

Elizabeth van Rensburg
Chair

Allen Sheffield
Vice Chair

Breanna Pierce
Board Member

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

KAREN HAYES, MMC
CITY CLERK



AGENDA
HISTORIC PRESERVATION BOARD MEETING
January 8, 2026 at 4:00 PM

1. CALL TO ORDER

- a. Invocation
- b. Pledge of Allegiance
- c. Roll Call
- d. Meeting Purpose Disclosure
The purpose of the Historic Preservation Board is to steward the architecture of properties in our City's historic districts by applying the guidelines of the Secretary of the Interiors Standards for Historic Preservation.
- e. 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 December 4, 2025 Minutes

3. PUBLIC COMMENTS

4. NEW BUSINESS

- a. **Case: HPB 25-38 - Request for a Certificate of Appropriateness to demolish a chimney**
Address: 120 Kirkland St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0470-0041
Applicant: Warren Berry

5. OTHER BUSINESS

6. BOARD MEMBER COMMENTS

7. STAFF COMMENTS

8. ADJOURN

Notices: Any person aggrieved by a decision of the Board may, within 15 days thereafter, apply to the City Commission for a review of the Board's decision. Such application must be filed with the City Manager in writing. Objections by property owners to National Register nomination(s) must be notarized to be included in the record. Section 54-4-74, Palatka Municipal Code.

Any person wishing to appeal any decision made by the Historic Preservation Board with respect to any matter considered at such meeting will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, at the applicant's expense, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.105.

Persons with disabilities requiring accommodations in order to participate in this meeting should contact the City Clerk's Office at 386-329-0100 at least 24 hours in advance to request accommodations.

Elizabeth van Rensburg
Chair

Breanna Pierce
Vice Chair

Megan Beville
Board Member

Patti Vogt
Board Member

Timothy Jefferson
Board Member

Christopher Hollister
Board Member

Mary Jane Rosa
Alternate

MARCIA G. CARTY, CPA, CGFO
CITY MANAGER

JANE WEST, ESQ.
CITY ATTORNEY

LORENZO AGHEMO, MRP
PLANNING DIRECTOR

ALEX ROMERO
PLANNING CLERK



**HISTORIC PRESERVATION BOARD
MINUTES
CITY OF PALATKA
December 4, 2025**

1. **CALL TO ORDER** Chair Elizabeth Van Rensburg called the meeting of the Historic Preservation Board to order on December 4, 2025.

a. **Invocation**

The invocation was delivered by Chaplain Mulberry.

b. **Pledge of Allegiance**

The Pledge of Allegiance was led by Ms. Patty Vogt.

c. **Roll Call**

Present:

Elizabeth van Rensburg

Breanna Pierce

Christopher Hollister

Patti Vogt

Timothy Jefferson

Megan Beville

Absent:

Alternate Mary Jane Rosa

Also Present: Lorenzo Aghemo, Planning Director; Jane West, City Attorney; Alex Romero, Planning Clerk; Renee' Brown, Planner I; Ryan Mickles, Planner I; Allegra Kitchens, Former Commissioner; Erik & Michelle Cernik, applicant; Keith & Tina Marie Andrews, applicant, and City Chaplain Alonzo Mulberry (via telecommunications technology)

d. **Meeting Purpose Disclosure**

No ex parte communications were disclosed.

e.

Meeting Purpose Disclosure was read by Chair van Rensburg

2. APPROVAL OF MINUTES

- a. Approve the November 6, 2025 Minutes.

Motion to Approve Minutes by Ms. Vogt. Seconded by Vice Chair Pierce. The Motion Passed unanimously.

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

4. NEW BUSINESS HPB 25-35 502 North 3rd St. Palatka, FL 32177 42-10-27-6850-0190-0040 Owners; Erik & Michelle Cernik Various construction, after-the-fact.

- a. **HPB 25-35 – Request for After-the-Fact Certificate of Appropriateness for Various Construction at 502 N. 3rd St.
Parcel ID: 42-10-27-6850-0190-0040
Owners: Erik & Michelle Cernik
Requested Action: Consideration of an after-the-fact Certificate of Appropriateness for various construction completed on the property.**

Renee' Brown, Planner I, presented the request for an after-the-fact Certificate of Appropriateness for exterior improvements including siding replacement, a sliding glass door, roof maintenance, fence repairs, and the addition of a rear deck. The subject property consists of a 0.34-acre parcel containing a single-family residence zoned Residential, Single-Family (R-1) and located within the North Historic District. Staff stated that the property was the subject of a Code Compliance violation on August 28, 2025, for work completed without an approved Certificate of Appropriateness. Staff further stated that the owners submitted a completed after-the-fact Certificate of Appropriateness application and payment on October 31, 2025. According to the Florida Master Site File, the residence was constructed between 1892 and 1897 and has undergone prior alterations that significantly altered its historic character. The property is located on a corner lot within a well-defined historic neighborhood.

Following discussion, the Board determined that roof coating and fence repairs constituted routine maintenance and were not subject to Board review. The Board proceeded to consider siding replacement, the door installation, and the proposed deck.

Mr. Aghemo confirmed that the roof can be reviewed by staff and a decision from the board for the roof would not be necessary.

Siding Replacement:

Ms. Pierce pointed out that the siding replacement is like for like.

Floor was opened for public comment none was heard.

Motion was made by Vice Chair Pierce and seconded by Mr. Hollister to approve the replacement of damaged siding with like-for-like southern pine siding. Motion carried unanimously.

Sliding Glass Door Installation:

The applicant is looking to remove the glass window and install a sliding glass door. The Board discussed the replacement of a historic window with a sliding glass door. Concerns were raised regarding compatibility with the historical character of the structure and the precedent set by after-the-fact approvals.

Pierce mentioned that sliding glass doors are not historically correct and would like to see French doors

in place.

A motion to deny by Ms. Vogt was made and second by Vice Chair Pierce to deny the sliding glass door installation. Motion carried, with one dissenting vote.

Following denial, the applicant agreed to replace the sliding glass door with a more period-appropriate alternative.

Motion made by Vice Chair Pierce and seconded by Jefferson to approve the installation of French doors in place of the sliding glass door, subject to staff review. Motion carried.

Rear Deck and Concrete Pad:

The applicant described a proposed small rear deck constructed of pressure-treated wood with a wood railing and a concrete pad.

Motion made by Ms. Vogt and seconded by Vice Chair Pierce to approve the deck, railing, and concrete pad as presented. Motion carried unanimously.

- b. **HPB 25-36 – Request for Certificate of Appropriateness for Exterior Painting and Installation of Metal Fence at 211 Kirkland St.
Parcel ID: 42-10-27-6850-0440-0082
Owners: Keith & Tina Marie Andrews
Requested Action: Consideration of a Certificate of Appropriateness to paint the exterior of the property and install a metal fence.**

Renee' Brown, Planner I, presented the request for a Certificate of Appropriateness for the installation of a four-foot black metal fence along the front of the property. The home is described as modern construction that compliments the historic district.

The Board did not review paint colors as part of this request.

Public comment was opened and none was heard.
Public comment closed.

Motion made by Vice Chair Pierce and seconded Ms. Vogt to approve the installation of the black metal fence as presented. Motion carried unanimously.

- c. **Approve City of Palatka's Historic Color Palette**

Continuation of the City of Palatka color palette looking at the surrounding cities, specifically St Augustine

Historic Color Palette: The Board discussed development of a historic color palette for use as guidance within the City's historic districts. After reviewing options from other municipalities, consensus favored using the St. Augustine historic color palette as a foundation, adapted to Palatka's architectural history.

Motion made by Vice Chair Pierce and Ms.Vogt seconded to direct staff to proceed with the St. Augustine historic color palette as a basis for a future recommendation and to return with appropriate documentation and process steps. Motion carried unanimously.

Board discussion went on about guidelines for the Historic District and would like to see more guidelines. Mr. Aghemo pointed out that there is a state bill that would prevent the city from making guidelines more restrictive.

Allegra Kitchens made comment that we still have pre-civil war homes in the City of Palatka

5. OTHER BUSINESS

Other Discussion: Board members raised concerns regarding maintenance of historic district signage and future coordination with other City departments. The status of historic district lighting was briefly discussed, with no action taken.

Discussion on code enforcement violations was discussed. Harold Bartelli, Code Compliance Officer, spoke to the board about how the Code Enforcement process works.

6. BOARD MEMBER COMMENTS

The board expressed the need to speak with Ms. West during our January meeting on Code enforcement guidelines.

7. STAFF COMMENTS

None were made.

8. ADJOURN

Adjourned at 5:05 PM

Staff Report

HPB Date: January 8th, 2026



Case#: HPB 25-38
Address: 120 Kirkland St., Palatka, FL 32177
Parcel ID: 42-10-27-6850-0470-0041
Applicant: Warren Berry

A. Application Summary

I. General

Project Name: 120 Kirkland St. Certificate of Appropriateness
Request: Demolish a chimney.
Acres: 0.17
Location: 120 Kirkland St.
Project Manager: Renee' Brown
Owner: Warren Berry
Agent: N/A

II. Background

The subject 0.17 acres parcel contains a single-family structure, zoned Residential, Single-Family (R-1) and is located in the South Historic District. The description given in the Florida Master Site File for this home is "Frame Vernacular. One and one half story house with wall dormer in center front. Built between 1892 and 1897. Style influences are Victorian."



Figure 1: 120 Kirkland St. Location map.

III. Analysis

The intent is to demolish an existing exterior chimney.

The Historic Preservation Board is to determine if the demolition of the chimney on the structure is consistent with the character of the South Historic District. It can not be determined if the chimney is original or if it was added at a later date.

1. Current photos of the chimney are attached.

IV. Proposed Findings of Fact

- The application for a Certificate of Appropriateness has been deemed sufficient.
- The request for the Certificate of Appropriateness has been fully considered with this public hearing, with legal notice duly published, and the subject property noticed as required by law.



Figure 2: Close up of current chimney.



Figure 3: Entire chimney on structure.

Warren Berry
904 207 9324

RECEIVED
DEC 09 2025

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: HPB 25-38
DATE RECEIVED: _____
HEARING DATE: _____

Application Requirements

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

___ \$50.00 (Administrative level) ___ \$350.00 (HPB level) ___ \$500.00 (After the fact)

- | | |
|---|--|
| ☐ Application Fee | ☐ Photos - One (1) color photograph of the main façade of the site and photographs of any areas affected by the proposed project. |
| ☐ Site Plan with dimensions | ☐ Material(s) specifications and/or sample(s) |
| ☐ Letter of Authorization for Agent is required if any person other than the property owner makes the application and acts on behalf of the owner. | ☐ Color samples. |
| ☐ Plans - 2 copies for review drawn to scale | ☐ Demolition - Plans for what will be taking the demolished structure's place should be submitted. |
| ☐ Deed | |

Building & Site Information

- Property Address: 120 Kirkland St
- Parcel Number: _____
- Historic District: ☐ North or ☒ South

Property Owner/Applicant Information

Property Owner(s)

Name(s): Warren Berry
Mailing Address: 5418 Shore Dr St Augustine FL 32086
Phone Number(s): 904 207 9324 Email: Warrenberry84@yahoo.com
Applicant Name(s): Warren Berry

Agent/Contractor(s)

Name(s): WSB Construction Inc
Mailing Address: 135 Jenkins St Suite 105B # 248
Phone Number(s): 904 207 7324 Email: wsbconstructioninc@yahoo.com
Applicant Name(s): Warren Berry

Description of Requested Work

Please indicate the type of work requested:

- | | | | |
|---|---|---|--|
| ☐ Windows | ☐ Doors | ☐ Roof | ☐ Wood Repair |
| ☐ Porch | ☐ Fence | ☐ Signage | ☐ Exterior Painting |
| ☐ Addition | ☐ Alteration | ☒ Demolition | ☐ Relocation |
| ☐ New Construction | ☐ General Maintenance | ☐ Other: _____ | |
| Present Use of Property: | ☒ Single Family Residence | ☐ Multi-family Residence | ☐ Commercial |

Provide a detailed description of the proposed work to be performed: I would like to remove the chimney on the left side of the house. It's not original and its falling off.

This application submitted by:

Owner 1 (Print Name): Warren Berry
Signature of Owner 1: [Signature] Date: 11/18/25

Owner 2 (Print Name): _____
Signature of Owner 2: _____ Date: _____

Print Agent Name: _____
Signature of Agent: _____ Date: _____

To Be Notarized

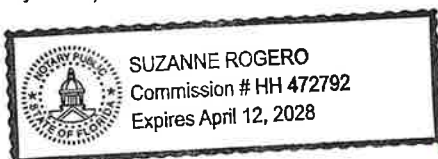
Name (Print Name): Warren Berry
Signature: [Signature] Date: 11/18/25

STATE OF Florida County of St. Johns

Before me this day personally appeared Warren Berry 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 Nov. A.D. 2025.

(Notary Seal)



[Signature]
Notary Public



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (COA)

APPLICATION #: _____
DATE RECEIVED: _____
HEARING DATE: _____

My commission expires: _____ State of _____ at Large.
Type of Identification Produced: _____

For Official Use Only

Date Submitted: _____ Received By: _____ Preliminary Review By: _____

Signs Posted By: _____

Required Attachments Reviewed:

- | | | | |
|---|--|--|--|
| ☐ Proposed Site Plan
changing) | ☐ LOA | ☐ Legal Description | ☐ Existing Elevations (if |
| ☐ Product Information
changing) | ☐ Plans (if addition) | ☐ Photographs | ☐ Proposed Elevations (if |

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

Date: 12/10/2025 OPER ID: AROMERO RECEIPT NO:F001071

RECEIVED FROM: 120 KIRKLAND ST.

AMOUNT RECEIVED: 350.00 TYPE: CK CHECK: 1121

CHANGE DUE: 0.00

TOTAL RECEIVED: 350.00

DISTRIBUTION:

AMOUNT	ACCOUNT NUMBER	DESCRIPTION / FOR
350.00		120 KIRKLAND ST. COA APP FEE HPB LEVEL

Page 1
— original
☒ update

**HISTORIC STRUCTURE FORM
FLORIDA MASTER SITE FILE**

Version 1.1: 3/89

Site 8PU253

Recorder # _____

Site Name 120 Kirkland Street
Historic Contexts Palatka South Historic District
Nat. Register Category Building
Other Names or MSF Nos. _____
County Putnam Ownership Type Private
Project Name Palatka Redevelopment Plan DHR No. 4025

LOCATION (Attach copy of USGS map, sketch-map of immediate area)

Address 120 Kirkland St.
Vicinity of / Route to _____

Subdivision Palatka Block No. 47 Lot No. pt. of 4

Plat or Other Map _____

Township T10S Range R27E Section 42 1/4 _____ 1/4-1/4 _____

Irregular Section? ☐ yes ☒ no Land Grant _____

USGS 7.5 Map Palatka

UTM: Zone 17 Easting 438640 Northing 3279240

Coordinates: Latitude 29 D 38 M 06 S Longitude 81 D 38 M 60 S

HISTORY

Architect: F Unknown M _____ L _____

Builder: F Unknown M _____ L _____

Const. Date: 1892-97 Circa _____ Restoration Date(s) _____

Modification Date(s): _____

Move: Date NA Original Location _____

Original Use(s) Private Residence

Present Use(s) Private Residence

DESCRIPTION

Style Frame Vernacular

Plan: Exterior Rectangular

Interior _____

No. of: Stories 1 1/2 Outbuildings 0 Porches 1 Dormers 1

Structural System(s) Wood Frame

Exterior Fabric(s) Wood Weatherboard

Foundation: Type Piers Materials Brick

Infill Wood lattice

Porches 1 story porch across front of house

Roof: Type Gable Surfacing Standing Seamed Metal

Secondary Structures Shed roof on porch; Gable on dormers

Chimney: No. 1 Mtls Brick Locns East sides of house

Windows Wood double hung 2/2 & Metal double hung 2/2

Exterior Ornament Wood trim at doors and windows

Condition Fair Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)

One and one half story house with major wall dormer in center front. Porch across front has metal handrails and columns with scrolled metal inserts which are clearly not original. House appears to be marginally maintained with signs of deterioration in house and yard.

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF Archaeological form completed? ☐ yes ☒ no (If yes attach)

Artifacts or Other Remains _____

RECORDER'S EVALUATION OF SITE

Areas of Significance Potentially attractive house which is suffering from marginal maintenance. Basic house is attractive but fascias are missing and porch has been rebuilt with metal columns inconsistent with historic style.

Eligible for National Register? Yes ☒ No ☐ Likely ☐ need info. ☐ insf. info. ☐
 Significant as part of district? ☒ Yes ☐ No ☐ Likely ☐ need info. ☐ insf. info. ☐
 Significant at local level? ☒ Yes ☐ No ☐ Likely ☐ need info. ☐ insf. info. ☐

SUMMARY ON SIGNIFICANCE (Limit to three lines provided; see page 3)

House is well massed and sited to contribute to the historic district.

* * * DHR Use Only * * * * * DHR Use Only * * *
 *
 * Date Listed On National Register _____ *
 * Keeper Determination of Eligibility (Date): Yes _____ No _____ *
 * SHPO Evaluation of Eligibility (Date): Yes _____ No _____ *
 * Local Determination of Eligibility (Date): Yes _____ No _____ *
 * Office _____ *
 *
 * * * DHR Use Only * * * * * DHR Use Only * * *

Recorder Information: Name F Richard M.W. L. Pohlman

Date: Month 3 Year 94 Affiliation University of Florida

Photographs (Attach a labeled print bigger than contact size.)

Location of Negatives DAHRM

Negative Number G09

P H O T O G R A P H

M A P
 Street/Plat Map
 (Not USGS Map)

Attach a B/W photographic print here with plastic clip. Label the print itself with at least:

the FMSF site number

(Use survey number or site name if not available)

Direction and Date of photograph.

Prints larger than contact size are preferable.

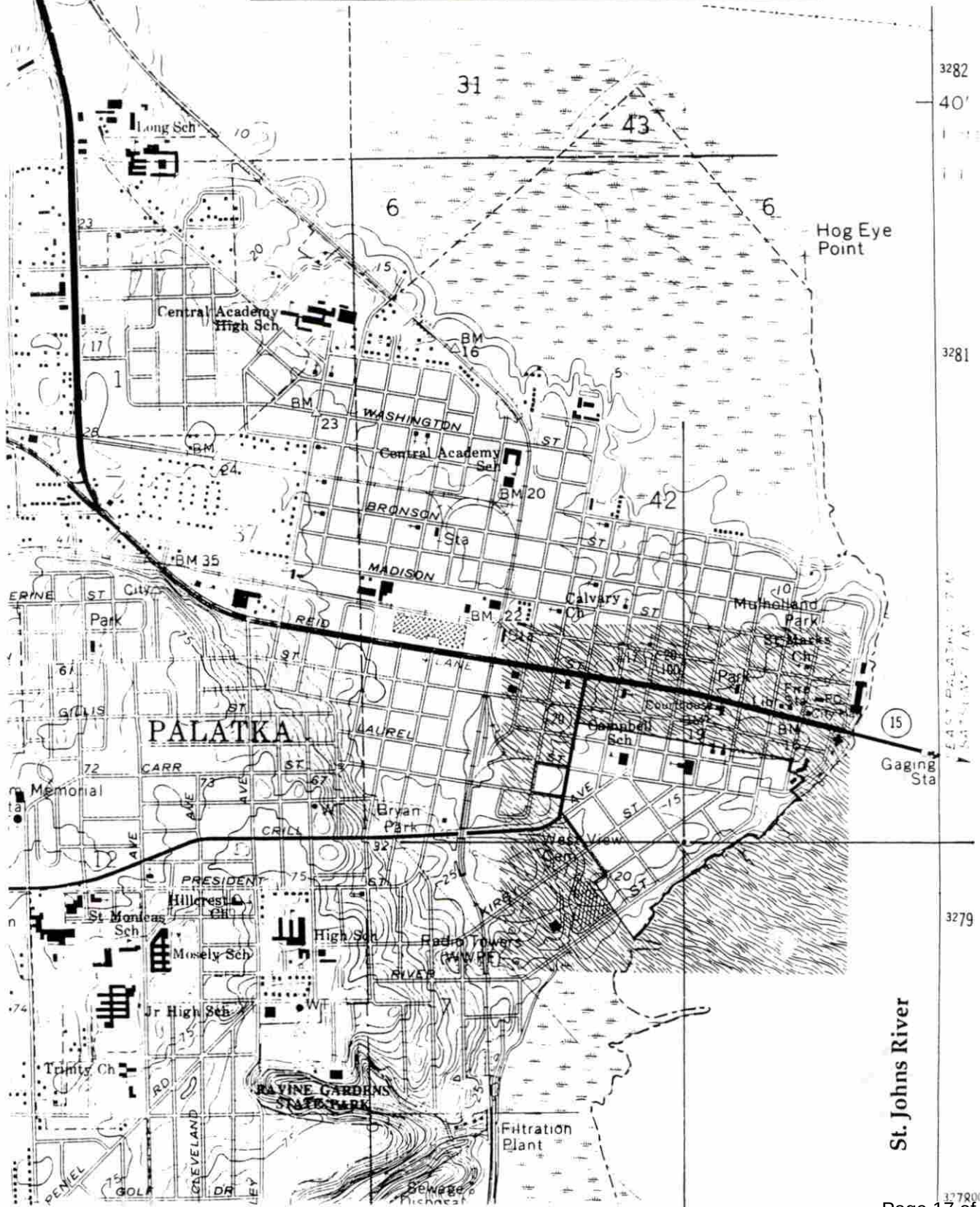
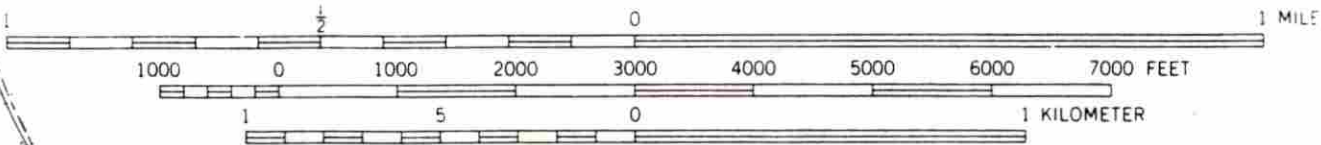
1930 Sanborn Map

REQUIRED: USGS MAP OR COPY WITH SITE LOCATION MARKED

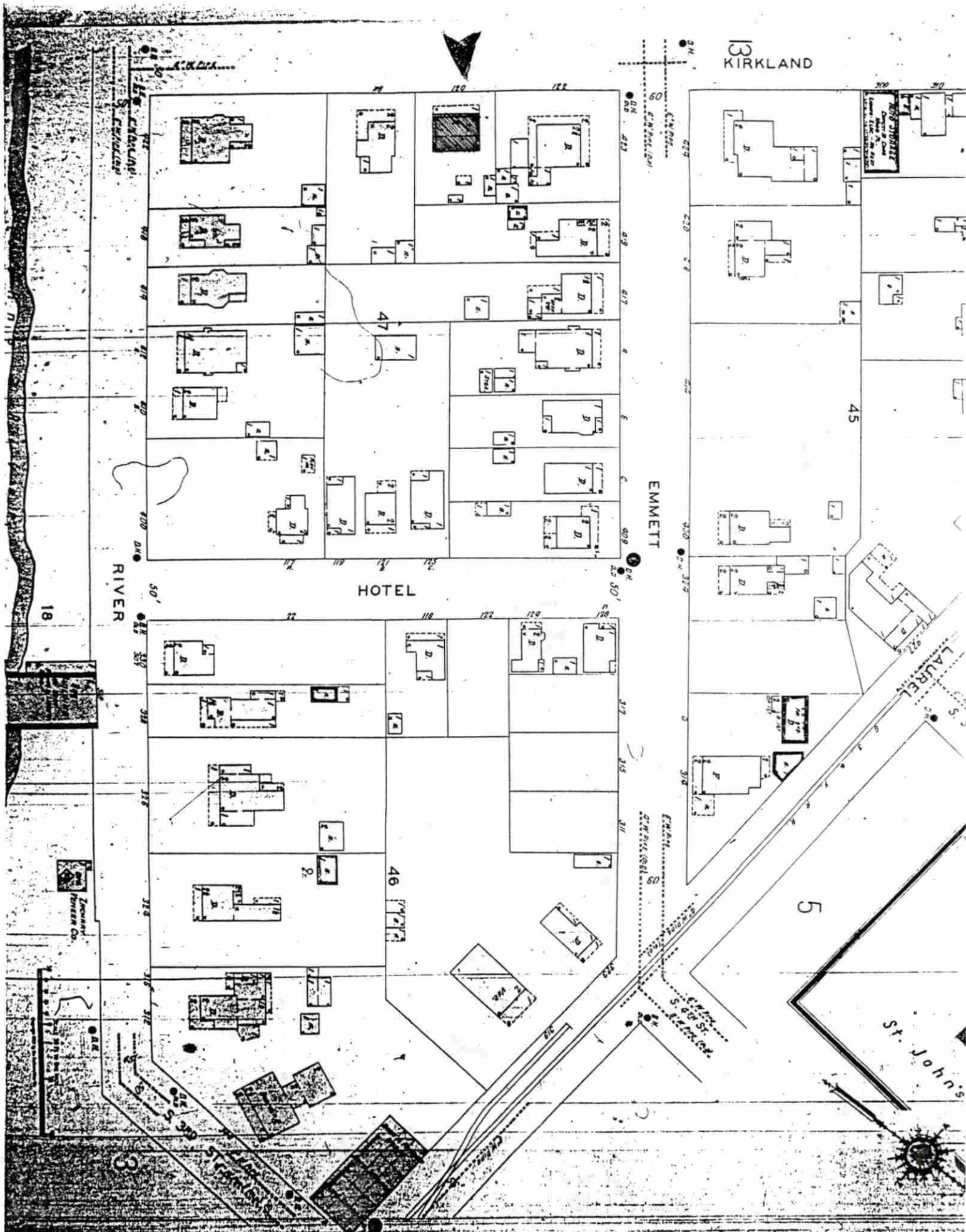
The City of Palatka South Historic District

South Historic District
Site 8PU253
120 Kirkland St.

3283



St. Johns River



SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-78

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAHRM 802 ==

Site No. 8R253 1009 ==

Site Name 120 Kirkland St., Palatka, FL 830 == Survey Date 8011 820 ==

Address of Site: 120 Kirkland St., Palatka, FL 32077 905 ==

Instruction for locating _____ 813 ==

Location: Palatka 47 pt. 4 868 ==
subdivision name block no. lot no.

County: Putnam 808 ==

Owner of Site: Name: Parnell, J.T. et ux ;

Address: 120 Kirkland St., Palatka, FL 32077 902 ==

Type of Ownership private 848 == Recording Date _____ 832 ==

Recorder: _____ ;

Name & Title: Historic Property Associates ;

Address: 120 Lobelia Rd., St. Augustine, FL 32084 818 ==

Condition of Site: Integrity of Site: Original Use priv. residence 838 ==

Check One Check One or More Present Use priv. residence 850 ==

☐ Excellent 863 == ☒ Altered 858 == Dates: Beginning +1897 844 ==

☒ Good 863 == ☐ Unaltered 858 == Culture/Phase American 840 ==

☐ Fair 863 == ☒ Original Site 858 == Period 19th Century 845 ==

☐ Deteriorated 863 == ☐ Restored () (Date: X) 858 ==

☐ Moved () (Date: X) 858 == 916 ==

NR Classification Category: Building

Threats to Site:

Check One or More

☐ Zoning (X) 878 == ☐ Transportation (X) 878 ==

☐ Development (X) 878 == ☐ Fill (X) 878 ==

☐ Deterioration (X) 878 == ☐ Dredge (X) 878 ==

☐ Borrowing (X) 878 ==

☐ Other (See Remarks Below): _____ 878 ==

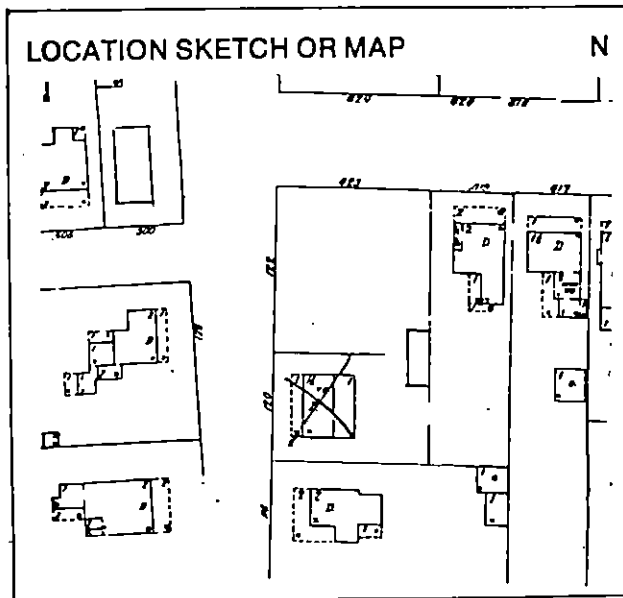
Areas of Significance: Architecture 910 ==

Significance: A Frame Vernacular residence constructed between 1892 and 1897. Style influences are Victorian with steep gables and irregular plan. Located within a well-defined residential district.

Source: Sanborn

911 ==

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD Frame Vernacular 964 ==
 PLAN TYPE rectangular 966 ==
 EXTERIOR FABRIC(S) wood: weatherboard with cornerboards 854 ==
 STRUCTURAL SYSTEM(S) wood frame: balloon 856 ==
 PORCHES S/1-story verandah with ornamental iron railing and columns
 (altered) 942 ==
 FOUNDATION: brick: piers 942 ==
 ROOF TYPE: Jerkin head 942 ==
 SECONDARY ROOF STRUCTURE(S): gable wall dormer # hip over verandah 942 ==
 CHIMNEY LOCATION: E: end, exterior 942 ==
 WINDOW TYPE: DHS, 2/2, wood # DHS, 2/2, metal 942 ==
 CHIMNEY: brick 882 ==
 ROOF SURFACING: metal sheet: 5-V crimp 882 ==
 ORNAMENT EXTERIOR: wood 882 ==
 NO. OF CHIMNEYS 1 952 == NO. OF STORIES 1½ 950 ==
 NO. OF DORMERS 1 954 ==
 Map Reference (incl. scale & date) USGS Palatka 7.5MIN 1968
 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): _____ 833 ==



Township	Range	Section	
T10S	R27E	42	812 ==

UTM Coordinates:

17 438640 3279240 890 ==
 Zone Easting Northing

Photographic Records Numbers _____ 860 ==

Contact Print





**120 Kirkland St.
South Elevation**

M. Arias / M. Mondell

March, 1994

G09; DAHRM

Photo No. 1 of 1

Site 8PU253

(No. 99) 19 22-01 NNNNN 966

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

File Number: 2400191

General Warranty Deed

Made this 12 day of April, 2024 A.D. By **Brandi Lee Johns, A Single Person**, whose post office address is: 608 Orange Street, Welaka, Florida 32193 and **Robert N. Eminons, Jr., A Single Person**, whose post office address is: 19 Dukeland Drive, Woodstock, Connecticut 06281 and **Tina Wells, A Single Person**, whose post office address is: PO Box 30, Interlachen, Florida 32148 and **Glenn Colvin, A Married Person**, whose post office address is: 4517 Bluet Court, Middleburg, Florida 32068, hereinafter called the grantor, to **Warren Scott Berry, a single person**, whose post office address is: 1140 Bayforest Road, Saint Augustine, Florida 32084, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$195,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Putnam County, Florida, viz:

Being a part of Lot 4, Block 47 of the City of Palatka, described as: Beginning at a point on the Northeasterly side of Kirkland Street; 228 feet Northwesterly from the Northwesterly line of River Street, am running thence Northeasterly and at right angles to Kirkland Street, 100 feet; thence Northwesterly parallel with Kirkland Street, 72 feet; thence Southwesterly at right angles to Kirkland Street, 100 feet to the Northeasterly line of Kirkland Street; thence Southeasterly along the Northeasterly line of Kirkland Street, to the point of beginning, according to copy of Dick's Map of the City of Palatka, filed in the office of the Clerk of Circuit Court of Putnam County, Florida.

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

Parcel ID Number: 42-10-27-6850-0470-0041

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

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

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

File Number: 2400191

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

Signed, sealed and delivered in our presence:

Pamela J. Wilson
Witness #1 Signature

Witness #1 Printed Name Pamela J. Wilson

Address 44 Bennett Pond Rd
Canterbury, CT 06331

Melissa Tripte
Witness #2 Signature

Witness #2 Printed Name Melissa Tripte

Address 19 Dukeland Drive
Woodstock, CT 06281

State of Connecticut

Robert N. Emmons, Jr.
Robert N. Emmons, Jr.
Address: 19 Dukeland Drive, Woodstock, Connecticut 06281

County of Windham

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
8th day of April, 2024, by Robert N. Emmons, Jr., A Single Person, who is/are personally known to me or who has
produced a CT Driver's License as identification.

(Notary Seal)

Pamela J. Wilson
Notary Public
Print Name: Pamela J. Wilson
My Commission Expires: 8-31-2027

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

Pamela J. Wilson
Notary Public, Connecticut
Commission 161762
Expires 8/31/2027

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

File Number: 2400191

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

Signed, sealed and delivered in our presence:

[Signature]
Witness #1 Signature
Witness #1 Printed Name Claudia Schramm Smith
Address: 3951 Baymeadows Rd.
Jacksonville, FL 32217
[Signature]
Brandi Lee Johns
Address: 608 Orange Street, Welaka, Florida 32193

[Signature]
Tina Wells
Address: PO Box 30, Interlachen, Florida 32148

[Signature]
Witness #2 Signature
Witness #2 Printed Name Christy R. Largacci
Address: 203 S. Hwy 17
East Palatka, FL 32931
[Signature]
Glenn Colvin
Address: 4517 Bluet Court, Middleburg, Florida 32068

State of Florida

County of Putnam

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this
12 day of April, 2024, by Brandi Lee Johns, A Single Person, and Tina Wells, A Single Person, and Glenn Colvin,
A Married Person, who is/are personally known to me or who has produced Photo as identification.



(Notary Seal)

CLAUDIA SCHRAMM SMITH
Commission # HH 388505
Expires May 29, 2027

[Signature]
Notary Public
Print Name: Claudia Schramm Smith
My Commission Expires: 05/29/2027

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

BEING A PART OF LOT 4, BLOCK 47 OF THE CITY OF PALATKA, DESCRIBED AS BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF KIRKLAND STREET; 228 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF RIVER STREET, AN RUMBER THENCE NORTHEASTERLY AND AT RIGHT ANGLES TO KIRKLAND STREET, 100 FEET; THENCE NORTHEASTERLY PARALLEL WITH KIRKLAND STREET, 74 FEET; THENCE SOUTHWESTERLY, RIGHT ANGLES TO KIRKLAND STREET, 100 FEET; TO THE NORTHEAST CORNER OF KIRKLAND STREET; 100 FEET; THENCE NORTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF KIRKLAND STREET, TO THE POINT OF BEGINNING. ACCORDING TO COPY OF DICK'S MAP OF THE CITY OF PALATKA, FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF PUTNAM COUNTY, FLORIDA.

CERTIFIED TO:
WARREN BERRY
WATSON TITLE SERVICES OF NORTH FL, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 1568 AND PAGE 1245

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 1598 AND PAGE 1220

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 1446 AND PAGE 1785

LANDS DESCRIBED IN
OFFICIAL RECORDS
BOOK 1698 AND PAGE 1372

AREA = 0.16 ± ACRES
OR 7,200 ± sq. ft.

A/C	- AIR CONDITIONER PAD	RES	- RESIDENCE
IA	- IRRIGATION	CE	- CENTERLINE
N.A. VD	- NORTH AMERICAN VERTICAL DATUM	±	- NOT TO SCALE
Q	- SQUARE	W	- WET METER
L.P.F.	- IRON PIPE FOUND	EXPOSED CONCRETE	
LR(F)	- IRON ROD FOUND	COVERED AREA	
I.R.(S)	- 5/8" IRON ROD SET (PSM #4820)	W	- WELL
PO	- POWER POLE	TP	- TYPICAL
OHE	- OVERHEAD ELECTRIC	BRICK PAVERS	
CONC.	- CONCRETE	ENC	- ENCROACHMENT

$$1^{\circ} = 20'$$

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 54-17-.051, 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

[illegible]

- This survey is subject to the 101.001 rules.
- This survey does not collect or store any personal information.
- The specific rights created by this survey are not transferable.
- This survey's liability shall not exceed the fee as stated by this surveyor.

NOTE:
THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FEMA Map No. 1210-FED-1940

[illegible]

= State of residence KAYRO					
24-02	01/05/2014	043	12,240	04.07	
24-018	04/01/2014	1° = 20'	822/78	NNE	
TPE: BOLDENITY					
COO: COORDINATE DATA: ALL RIGHTS RESERVED					

© COPYRIGHT 2024, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
8170 A1A SOUTH #310

ST. AUGUSTINE, FLORIDA 32088

NICHOLAS H. FRANKLIN, P.J.

	1990-1991
--	-----------

