-09) we received from the city Planning Department, in order to place hotel/motel rooms in this zoning district, a CUP is required. In accordance with Section 94-161 of the code for the City of Palatka, we respectfully request the Planning Board of the City of Palatka grant a CUP for the use of the second floor as hotel/motel room space as outlined above. The code states in part:

94-161 – DR Downtown Riverfront District:

- (e) Conditional uses, activities, or structures. Unless otherwise expressed herein, uses not specifically listed as conditional shall be prohibited conditional uses, activities, or structures are as follows:

- (3) Community production or movie theaters.
- (4) Convention facilities.
- (7) Hotels and motels.

Below is an aerial from the Putnam County Property Appraiser's Office which highlights in brown 229 St. Johns Avenue.



According to Palatka City Code Section 94-3, *“a conditional use is a use that would not be appropriate generally or without restriction throughout a zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such conditional uses may be permissible in a zoning district if specific provision for such a conditional use is made in this chapter. All petitions for conditional use shall be considered first by the planning board in the manner set out in this section.”*

Since we were granted a CUP for the second floor for this same building, I provide similar responses to the following questions that were used for our second-floor submittal. The Planning Board agreed with our responses when they issued the CUP in 2024. In section (4) of this code, it states the following.

- (4) *Findings.* Before any conditional use shall be approved, the planning board shall make a written finding that the granting of the conditional use will not adversely affect the public interest and certifying that the specific requirements governing the individual conditional use, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made concerning the following matters, where applicable.

a. Compliance with all applicable elements of the comprehensive plan.

Section 94-161 (Downtown Riverfront District) of the city of Palatka Code specifically lists hotel/motels as allowable conditional uses. We find no compliance issues with our CUP request and Palatka's comprehensive plan.

- b. Ingress and egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

The design of the hotel/motel rooms will be in full compliance with the Florida Building Code and all life safety requirements in the Florida Fire Prevention Code. There will be no alteration to the sidewalks or roadways servicing this property. Vehicles will continue to safely access the area, as well as pedestrians on sidewalks and those who are using alternative modes of transportation.

- c. Off-street parking and loading areas, where required, with particular attention to the items mentioned in subsection (4)b of this section and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.**

Off-street parking and loading areas will be created and provided as required by city code 94-261 at the time of submission for general construction permitting and zoning verification. There is no anticipated odor or glare. Noise will be minimal, or standard for this use as expected from the hotel rooms. As for economic concerns, this location will no longer be blighted and will provide jobs, tax collection and overall general revenue from visitors/patrons of this and our other downtown locations.

Per city planning staff, hotel/motel rooms in the Downtown Riverfront District are exempt from the parking requirements of Sec. 94-262.

- d. Refuse and service areas, with particular reference to the items mentioned in subsections (4)b and c of this section.**

At the time of permitting and zoning verification, the applicant will work collaboratively with the city of Palatka to identify areas for trash pick-up that will service this building.

- e. Utilities, with reference to location, availability and compatibility.**

Water, gas and electrical utilities are currently available at this building.

- f. Screening and buffering, with reference to type, dimensions and character.**

It is our belief that our request to obtain a CUP does not require our building to have any new screening and/buffering. As listed in this document, we will be protecting the public health, safety and general welfare by minimizing noise, air, dust and visual pollution, as well as improving the aesthetic appeal of the city by bringing this building, as well as others in our plan from blight to bright.

- g. Signs, if any, and proposed exterior lighting, with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.**

This building will have signage and exterior lighting that will be in compliance with city regulations and the Florida Building Code at the time of zoning verification and construction permitting. Signs and lighting will not create any safety or adverse economic impacts.

- h. Required yards and other open space.**

There are no required yards and other open space related to the construction of these rooms.

- i. General compatibility with adjacent properties and other property in the district.**

As referenced above, hotel/motel rooms have historically been allowed in this zoning district and are at several current locations (see above).

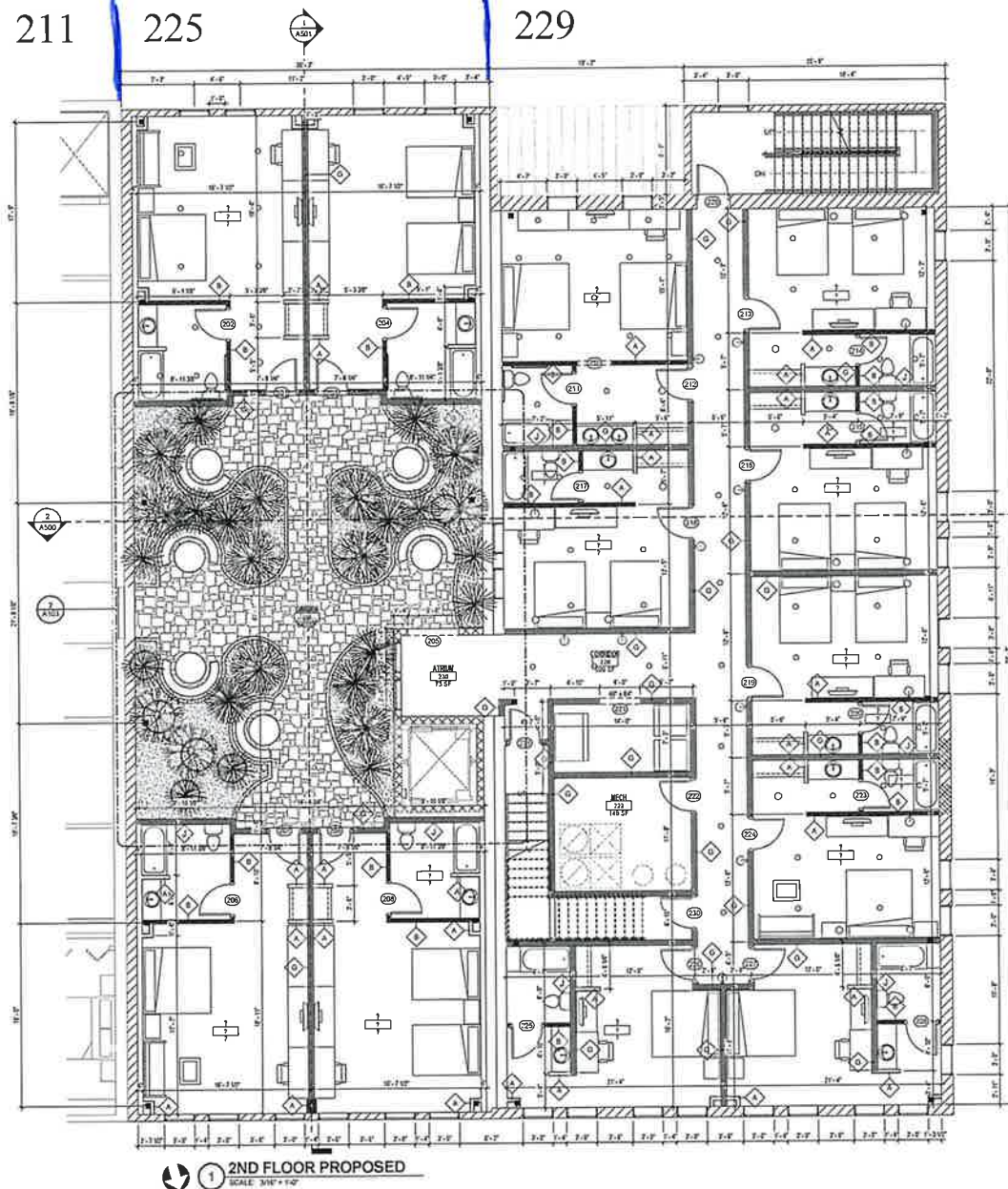
- j. Any special requirements set out in the schedule of district regulations for the particular use involved.**

None known to the applicant.

- k. The recommendation and any special requirements of the historic preservation board for uses within the HD zoning district.**

This property is not in the historic preservation area defined by the city of Palatka.

We again thank the Planning Board for their issuance of the first CUP for the second floor at this location and hope they will once again agree with and issue an additional CUP for the additional eight (8) rooms we are proposing for the new third floor.



Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHN'S AVE.
PALATKA, FL 32177
A A 0 0 0 2 6 0 4
p. 386 - 325 - 0213
f. 386 - 328 - 1401

Project Status

PROPOSED 2ND
FLOOR PLAN

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project number: 010X088

Date 6-10-25

Drawn by	TB
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Checked by	JK
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A103

A103

of	DATE

Scale	AS indicated
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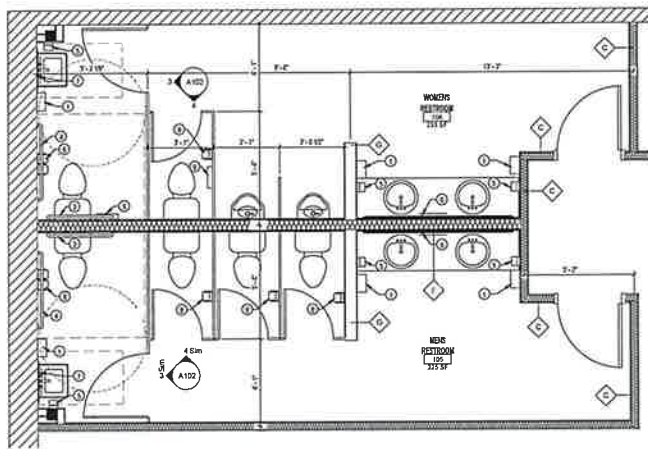
Page 78 of 108

2

ALL RIGHTS RESERVED - DO NOT REPRODUCE

2nd Floor 225 + 229 St. Johns Avenue
"Proposed"

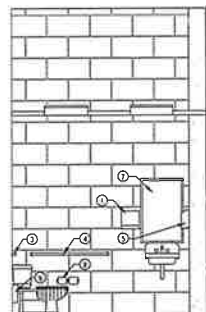
229
Pallet



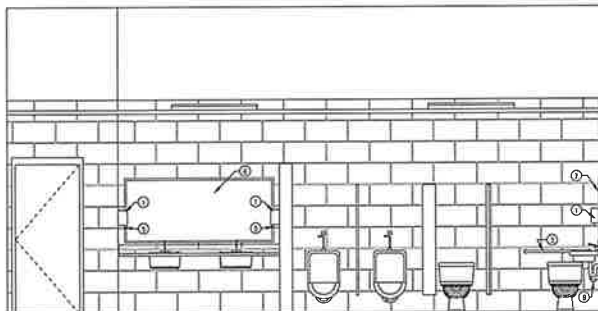
2 PARTIAL FLOOR PLAN RESTROOMS
SCALE: 3/8" = 1'-0"

MARK	ACCESSORY	NOTATION/HEIGHT
(1) TA-1	PAPER TOWEL CARRIER	4" TO BOTTOM
(2) TA-2	ROOM DEODORIZER	ABOVE DOOR
(3) TA-3	GRAB BAR - 36"	36" TO CENTER
(4) TA-4	GRAB BAR - 42"	36" TO CENTER
(5) TA-5	SHAMPOO DISPENSER	36" ABOVE COUNTER
(6) TA-6	MIRROR (1'0" x 30")	36" TO BOTTOM
(7) TA-7	MIRROR (1'0" x 30")	36" TO BOTTOM
(8) TA-8	TICKET TISSUE DISPENSER	36" TO SPRAKE
(9) TA-9	WASH DISPENSER	36" TO TOP OF COUNTER
(10) TA-10	TRASH RECEPTACLE	36" TO TOP OF COUNTER
(11) TA-11	SHIRT CHANGING STATION	36" TO BOTTOM

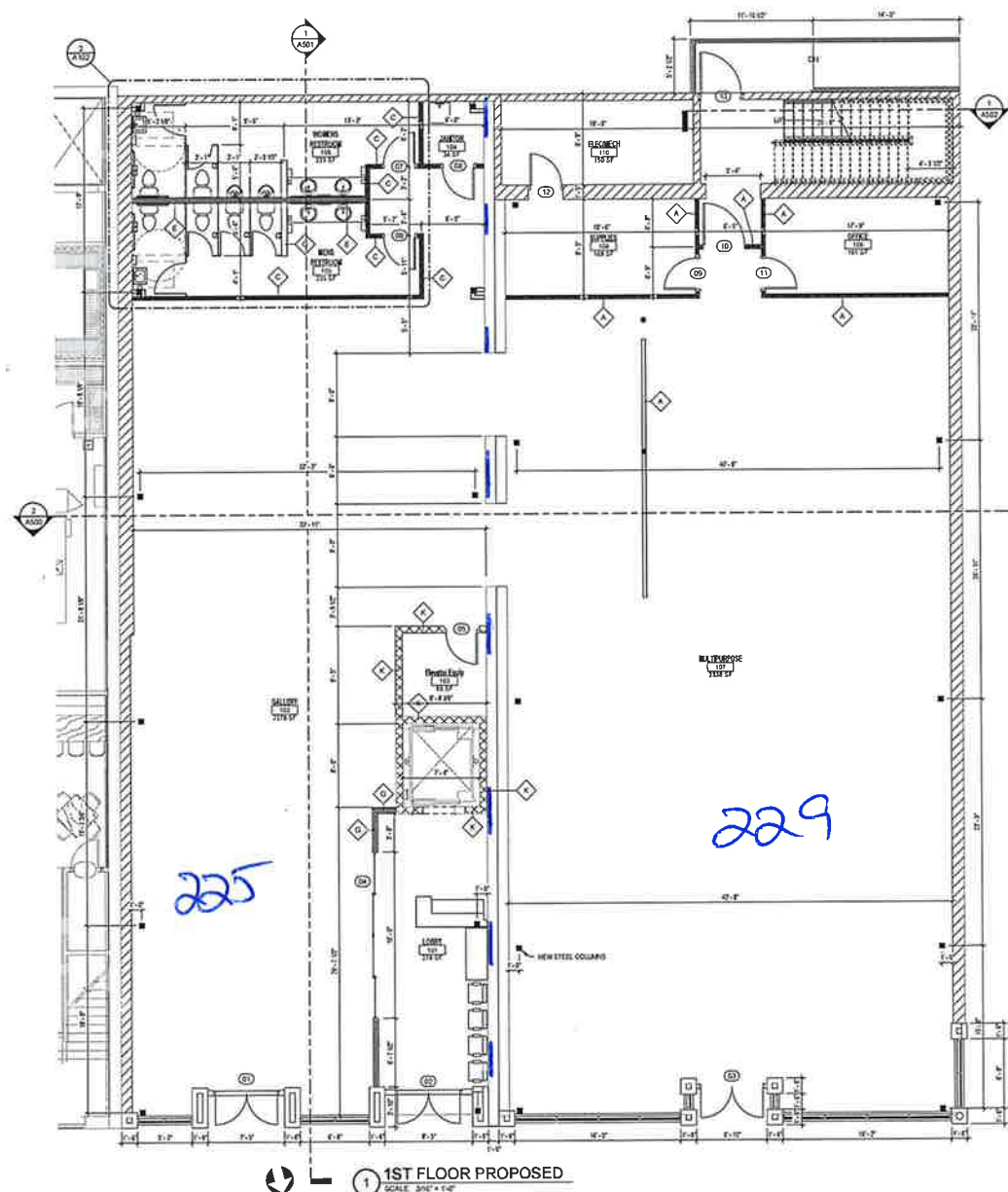
* INDICATES TOILET ACCESSORY TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR



3 RESTROOM E
SCALE: 3/8" = 1'-0"



4 RESTROOM N
SCALE: 3/8" = 1'-0"



1 1ST FLOOR PROPOSED
SCALE: 3/8" = 1'-0"

Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHNS AVE.
PALATKA, FL 32177
A A O D 2 & 4
P. 386 - 325 - 0213
F. 386 - 328 - 1401

Project Status

PROPOSED 1ST
FLOOR PLAN

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

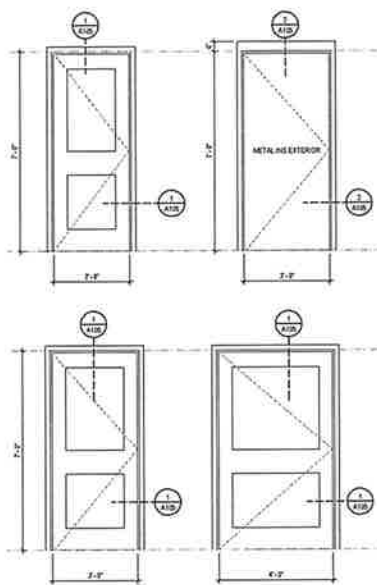
Seal / Signature

Project Number: 0150X08B
Date: 6-10-25
Drawn by: TB
Checked by: JK
A102
Scale: As indicated

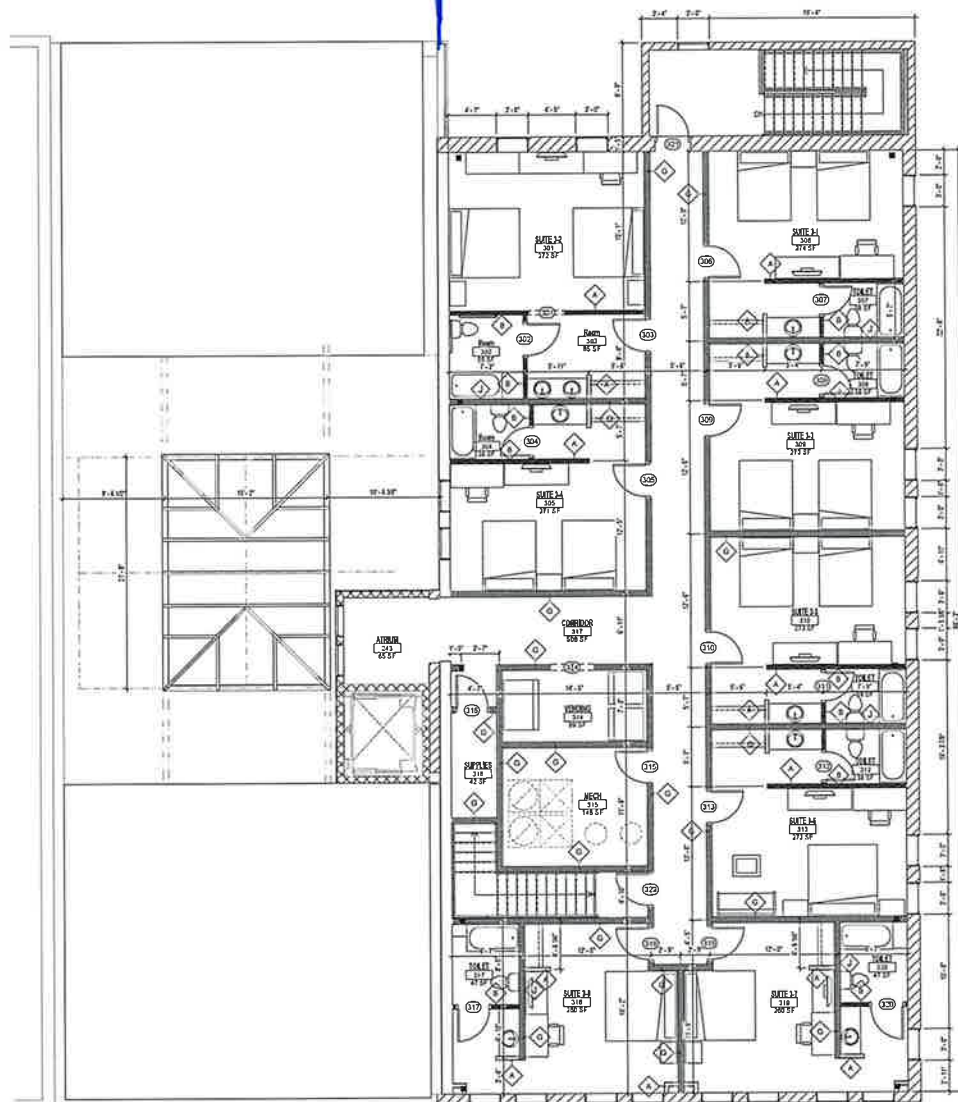
1st Floor 225 + 229 St. Johns Avenue
"Proposed"

COPYRIGHT CRG ARCHITECTS/PALATKA INC. - ALL RIGHTS RESERVED - DO NOT REPRODUCE

DOOR SCHEDULE	
DOOR SCHEDULE LEGEND	
3 PANEL	2 PANEL WOOD DOOR (CHERRY)
SF	STOUREST
GL	METAL GLASS / VIN INSULATED CORE
GL	GLASS
CD	SOLID CORE WOOD (PINE-FINISHED)
H/H	HOLLOW METAL
ALUM	ALUMINUM
EXT	EXTING
R/E	EXISTING RELOCATED
THRESH	THRESHOLD
MET	METAL
W/D	WOOD
DOOR SCHEDULE NOTES	
1.	PROVIDE NEW SOLID CORE FINISHED 2 PANEL WOOD DOORS AND FRAME, A HARDWARE
2.	PROVIDE NEW DOOR, FRAME, AND HARDWARE
3.	PROVIDE NEW WOOD (CHERRY) MAX HEIGHT
4.	PROVIDE NEW SMOKE GASSETS
5.	PROVIDE NEW WOOD (CHERRY) MAX HEIGHT
6.	20 MIN FIRE RATED
7.	PROVIDE NEW MARBLE THRESHOLD
8.	DOOR
9.	PROVIDE ADA COMPLIANT DOOR OPENING DEVICE
GENERAL NOTE: CONTRACTOR SHALL PROVIDE ALL HESION CYLINDERS AT EXISTING DOORS AND KEY NEW DOORS ALL ON THE SAME KEYING SYSTEM. COORDINATE REQUIRED KEYING WITH OWNER.	



 1 3RD FLOOR PROPOSED
SCALE: 3/16" = 1'-0"



Revisions		
No.	Desc.	Date

CRG

CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHN'S AVE.
PALATKA, FL 32177
A A 0 0 0 2 6 0 4
p. 386 - 325 - 0213
f. 386 - 328 - 1401

Project Status

PROPOSED 3RD
FLOOR
PLAN/DOORS

RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Self / Signature

Forest number 01DX080

Date	6-10-25
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Down by TB

Printed by JK

A104

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Scale	As indicated
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Page 90 of 100

Page 80 of 100

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Revisions		
No.	Desc.	Date



CRG ARCHITECTS
/ PALATKA, INC.
216A ST. JOHNS AVE
PALATKA, FL 32177
A.A.O.D. 2.6.0.4
P. 386 - 325 - 0213
F. 386 - 328 - 1401

Project Status

EXTERIOR
ELEVATIONS

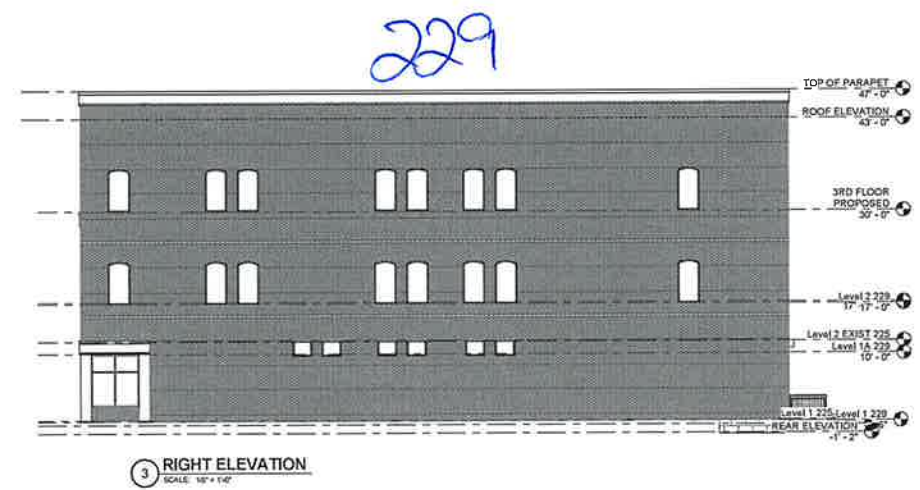
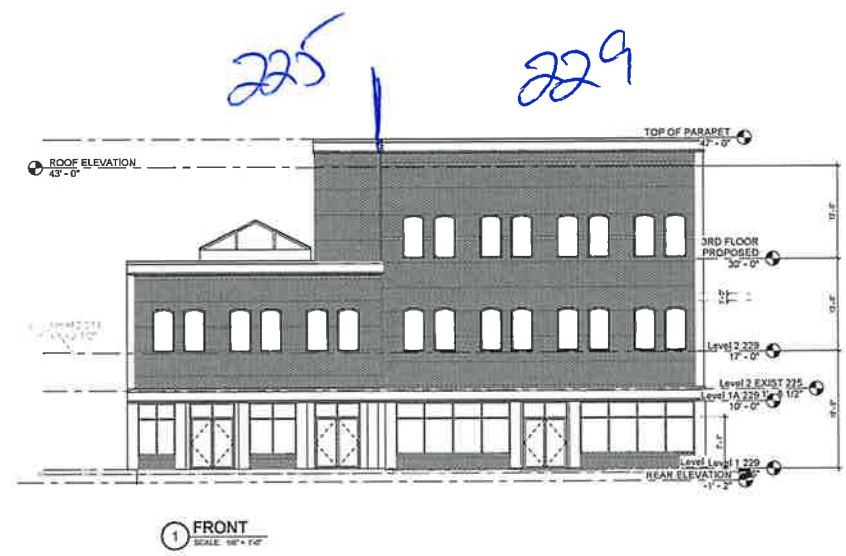
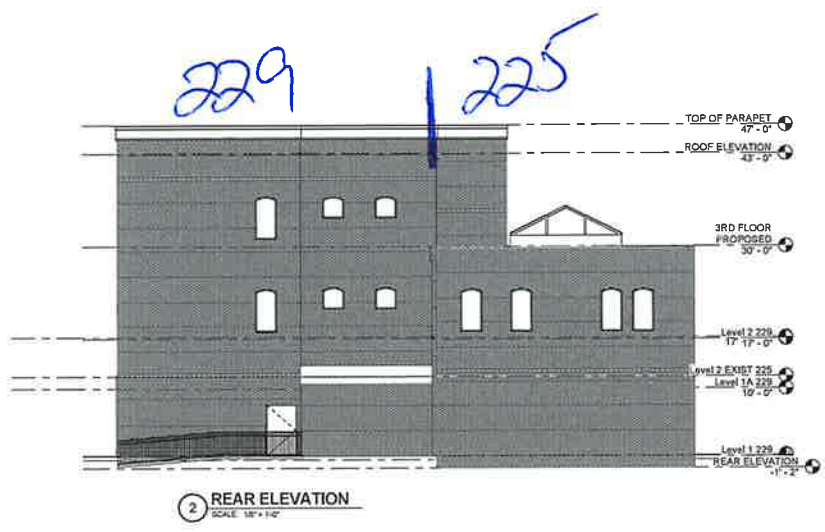
RENOVATION OF 225 AND 229
ST. JOHNS AVE.
PALATKA, FL 32177

Seal / Signature

Project number: 010X088
Date: 8-10-25
Drawn by: TB
Checked by: JK

A400
OF SHEETS
Scale: 1/8" = 1'-0"

10/25/2025 3:26:14 PM



Proposed elevations for 225/229
St. Johns Avenue



PLANNING DEPARTMENT
201 N 2ND STREET
PALATKA, FL 32177
(386) 329-0100 Ext. 327

CONDITIONAL USE APPLICATION

#1,245⁰⁰

RECEIVED

NOV 05 2025

APP #: ~~HP~~ PB 25-30
DATE RECEIVED: _____
HEARING DATE: _____

Application Requirements

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

(Checks payable to the City of Palatka)

Required Attachments:

- ☒ Site Plan
- ☒ Letter of Authorization (On file)
- ☒ Legal Description
- ☐ Dept. of Children & Family Services Letter (if daycare) **N/A**
- ☒ Copy of Recorded Deed
- ☒ Fees
- ☒ Justification Statement
- ☐ Tree survey **N/A**

Property Information

1. Property Address: 225 St. Johns Avenue Palatka, Florida 32177
2. Parcel Number: 42-10-27-6850-0120-0011
3. Current Property Use: Vacant commercial building
4. Lot Size: .08 Acres
5. Current Zoning Designation: Downtown Riverfront District
6. Number & types of structures on property: One, two story building
7. Closest Intersecting Streets: St. Johns Avenue and 3rd Street
8. Description of proposed Conditional Use requested:
Create four (4) new hotel/motel rooms on the second floor. See justification statement.

Applicant Information

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

Mailing Address: 2000 Reid Street Palatka, Florida 32177

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

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

Name(s): James Troiano*

Mailing Address: 2000 Reid Street

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

* Already on file

To Be Notarized

Name (Print Name): Preston B. Sloan

Signature: [Signature]

Date: 10/22/2025

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 22 day of October A.D. 2025.

(Notary Seal)



[Signature]
Notary Public

My commission expires: 6/26/2026 State of FL at Large

Type of Identification Produced: personally known

Official Use Only

1.DATE SUBMITTED: _____

2.RECEIVED BY: _____

3.CURRENT ZONING: _____

4.FUTURE LAND USE CATEGORY: _____

5.PRELIMINARY REVIEW BY: _____

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

Date: 11/05/2025 OPER ID: AROMERO RECEIPT NO: F001037

RECEIVED FROM: 225 ST. JOHNS AVE

AMOUNT RECEIVED: 1,245.00 TYPE: CK CHECK: 11326

CHANGE DUE: 0.00

TOTAL RECEIVED: 1,245.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
1,245.00		225 ST. JOHNS AVE CONDITIONAL USE APPLICATION FEE

5
44.10

This Instrument Prepared By:
Holmes & Young, P.A.
Attorneys at Law
222 North 3rd Street
Palatka, FL 32177

Inst: 202554014760 Date: 05/30/2025 Time: 1:18PM Doc Stamp-
Deed: 0.70 By: ML, DC, Matt Reynolds, Putnam, County Page 1
of 5 B: 1813 P: 1429

WARRANTY DEED

Property Appraisers Parcel
Identification Number:
42-10-27-6850-0120-0011
42-10-27-6850-0120-0010

THIS WARRANTY DEED made the 29 day of MAY, A.D. 2025, by
PALATKA RTG, LLC, a Florida Limited Liability Company, hereinafter called the grantor to
BECK/SLOAN PROPERTIES, INC., a Florida Corporation whose mailing address is: 2000
Reid Street, Palatka, FL 32177 hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of TEN DOLLARS (\$10.00)
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, State of Florida, viz:

PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO

NOTICE TO RECORDING OFFICER: This conveyance of unencumbered
real property being transferred from LLC to INC with no change in beneficial
ownership is subject to minimum documentary stamp tax of \$.70.

Title Not Examined
No Opinion of Title Given
Holmes & Young, P.A.

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, and hereby 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.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day
and year first above written.

Signed, sealed and delivered in

PALATKA RTG, LLC, a Florida Limited
Liability Company

[Signature]
Witness

By: [Signature]
Preston B. Sloan
President

Bradley Sloan
Printed Name
400 Marsh Point Cir
St. Augustine, FL 32080
Address of Witness

[Signature]
Witness

Timothy F. Sloan
Printed Name
8189 Laureate Dr, Orlando 32827
Address of Witness

STATE OF FLORIDA
COUNTY OF PUTNAM

I HEREBY CERTIFY that on this day, before me, by means of (X) physical presence or ()
online notarization, an officer duly authorized to administer oaths and take acknowledgments,
personally appeared PRESTON B. SLOAN, President of Palatka RTG, LLC known to me to be the
person(s) described in and who executed the foregoing instrument, who acknowledged before me
he/she/they executed the same, that I relied upon the following form of identification of the
above-named person: Preston B. Sloan and that an oath (was)(was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid this 29th
day of May, A. D., 2025.

[Signature]
Notary Signature
Joan Tucker
Printed Notary Signature
My Commission Expires 7/22/25

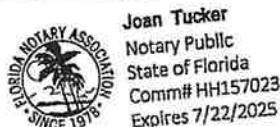


EXHIBIT A

PARCELS (1):

All that part of Lots 2 and 11 of Block 12, in the City of Palatka, according to Dick's Map thereof, filed for record in the Office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as:

Beginning on the South side of Lemon Street at a point 120 feet Westward from the Northeast corner of said Block 12, running thence Westward, along the South line of Lemon Street, 41 feet, more or less, to the center of the brick wall forming the Westward side of the building known as the "Bauw Block", also known as the "Ryan Building" and formerly owned by Max M. Becker; thence Southward along the Westward line of that part of said Lot 2 formerly owned by Katherine Rogers, 75 feet, thence Eastward, parallel with Lemon Street, 41 feet, more or less, to the Westward line of land formerly owned by Maggie E. Murphy and now by T.B. Gillespie; thence Northward, along said Westward line of said Murphy land, 75 feet to the Point of Beginning; being the land upon which is situated the brick building known as the "Bauw Block", also known as the "Ryan Building" and formerly owned by Max M. Becker; and also the right, title, interest and property owned by Michael A. Ryan at the time of his death in and to the brick wall dividing the said "Bauw Building" and in and to the brick wall dividing the said "Bauw Block" and the building on said Katherine Rogers land, and the building on the said Maggie E. Murphy land.

ALSO the West forty-one (41) feet of the North twenty-four (24) feet eight and three fourths (8-3/4) inches of Lot 10 of Block 12.

TOGETHER WITH an easement for ingress and egress at the rear of the above described property, in common with others to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max M. Becker et al, dated September 6, 1939, and recorded in Deed Book 133, page 487, of the Public Records of Putnam County, Florida.

PARCEL (2):

Beginning at a point on the South side of Lemon Street 162 feet Westward from the Northeast corner of said Block 12, said point being the dividing line between Lots 11 and 2 of said Block 12 and being located in the center of the West Wall of the Ryan Building (now owned by McCrory Stokes Corporation), thence Southward at right angles to Lemon Street along the West line of Lot 11 and Lot 10 of said Block 100 feet to the Northeast corner of Lot 3 of said Block, thence Westward along the North line of said Lot 3, parallel to Lemon Street to the East line of Kupperbusch Lot upon which is situated the East Wall of the Kupperbusch Hotel, said East Wall being 79 feet 1 inch East from the Northwest corner of said Lot 3, thence Northward along the East wall of the Kupperbusch Lot and parallel to First Street (now Third Street) 100 feet to a point on the South line of Lemon Street, said point being 79 feet 1 inch Eastward from Northwest corner of said Block 12, thence run Eastward along South side of Lemon Street 52 feet 6 inches more or less, to Point of Beginning. All according to copy of Dick's Map filed for record in the Clerk's Office of Putnam County, Florida.

It being the intention of this description to embrace all lands in said Block lying between the center line of the West wall of the Ryan Building and the East wall of the Kupperbusch Building and North of Lot 3 and South of Lemon Street in said Block 12.

Also an Easement for Ingress and Egress at the rear of said property, in common with others to and from First Street (now Third Street) as set forth in easement agreement hereinbefore mentioned.

EXHIBIT A CONTINUED

A consolidated description of Parcels 1 and 2 is as follows, to wit:

All that part of Lots 3, 10 and 11 of Block 12, according to a copy of Dick's Map of Palatka, filed for record in the Office of the Clerk of the Circuit Court of Putnam County, Florida, particularly described as beginning on the Southernly side of Lemon Street in the City of Palatka at a point 121 feet, 3-1/4 inches Westerly from the Northeast corner of said Block 12, at the center line of a 16 inch brick wall, described in that party wall agreement between Mrs. Amelia Miller and James H. Fry, dated June 12, 1885 and recorded in Agreement and Tax Deed Book "B", on page 421 of the records of Putnam County, Florida, said point being marked by an iron pin set by Capt. S. H. Fortner on the 22nd day of September, 1952; (1) thence running Southernly, following the center line of the brick wall as now constructed and described in the Party Wall Agreement recorded in Agreement and Tax Deed Book "B", at page 421 and following a line extended in the same course, for a total distance of 100 feet to the North line of the alley as fixed and determined by that agreement between Charles Kupperbusch, Inc. and Others, recorded in Deed Book 139, at page 487; (2) thence running Westerly along the Northernly line of said alley and the South side of Lot 2 of said Block 12 a total distance of 93 feet 2-1/4 inches to a point in the Southernly line of Lot 1 of said Block 12, which point is 80 feet 11-1/2 inches Easterly from the Southwest corner of Lot 1 of said Block 12; (3) thence running Northernly and along the boundary line between the Charles Kupperbusch, Inc. property (now the Diana Stokes Corporation property conveyed by Deed recorded in Deed Book 137, page 443) on the West, and the McCrory Stokes Corporation property on the East, as located and fixed by Agreement dated February 18, 1946, recorded in Deed Book 160, at page 35 and said boundary line being line being 4-1/2 inches Easterly from the present wall of the Diana Stokes Corporation property, a distance of 100 feet to the Southernly side of Lemon Street at the point where it is intersected by said Easterly boundary line of the Diana Stokes Corporation property; and (4) running from said point Easterly along the Southernly side of Lemon Street a distance of 93 feet 10-1/4 inches to the point or place of beginning.

Also an easement for Egress and Egress at the rear of the above described property, in common with others, to and from First Street (now Third Street), as set forth in Easement Agreement by and between Max. H. Barker, et al, dated September 6, 1939 and recorded in Deed Book 139 page 487, Public Records of Putnam County, Florida.

EXHIBIT A CONTINUED

Paragraph (3):

Being a part of Lots 1 and 2 of Block 12 of the City of Palatka, County of Putnam, State of Florida, particularly described as follows:

From the Northwest corner of said Block 12 run Easterly along the South line of Lemon Street 45 feet, 4 inches to the center of a 24 inch brick wall for the Point of Beginning of this description; (1) Thence from said Point of Beginning run Easterly along the South line of Lemon Street 36 feet, 6 1/2 inches to a point on said street (said point being the fixed boundary line of the Charles Kopperbusch, Inc. and the McGraw Stores Corporation, as described and agreed to by a agreement recorded in Deed Book 160, page 55, with plat attached). (2) Thence Southerly and parallel with the Easterly wall of the Kopperbusch building and 4 1/2 inches Easterly therefrom 100 feet to an alley (see Deed Book 139, page 482). (3) Thence run Westerly along the Northerly side of said alley 36 feet, 4 inches to a point. (4) Thence run Northerly and parallel to the East line of a 16 inch wall, and 4 inches Westerly of the East line of said wall, 49 feet, 11 inches to the Southerly end of a 24 inch wall. (5) Thence continue Northerly and along the centerline of the said 24 inch brick wall 50 feet, 3 1/2 inches to the Point of Beginning.

Also an Easement for Ingress and Egress at the rear of the above described property, in common with others, to and from First Street (now Third Street), as set forth in written instrument filed the 9 th day of June, A.D. 1941 executed by Max H. Becker and others, in which said instrument said easement is particularly delineated, and which said instrument was filed record in the office of the Clerk of Circuit Court of Putnam County, Florida, as Clerk's Number 54300, to which said instrument and record reference is made for greater particularities.

229

Beck/Sloan Properties, Inc.

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

October 23, 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 229 St. Johns Avenue 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 'PS', with a long horizontal flourish extending to the right.

Preston B. Sloan, President
Beck/Sloan Properties

Attachment: Jim Troiano, Beck/Sloan Properties

Case PB 25-33 – Amend Future Land Use Map and Rezone a 5.68 acres parcel
Address: 0 PRC Way
Parcel: 03-10-26-0000-0010-0060
Applicant: Beck/Sloan Properties Inc.

STAFF REPORT

DATE: December 17,2025
TO: City of Palatka Planning Board
FROM: Staff

APPLICATION REQUEST

This request is for the rezoning of a 5.68 acre parcel located on 0 PRC Way. While reviewing this application, staff found inconsistency between the future land use designation and the zoning district. In order to correct the inconsistency, staff is also proposing a future land use amendment. The recommendation for the amendment of the Future Land Use Map is to change from City of Palatka (PBG-1) Public Building and Ground, to City of Palatka (IND) Industrial and to change the existing zoning from City of Palatka (AP-1) Airport Zoning District to (M-1) Light Industrial Zoning District.

Background

The property lies in close proximity to the Palatka Municipal Airport and was originally given a future land use designation of Other Public Facilities (OPF), and a Light Industrial (M1) zoning district. In 2011 the city adopted Ordinance No. 11-48 amending the future land use designation to Public Buildings and Grounds (PB), and Ordinance No. 11-49 rezoning the parcel to Airport (AP-1). The problem with these amendments is that pursuant to Sec. 94-111, the adopted zoning district of AP-1 is not consistent with the adopted future land use of PB as shown in the consistency table below.

Sec. 94-111. - Establishment; official zoning map.

(a)
Districts generally. The city is hereby divided into zoning districts as provided in this section and as shown on the official zoning map, which, together with all explanatory material shown therein, is hereby adopted by reference and declared to be a part of this chapter.

<i>Land Use Designation</i>	<i>Zoning District</i>	<i>Symbol</i>
<i>Public buildings and grounds</i>	<i>Public buildings and grounds</i>	<i>PBG-1</i>
	<i>Planned unit development</i>	
<i>Other public facilities</i>	<i>Other public facilities</i>	<i>PBG-2</i>
	<i>Planned unit development</i>	
	<i>Airport zoning</i>	<i>AP-1</i>
	<i>Airport-related zoning</i>	<i>AP-2</i>

Therefore, staff initiated the future land use amendment in order to assign the proper designation to the parcel. The applicant is seeking a rezoning in order to allow the development of an industrial land use which will consist of a plant to manufacture pipes.

	Actual Use	FLUM	ZONING
Property Existing	Vacant	City of Palatka PBG Public Buildings and Grounds	City of Palatka, AP1 Airport Zoning District
Property Proposed	Industrial development	City of Palatka IN Industrial	City of Palatka M-1 Light Industrial Zoning District
North	Vacant	City of Palatka Public Building & Grounds (PBG)	City of Palatka Airport (AP-1)
South	Residential	<i>City of Palatka Residential, Multi Family (R-3)</i>	City of Palatka Residential, High-Density (RH)
East	Commercial & Industrial	<i>City of Palatka Commercial (COM) & Industrial (IN)</i>	City of Palatka Intensive Commercial District (C-2) & Light Industrial (M-1)
West	Industrial	Industrial (IN)	City of Palatka Industrial Light (M-1) & Planned Industrial Development (PID)

Future Land Use Change Analysis

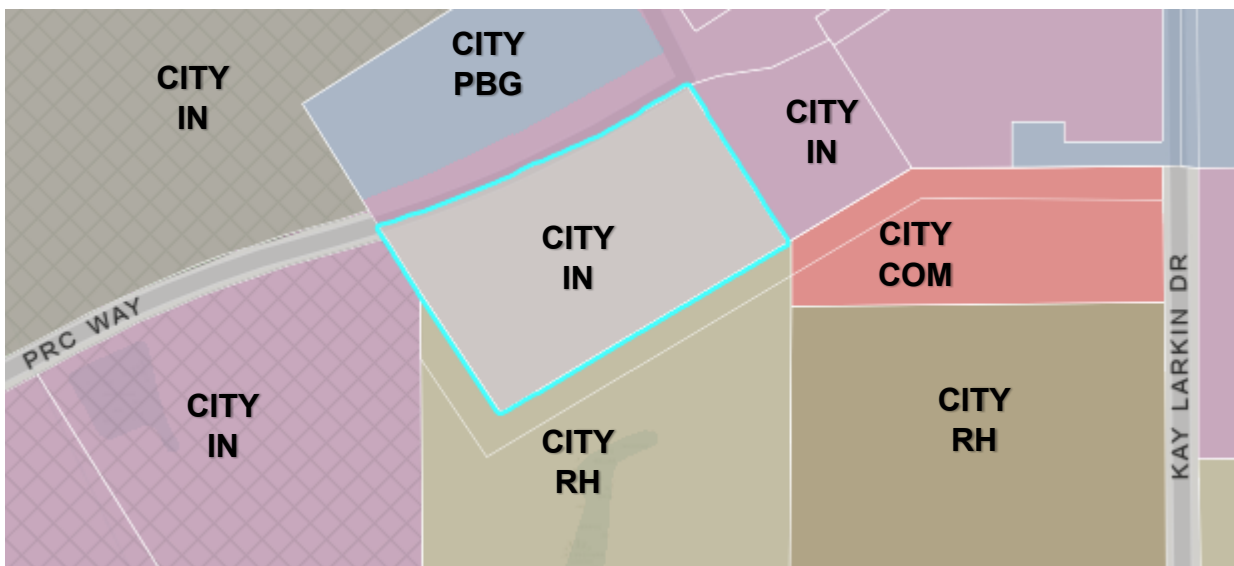


Figure 1 Proposed Future Land Use

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: The applicant proposes to rezone the parcel to the M-1 Light Industrial Zoning District for the development of a pipes factory. The current inventory of industrial lands in the city is rather low, so the provision of industrial lands is desirable for the economic development of the city, specially when there is a confirmed industrial user for the property.

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 parcel is within a fairly developed urban area with some commercial, residential and industrial uses surrounding the parcel, as well as the municipal airport, in addition, full urban services such as water and sewer, are existing in the immediate area.

The proposed land use amendment is consistent with the comprehensive plan and will correct an existing inconsistency.

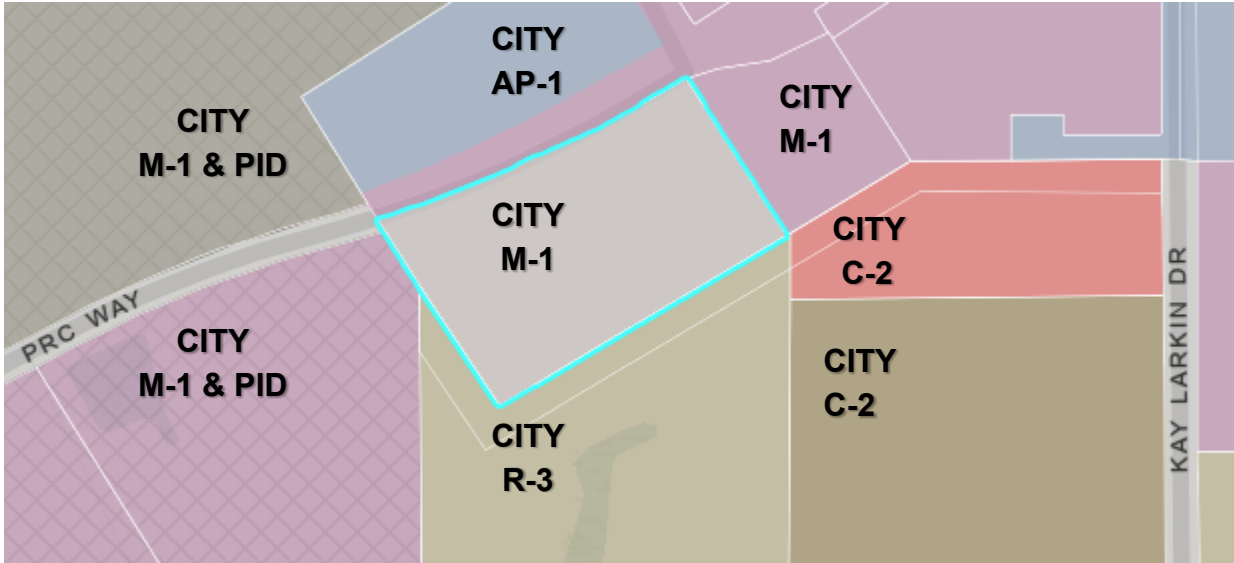


Figure 2 Proposed Zoning:

Section 94-38(f)(1) of the Palatka Code of Ordinances requires that the report and recommendations of the Planning Board to the City Commission as 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: The subject property currently has a future land use of PBC Public Buildings and Grounds, and it is proposed to be amended to Industrial. This will correct the existing inconsistency between the future land use designation and the zoning classification. The Industrial designation is appropriate given its proximity to the municipal airport and the existing use in the area. The proposed rezoning M-1 Light Industrial district will be consisting with the proposed future land use designation and in conformity with the Comprehensive Plan.

b. *The existing land use pattern.*

Response: The existing land use pattern in this area is mixed commercial, industrial and residential uses including some vacant parcels as well as the municipal airport with related uses.

c. Possible creation of an isolated district unrelated to adjacent and nearby districts.

Response: The proposed zoning change will not be isolated, and is adjacent to other industrial zoning districts in the 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 proposed rezoning to M-1 will have 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: The proposed rezoning will be in conformance with existing zoning districts to the North, West, East and South of the subject property.

f. Whether changed or changing conditions make the passage of the proposed amendment necessary.

Response: The conditions around the subject property will remain unchanged. The rezoning request is triggered by the intent to develop the property with an industrial use which is the predominant land use in the area.

g. Whether the proposed change will adversely influence living conditions in the neighborhood.

Response: The area is mainly commercial and industrial, and the proposed change will have no adverse impact on the area.

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, not affecting public safety. Increased traffic will be minimal.

i. Whether the proposed change will create a drainage problem.

Response: The rezoning will not create a drainage problem, however this will be confirmed at the time of development of the site.

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.

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

Response: There should be no negative impact on property values as the proposed use of the parcel will be consistent with the existing adjacent uses.

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

Response: The proposed zoning will not be a deterrent for improvement of adjacent properties.

- l. 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.

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

Response: The current zoning of the parcel does not allow the intended industrial development; however other uses could be developed.

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

Response: The proposed industrial rezoning is not out of scale, and the establishment of a manufacturing plant will be beneficial to the city.

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

Response: There is limited provision of industrial zoned parcels in the city with sufficient area and services to accommodate the manufacturing plant.

- p. 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 amend the Future Land Use Map from City of Palatka Public Buildings and ground PBG to City of Palatka Industrial (IN).
2. Staff recommends **APPROVAL** of the request to rezone property from Airport (AP-1) to Light Industrial Zoning District (M-1).

DEC 05 2025



REZONING APPLICATION

PB 25-33

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

Application Requirements

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

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

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

Property Information

- Property Address: NA
- Parcel Number: 03-10-26-0000-0010-0060
- Lot size/acreage: 5.68 acres
- Current Property Use: Vacant
- Current Future Land Use Map Designation: PBC (public building / grounds)
- Proposed Future Land Use Map Designation (if applicable): Industrial
- Proposed Use: Industrial Facility
- Current Zoning Designation: AP1 (airport) Requested Zoning Designation: M-1 (light industrial)
- Square footage of any proposed structures NA Number & types of structures on property 0

Applicant Information

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

Owner Name(s): Beck / Sloan Properties Inc.
 Mailing Address: 2000 Reid St. Palatka FL 32177
 Phone Number(s): 904 315 4944 Email: sloanjr25@gmail.com

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

Name(s): _____
 Mailing Address: _____
 Phone Number(s): _____ Email: _____

To Be Notarized

Name (Print Name):

Preston Sloan R.S.J.

Signature:

R.S.J.

Date:

12-5-2025

STATE OF

FL

County of

Putnam

Before me this day personally appeared

Preston 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

5

day of

December A.D. 2025

(Notary Seal)



M. Renee Brown

Notary Public

My commission expires:

8-18-29

State of

FL

at Large

Type of Identification Produced:

ID

For Official Use Only

Date Submitted: _____

FLUM Designation: _____

Received By: _____

Preliminary Review by: _____

Confirmed Current Zoning: _____

Date Legal Ad Ran: _____

(Allowable) Requested Zoning: _____

Sign(s) Posted Date: _____

Surrounding property owner's notices sent: _____

Attachments Reviewed:

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

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

Date: 12/05/2025 OPER ID: MBROWN RECEIPT NO:D017676

RECEIVED FROM: SLOAN REZONE

AMOUNT RECEIVED: 1,565.00 TYPE: CK CHECK: 106840

CHANGE DUE: 0.00

TOTAL RECEIVED: 1,565.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
1,565.00		SLOAN REZONE 03-10-26-0000-0010-0060

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 Preston Sloan, 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 ☒ Member [position - e.g., president, partner, trustee] of Beck/Sloan Properties [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: 2000 Reid St. Palatka FL
32177
3. Attached hereto as Exhibit "B" is a complete listing of the names and addresses of every person or entity having a five percent or greater interest in the Property. Disclosure does not apply to an individual's or entity's interest in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, Florida Statutes, whose interest is for sale to the general public.
4. Affiant acknowledges that this Affidavit is given to comply with the City of Palatka policy, and will be relied upon by the City of Palatka in its review of application for Comprehensive Plan amendment, Rezoning or Development Order approval affecting the Property. Affiant further acknowledges that he or she is authorized to execute this Disclosure of Ownership Interests on behalf of any and all individuals or entities holding a five percent or greater interest in the Property.
5. Affiant further acknowledges that he or she shall by affidavit amend this disclosure to reflect any changes to ownership interests in the Property that may occur before the date of final public hearing on the application for Comprehensive Plan amendment, Rezoning or Development Order approval.
6. Affiant further states that Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements under oath.

CITY OF PALATKA PLANNING DEPARTMENT

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

FURTHER AFFIANT SAYETH NAUGHT.

Preston Sloan
_____, 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 5 day of December, 2025 by _____ (name of person acknowledging). He/she is personally known to me or has produced FL ID (type of identification) as identification and did/did not take an oath (circle correct response).

Michelle Renee Brown Michelle Renee Brown
(Name - type, stamp or print clearly) (Signature)

My Commission Expires on: 8-18-2029

NOTARY'S SEAL OR STAMP



EXHIBIT "A"
PROPERTY

EXHIBIT "B"

DISCLOSURE OF OWNERSHIP INTERESTS - PROPERTY

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

Name	Address
PRESTON	933 N. GRAFTON Street Dr.
SLOAN	St. Augustine FL 32080

Bradley	400 Marsh Point Circle
Sloan	St. Augustine FL 32080

Preston Sloan
 (Name in print)
Beck/Sloan Properties
 (Name of company, if applicable)

(Address, City, State, Zip)

Member
 (Title)
2000 Reid St. Palatka FL 32177
 (Address, City, State, Zip)

NOTARY PUBLIC INFORMATION

STATE OF FLORIDA/ CITY
OF PALATKA

The foregoing instrument was sworn to and subscribed before me by means of [] physical presence or [] online notarization, this 5 day of December, 2025, by Sloan Preston
 (name of person making statement). He/she is personally known to me or has produced
 _____ (type of identification) as identification.

Michelle Renee Brown
 (Name in print)

Michelle Renee Brown
 (Signature)

My Commission Expires on: _____

Disclosure of Beneficial Interest - Property form

Page 4 of 4



4
3,675

Return to:

Name: Beck/Sloan Properties, Inc.

Address: 256 N Highway 17
Palatka, FL 32177

This Instrument Prepared by: Palatka Abstract & Title Ins. Inc

Address: 113 North 4th Street
Palatka, FL 32177
File No. 21-348

Property Appraiser's ID #:
37-09-26-0000-0100-0021,
03-10-26-0000-0010-0060

Inst: 202154016016 Date: 07/19/2021 Time: 12:30PM Doc Stamp-
Deed: 3675.00 By: RM, DC, Matt Reynolds, Putnam, County Page
1 of 4 B: 1627 P: 1901

WARRANTY DEED

This Warranty Deed is executed this 12th day of July, 2021, by IPI, L.L.C., a Florida Limited Liability Company conveying non-homestead property ("Grantor") to Beck/Sloan Properties, Inc., a Florida corporation ("Grantee").

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$524,999 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

SEE EXHIBIT A

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered as to all Grantors
in the presence of:

Adam Dudley
Signature of Witness 1

Adam Dudley
Print Name of Witness 1

Kate Tyson
Signature of Witness 2

Kate Tyson
Print Name of Witness 2

IPL, L.L.C.
Robert H. Tyson Sr.
Signature of Grantor 1

Robert H Tyson Sr.

5549 Steamboat Rd.
Mailing Address of Grantor 1
St. Aug. FL 32092

Notary Section:

STATE OF Vermont

COUNTY OF Franklin

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 12 day of July, 2021, by Robert H Tyson Sr., managing member of
IPL, L.L.C., a Florida Limited Liability Company.

Personally Known ☐ OR Produced Identification ☒

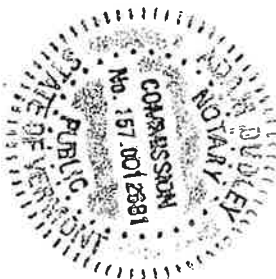
Type of Identification Produced: License

(Signature of Notary Public) *Adam Dudley*

(Print, Type, or Stamp Commissioned Name of Notary Public)

My Commission expires: 1-31-2023

Affix Notary SEAL:



ADAM DUDLEY
NOTARY PUBLIC
State of Vermont
Commission Number
157.0012681

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

Signed, sealed and delivered as to all Grantors
in the presence of:

Walt Fortner

Signature of Witness 1

Walter Fortner

Print Name of Witness 1

IPI, L.L.C.

Erwin Tyson

Signature of Grantor 1

Erwin B. Tyson

Mailing Address of Grantor 1

Warren Wilhite

Signature of Witness 2

Warren Wilhite

Print Name of Witness 2

Notary Section:

STATE OF FLORIDA

COUNTY OF PUTNAM

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 14 day of July, 2021, by Erwin B. Tyson, managing member of
IPI, L.L.C., a Florida Limited Liability Company.

Personally Known ☐ OR Produced Identification ☒

Type of Identification Produced: Driver's License

(Signature of Notary Public) Walt Fortner

(Print, Type, or Stamp Commissioned Name of Notary Public) Walter Fortner

My Commission expires:

Affix Notary SEAL

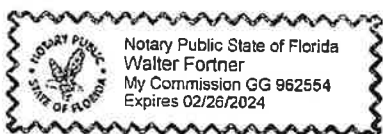


EXHIBIT A

Parcel 1

A part of Sections 3 and 4, Township 10 South, Range 26 East, Putnam County, Florida being more particularly described as follows:

For a Point of Reference commence at the southwesterly corner of said Section 3, also being the southeasterly corner of said Section 4; thence N 00 degrees 49'39" W, along the westerly line of said Section 3, also being the easterly line of said Section 4, a distance of 865.79 feet to the Boundary Line Agreement described in Official Records Book 183, page 177 of the public records of said county and the point of beginning; thence N 58 degrees 48'15" E, along said Boundary Line Agreement, a distance of 600.77 feet; thence N 33 degrees 05'15" W, a distance of 362.30 feet to the southerly line of the 60.00 foot wide utility easement described in Official Records Book 921, page 1508 of said public records; thence southwesterly, along said southerly line of the 60.00 foot wide utility easement, along the arc of a curve concave northwesterly and having a radius of 3230.00 feet, a chord bearing of S 59 degrees 32'09" W, and chord distance of 194.98 feet to the point of compound curvature of a curve, concave northwesterly and having a radius of 2530.00 feet; thence southwesterly, along the arc of said curve, a chord bearing of S 66 degrees 29'59" W, and a chord distance of 461.61 feet to said Boundary Line Agreement described in Official Records Book 183, page 177; thence S 33 degrees 03'33" E, along said Boundary Line Agreement, a distance of 426.63 feet; thence N 58 degrees 48'15" E, continuing along said Boundary Line Agreement, a distance of 49.74 feet to the Point of Beginning. Containing 5.68 acres, more or less.

Together with an easement for the purpose of ingress, egress and public utilities over and across Core Road and Sykes Boulevard as described in that Easement recorded in O.R. Book 921, page 1508 of the public records of Putnam County, Florida.

Parcel 2

Commencing at the Northwesterly corner of what certain parcel of land described in O.R. Book 62, Page 351, Public Records of Putnam County, Florida; run thence (1) North 88° 44'23" East along the North line of the aforesaid parcel of land a distance 103.73 feet to the POINT OF BEGINNING of this tract of land. Thence North 88°44'23" East a distance of 400.44 feet to a point, thence South 01°15'33" East a distance of 235.56 feet to point, thence South 88°44'23" West a distance of 400.44 feet to a point, thence North 01°15'37" West a distance of 235.37 feet to the POINT OF BEGINNING.

Containing 2.17 acres.

EXCEPTING THEREFROM the Northerly 33.0 feet as conveyed by deed recorded in O.R. Book 1288, page 681 of the public records of Putnam County, Florida