VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

CITY OF PALATKA
FLORIDA

MICHAEL J. CZYMBOR
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT.

DONALD E. HOLMES
CITY ATTORNEY

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

AGENDA
CITY OF PALATKA
November 14, 2013

CALL TO ORDER:
a. **SEE SPECIAL AGENDA – Students in Government**
b. **Pledge of Allegiance**
c. **Roll Call**

APPROVAL OF MINUTES – 10/10/13 Regular Meeting

1. **PUBLIC RECOGNITION/PRESENTATIONS:**
   *a. **PROCLAMATION** - City Government Week - November 11 - 17, 2013
   *b. **PROCLAMATION** - America Recycles Day - November 16, 2013 – Ramicah Watkins, KPB
   *c. **EMPLOYEE RECOGNITION** - Promotion/Swearing In of Matt Newcomb to the rank of Captain and Jason Shaw to the rank of Lieutenant - Palatka Police Department
   *d. **STUDENT OF THE MONTH** - November, 2013 - Mayor Myers & Commissioner Leary

Alana Jenkins	Browning-Pearce Elementary
Duncan Mundy	C. L. Overfurf, Jr. 6th Grade Center
Chloe Dasher	Children's Reading Center Charter School
Jacob Bryan	E. H. Miller School
Caleb Taylor	James A. Long Elementary School
Niyah Givens	Jenkins Middle School
Brooklynn Martin	Kelley Smith Elementary School
Jewell Whilhite	Mellon Elementary School
Lee'Ondra Mulberry	Moseley Elementary School
Taylor Driggers	Palatka High School
Trenton Williams	Peniel Baptist Academy
Jarell Perry	Putnam Academy of Arts & Sciences
Addison Mitchell	Putnam EDGE High School

2. **PUBLIC COMMENTS** (Speakers limited to three minutes – no action taken on items)

3. **CONSENT AGENDA:**
   *a. **Adopt Resolution No. 2013-10-14** amending the FY 2013-14 Budget through 10/31/13
   *b. **Adopt Resolution No. 2013-10-15** requesting a Waiver in Permit Fees from St. Johns River Water Management District for FY 2013-14
   *c. **Adopt Resolution No.2013-10-16** authorizing the City Manager and City Clerk to execute and attest Amendment #1 to the St. Johns River Water Management District Water Conservation Cost Share Agreement #26799 for the development of a Water Conservation And Reuse Plan
   *d. **Adopt Resolution No. 2103-10-17** authorizing the City Manager and City Clerk to execute and attest Ayres Associate's scope and fee proposal for the development of a Reclaim Water System Preliminary Feasibility and Rate Study Master Plan.

PHONE: (386) 329-0100
201 N. 2ND STREET • PALATKA, FLORIDA 32177
www.palatka-fl.gov
FAX: (386) 329-0106

3. **CONSENT AGENDA (Continued)**
   - ***e. Adopt Resolution No. 2013-10-18** authorizing the City Manager and City Clerk to execute and attest TB Landmark Construction Inc.'s proposal to repair the reuse mainline at St. Johns Avenue and State Road 19 for an amount not to exceed $68,480.00
   - ***f. Adopt Resolution No. 2013-10-19** amending Resolution 2013-9-123 authorizing revisions to a USDA RBEG application for renovations to the Golf Course restaurant and restrooms.
   - *g. Adopt Resolution No. 2013-10-20 approving the selection of Allan H. Kaye, P.A. as Hearing Officer and authorizing City Manager and City Attorney to negotiate a contract for hearing officer services
   - ***h. Accept Board/Committee Resignations** as follows, with regrets:
     1. Darcy W. Phillips - Code Enforcement Board (Alternate) - verbal
     2. Adam Bujak - Putnam County Library Board (City Appointee) 9/10/13
     3. Gary Graffweg - Historic Preservation Board (Contractor) 10/7/13
     4. Emily Rodriguez - Tree Committee - 10/14/13
   - ***i. Appoint Betty M. Kelly to the Palatka Code Enforcement Board** to serve the remainder of a three-year term to expire September, 2014, per Staff recommendation (sole applicant)
   - ***j. Appoint Mary "Meri" A. Rees to the Historic Preservation Board** for the remainder of a three-year term to expire June, 2015, per Staff recommendation (sole applicant)
   - ***k. Re-appoint Elizabeth van Rensburg to the Historic Preservation Board** for a three-year term to expire June, 2013 per Staff recommendation (sole applicant; incumbent)
   - ***l. Appoint FFY 2013-14 CDBG Citizens Advisory Task Force Members**: Sgt. Larry Beaton, Wanda Brown, David Franke, Ann Keys and Dr. Richard Perallon, per Staff recommendation

* 4. **COMMUNITY REDEVELOPMENT AGENCY** – 10/24/13 meeting items for approval:
   - *a. **RESOLUTION No. 2013-10-21** adopting revisions to the Building Improvement Grant (BIG) Program – Adopt – ***tabled on October 24, 2013 for revisions by City Manager, City Attorney and Main Street Manager***

* 5. **PRESENTATION** – Palatka Gas Authority's Response to DuPont Corporation's RFP to provide natural gas to property near Camp Blanding, Clay County, FL – Jud Neufeld, Chairman, Palatka Gas Authority

* 6. **REQUEST TO APPEAL** the Palatka Historic Preservation Board's 90/5/13 decision to deny a Certificate of Appropriateness (COA) application by First Presbyterian Church to demolish the historic apartment building at 2025 S.3rd Street – Case No. 13-38 – Robert E. Taylor, Agent; First Presbyterian Church of Palatka

PUBLIC HEARINGS:

* 7. **FIRST PUBLIC HEARING** – Small Cities Community Development Block Grant FFY 2013 – Jonathan Griffith, Grants Manager, & Fred Fox, Fred Fox Enterprises, Inc.

* 8. **ORDINANCE** revising Zoning Code Section 200(e) to reduce the minimum size of required buildings associated with on-temporary outdoor sales from 1,500 sf to 1,200 sf – Bob Hatcher, Florida Carports & Sheds, LLC, Applicant – 1st Reading

* 9. **ORDINANCE** amending the Code of Ordinances to revise Chapter 2, Article V, Division 1, entitled Code Enforcement Board, to allow for the utilization of a uniform method to impose and collect costs associated with the abatement of nuisance properties – 1st Reading – ***Tabled on 10/24/13 for Public Workshop held on 11/5/13***

10. **CITY MANAGER & ADMINISTRATIVE REPORTS**

11. **COMMISSIONER COMMENTS**

12. **ADJOURN**

*Attachment **Separate Cover

ANY PERSON WISHING TO APPEAL ANY DECISION MADE BY THE CITY COMMISSION 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, 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 329-0100 AT LEAST 24 HOURS IN ADVANCE TO REQUEST ACCOMMODATIONS.

Upcoming Events:

Nov. 21 & 22 – FLC Legislative Conference, Orlando FL
Nov. 28 & 29 – City offices closed to observe Thanksgiving
Dec. 24 & 25 – City offices closed for Christmas Holiday
Jan. 1, 2014 – City offices closed for New Year's Day Holiday
Jan. 20, 2014 – City Offices closed to observe ML King Jr. Day

Board Openings:

Tree Committee – 1 vacancy
Fire Pension Board – 1 vacancy (Commission appointee)
County Library Board – 1 vacancy (city appointee at large)

CITY OF PALATKA

Proclamation

Whereas, city government is the government closest to most citizens, and the one with the most direct daily impact upon its residents; and

Whereas, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

Whereas, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

Whereas, Florida City Government Week is a very important time to recognize the important role played by city government in our lives; and

Whereas, during Florida City Government Week, the City of Palatka has joined with the Florida League of Cities and its member cities to teach students and other citizens about municipal government through a variety of different projects and information; and

Whereas, Florida City Government Week offers an important opportunity to spread the word to all citizens of Florida that through their civic involvement they can shape and influence this branch of government which is closest to the people.

NOW, THEREFORE, BE IT PROCLAIMED by the City Commission of the City of Palatka, Florida as follows:

Section 1. That the City of Palatka does encourage all citizens, city government officials and employees to do everything possible to ensure that this week is recognized and celebrated accordingly.

Section 2. That the City of Palatka does encourage educational partnerships between city government and schools.

Section 3. That the City of Palatka does support and encourage all city governments to actively promote and sponsor "**Florida City Government Week,**" which is being celebrated in Palatka, Florida during the week of November 11th through 17th, 2013.

Commissioners:
Mary Lawson Brown
Allegra Kitchens
Phil Leary
James Norwood, Jr.

CITY OF PALATKA

BY: _____
Vernon Myers, MAYOR

ATTEST:

_____
City Clerk

CITY OF PALATKA

Proclamation

Whereas, Palatka, Florida recognizes the importance of protecting and preserving our natural resources and adopting conscientious habits that will improve our daily lives and bring about a cleaner, safer, and more sustainable environment; and

Whereas, although there has been a significant increase in the amount of recycling in Palatka, Florida to date, we must also continue to focus on other initiatives such as waste reduction, composting, the reuse of products and materials, and purchasing recycled products; and

Whereas, by encouraging businesses, state agencies, nonprofit organizations, schools and individuals to celebrate America Recycles Day 2013, we can further promote recycling as an environmentally efficient and economically smart habit; and

Whereas, state and community leaders can help encourage recycling by informing citizens about local recycling options, they can also help foster greater awareness of the need to expand collections programs by promoting the benefits of recycling investments for businesses; and

Whereas, it is important that all Palatka, Florida citizens become involved in recycling activities and learn more about the many recycled and recyclable products available to them as consumers; it is also fitting for Palatka, Florida to celebrate America Recycles Day 2013 and take action by educating citizens about the recycling options available in our community;

Now, therefore, I, Vernon Myers, Mayor of the City of Palatka, do hereby recognize November 16, 2013 as

AMERICA RECYCLES DAY

in the City of Palatka, and urge all citizens to become involved in recycling activities and to recycle to promote the well-being of present and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Palatka to be affixed this 14th day of November, in the Year of Our Lord Two Thousand and Thirteen.

Commissioners:
Mary Lawson Brown
Allegra Kitchens
Phil Leary
James Norwood, Jr.

PALATKA CITY COMMISSION

B Vernon Myers, Jr.

By: Vernon Myers, MAYOR

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
EMPLOYEE RECOGNITION - Promotion/Swearing In of Matt Newcomb to the rank of Captain and Jason Shaw to the rank of Lieutenant - Palatka Police Department

SUMMARY:

Since 2008, and the downward trend of the economy, several positions within the Police Department were eliminated. However, the duties and responsibilities of those positions were absorbed by remaining personnel.

In an effort to realign our current positions and staffing levels, we conducted an open promotional process in September for appointment to Lieutenant and Captain. This is a very competitive process and allows us to evaluate the readiness and ability of each officer who applies. This method insures we promote only those officers who meet or exceed the minimum educational and developmental requirements for the position.

As part of this process, each candidate is also assessed on their oral responses to job related questions by a five (5) person panel. The participants for this panel were, Mr. John Nelson, (PHA), Ms. Elizabeth Van Rensberg, (Northside Historic District), Ms. Roberta Correa, Assistant Chief James Griffith, and Chief Getchell.

After having compiled the scores, we are pleased to announce the promotion of Sgt. Matt Newcomb to Captain and Sgt. Jason Shaw to Lieutenant.

RECOMMENDED ACTION:
Public Recognition

ATTACHMENTS:

Description	Type
Newcomb Bio	Cover Memo
Shaw Bio	Cover Memo

Captain Matt Newcomb has been with the Palatka Police Department since October 1995. He was first assigned to patrol and after approximately four years, was then transferred to the Detective Division. He was promoted to Corporal in 2003 and then to Sergeant in 2005. He has served as a member of the Tri-County Task Force, is currently the commander of the Crisis Response Team, (CRT), and serves as an instructor for in-service training for the Police Department. He is currently assigned to the Administrative Bureau and is responsible for the Records Section, Evidence Section, Crime Analysis, Victim Advocate, Professional Standards and Animal Control.

He holds a Master of Science Degree (Administration of Justice, University of Louisville, 2008), a Bachelor of Science Degree (Public Administration, Flagler College, 2005) and graduated from the Southern Police Institute, University of Louisville, 2006.

Lieutenant Jason Shaw has been with the Palatka Police Department since February 1999. He was first assigned to patrol and after approximately two years, was then transferred to the Detective Division. He was promoted to Corporal in 2003 and then to Sergeant in 2005. He has served as a member of the Tri-County Task Force and the Crisis Response Team, (CRT). Since 2003, he has served as the Executive Director of the Police Athletic League (PAL).

He was the Site Coordinator of the Weed and Seed Program from 2005 through 2009. This program was sponsored by the U.S. Department of Justice and focused on crime prevention and community revitalization.

He is currently assigned to the Detective Division where he serves as Supervisor of the Street Crimes Unit and the Property and Persons Unit.

He graduated from the Southern Police Institute, University of Louisville, 2008 and is currently pursuing a Bachelor's Degree in Public Administration from St. Johns River State College.

Agenda Item

3a

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Adopt Resolution No. 2013-10-14 amending the FY 2013-14 Budget through 10/31/13

SUMMARY:

The City budget is governed by Chapter 166.241 and 200.065, Florida Statutes. These Statutes provide that the total budget at the fund level, once approved, cannot be exceeded unless a supplemental budget appropriation is enacted by the City Commission.

The Finance Department is requesting the attached budget amendments due to the correction of various project lines which carried over from last year as well as other correcting entries for the FY2013-14 budget.

RECOMMENDED ACTION:

Staff recommends adoption of the Resolution amending the FY 2013-14 Budget in order to be in compliance with Florida Statutes.

ATTACHMENTS:

Description	Type
Budget Amendment Resolution	Resolution Letter

RESOLUTION No. 9 -

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AMENDING THE FY 2013-2014 BUDGET

WHEREAS, the City of Palatka deems it reasonable and necessary to amend the FY 2013-2014 budget.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Palatka, Florida:

1. That the revenues of the City of Palatka General Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

REVENUES:		**Last**	**Recommended**	**As**
Revenue Number	*Description*	**Approved**	**Amendments**	**Amended**
001-00-384-0-1001	LOAN PROCEEDS-PD VEHICLES	$ 524,937	$ 216,148	$ 741,085
	TOTAL REVENUES AMENDED:	**$ 524,937**	**$ 216,148**	**$ 741,085**

2. That the expenditures of the City of Palatka General Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

EXPENDITURES:		**Last**	**Recommended**	**As**
Expenditure Number	*Description*	**Approved**	**Amendments**	**Amended**
001-02-524-1-1100	EXECUTIVE SALARIES	$ 70,984	$ 1,774	$ 72,758
001-02-524-1-1200	REGULAR SALARIES	$ 97,574	$ 2,171	$ 99,745
001-02-524-1-2100	FICA TAX EXPENSE	$ 12,895	$ 301	$ 13,196
001-02-524-1-2200	RETIREMENT EXPENSE	$ 45,342	$ 1,061	$ 46,403
001-07-521-1-1100	EXECUTIVE SALARIES	$ 301,400	$ 2,162	$ 303,562
001-07-521-1-2100	FICA TAX EXPENSE	$ 137,420	$ 165	$ 137,585
001-07-521-1-2201	PENSION-POLICE BENEFIT	$ 227,806	$ 329	$ 228,135
001-07-521-6-6401	VEHICLE PURCHASES	$ 565,837	$ 148,361	$ 714,198
001-07-521-6-6402	VEHICLE PURCHASES (USDA GRANT)	$ -	$ 73,163	$ 73,163
001-21-512-1-1100	EXECUTIVE SALARIES	$ 68,290	$ 1,685	$ 69,975
001-21-512-1-2100	FICA TAX EXPENSE	$ 5,224	$ 129	$ 5,353
001-21-512-1-2200	RETIREMENT EXPENSE	$ 18,370	$ 453	$ 18,823
001-22-513-1-1100	EXECUTIVE SALARIES	$ 55,651	$ 2,783	$ 58,434
001-22-513-1-2100	FICA TAX EXPENSE	$ 11,629	$ 213	$ 11,842
001-22-513-1-2200	RETIREMENT EXPENSE	$ 40,893	$ 748	$ 41,641
001-82-581-9-9900	GENERAL CONTINGENCY	$ 100,000	$ (5,376)	$ 94,624
001-83-581-9-9900	OPERATING CASH RESERVE	$ 820,371	$ (13,974)	$ 806,397
	TOTAL EXPENDITURES AMENDED:	**$ 2,579,686**	**$ 216,148**	**$ 2,795,834**

3. That the revenues of the City of Palatka Tax Increment Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

REVENUES:		Last	Recommended	As
Revenue Number	*Description*	Approved	Amendments	Amended
030-00-331-0-7001	NEA GRANT	$ 25,000	$ (5,000)	$ 20,000
	TOTAL REVENUES AMENDED:	**$ 25,000**	**$ (5,000)**	**$ 20,000**

4. That the expenditures of the City of Palatka Tax Increment Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

EXPENDITURES:		Last	Recommended	As
Expenditure Number	*Description*	Approved	Amendments	Amended
030-30-580-6-6312	NEA GRANT MATCH	$ 21,500	$ 14,000	$ 35,500
030-30-580-6-6322	RIVERFRONT REDEVELOPMENT PROJ	$ 4,627	$ 18,384	$ 23,011
030-30-580-9-9901	CONTINGENCY/RESERVE-DOWNTOWN	$ 29,048	$ (37,384)	$ (8,336)
	TOTAL EXPENDITURES AMENDED:	**$ 55,175**	**$ (5,000)**	**$ 50,175**

5. That the revenues of the City of Palatka Water Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

REVENUES:		Last	Recommended	As
Revenue Number	*Description*	Approved	Amendments	Amended
041-00-381-0-5000	TRANSFER FROM CDBG-FUND 50	$ 788,113	$ (788,113)	$ -
041-00-389-7-1001	SJRWMD CONTRACT #26799	$ -	$ 14,173	$ 14,173
	TOTAL REVENUES AMENDED:	**$ 788,113**	**$ (773,940)**	**$ 14,173**

6. That the expenditures of the City of Palatka Water Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

EXPENDITURES:		Last	Recommended	As
Expenditure Number	*Description*	Approved	Amendments	Amended
041-13-536-6-6455	15TH & OAK LINE REPLACEMENT	$ 925,000	$ (925,000)	$ -
041-29-536-6-6401	MOSELEY & ST. JOHNS WATER MAIN	$ -	$ 48,993	$ 48,993
041-29-536-6-6402	WASTEWATER REUSE MASTER PLAN	$ -	$ 28,347	$ 28,347
041-29-536-9-9901	CONTINGENCY/RESERVE	$ 68,838	$ 73,720	$ 142,558
	TOTAL EXPENDITURES AMENDED:	**$ 993,838**	**$ (773,940)**	**$ 219,898**

7. That the revenues of the City of Palatka Golf Course Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

REVENUES:		Last	Recommended	As
Revenue Number	*Description*	Approved	Amendments	Amended
042-00-331-5-0001	USDA GRANT	$ 192,000	$ 8,000	$ 200,000
	TOTAL REVENUES AMENDED:	**$ 192,000**	**$ 8,000**	**$ 200,000**

8. That the expenditures of the City of Palatka Golf Course Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

EXPENDITURES:		**Last**	**Recommended**	**As**
Expenditure Number	*Description*	**Approved**	**Amendments**	**Amended**
042-24-572-6-6451	USDA GRANT	$ 192,000	$ 9,332	$ 201,332
042-24-572-9-9900	CONTINGENCY/RESERVE	$ (1,629,477)	$ (1,332)	$ (1,630,809)
	TOTAL EXPENDITURES AMENDED:	**$ (1,437,477)**	**$ 8,000**	**$ (1,429,477)**

9. That the expenditures of the City of Palatka Sanitation Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

EXPENDITURES:		**Last**	**Recommended**	**As**
Expenditure Number	*Description*	**Approved**	**Amendments**	**Amended**
043-10-534-1-1100	EXECUTIVE SALARIES	$ 42,593	$ 1,963	$ 44,556
043-10-534-1-2100	FICA TAX EXPENSE	$ 29,770	$ 150	$ 29,920
043-10-534-1-2200	RETIREMENT EXPENSE	$ 81,234	$ 528	$ 81,762
043-10-534-9-9900	CONTINGENCY/RESERVE	$ 58,181	$ (2,641)	$ 55,540
	TOTAL EXPENDITURES AMENDED:	**$ 211,778**	**$ -**	**$ 211,778**

10. That the revenues of the City of Palatka CDBG Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

REVENUES:		**Last**	**Recommended**	**As**
Revenue Number	*Description*	**Approved**	**Amendments**	**Amended**
050-00-331-5-0901	CDBG-15TH & OAK LINE REPLACEMENT	$ 750,000	$ (750,000)	$ -
	TOTAL REVENUES AMENDED:	**$ 750,000**	**$ (750,000)**	**$ -**

11. That the expenditures of the City of Palatka CDBG Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

EXPENDITURES:		**Last**	**Recommended**	**As**
Expenditure Number	*Description*	**Approved**	**Amendments**	**Amended**
050-50-555-9-9101	TRANSFER TO WATER FUND	$ 788,113	$ (788,113)	$ -
050-50-555-9-9900	CONTINGENCY/RESERVE	$ -	$ 16,048	$ 16,048
050-50-555-9-9901	ECON DEV CONTINGENCY/RESERVE	$ -	$ 22,065	$ 22,065
	TOTAL REVENUES AMENDED:	**$ 788,113**	**$ (750,000)**	**$ 38,113**

12. That the revenues of the City of Palatka Better Place Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

REVENUES:		**Last**	**Recommended**	**As**
Revenue Number	*Description*	**Approved**	**Amendments**	**Amended**
101-00-331-7-7001	WATER TAXI TERMINAL FACILITY	$ 309,423	$ 23	$ 309,446

101-00-334-1-3004	FEMA ST JOHNS 18TH 1840-06-R	$ 245,135	$ (21,376)	$ 223,759
101-00-334-1-3005	FEMA 1785-43-R	$ 213,280	$ (28,576)	$ 184,704
	TOTAL REVENUES AMENDED:	**$ 767,838**	**$ (49,929)**	**$ 717,909**

13. That the expenditures of the City of Palatka Better Place Fund Budget for the Fiscal Year 2013-2014 are amended as follows:

EXPENDITURES:		**Last**	**Recommended**	**As**
Expenditure Number	*Description*	**Approved**	**Amendments**	**Amended**
101-18-519-6-6450	GP ENVIRONMENTAL CENTER	$ 800,000	$ (18,038)	$ 781,962
101-18-519-6-6451	HUMANITIES COUNCIL-BARTRAM TRAIL	$ 9,917	$ 5,703	$ 15,620
101-18-519-8-6350	RIVERBOAT REFURBISHEMENT-100%	$ 250,000	$ 30,081	$ 280,081
101-18-519-8-6352	WATER TAXI TERMINAL FACILITY	$ 309,423	$ 23	$ 309,446
101-18-519-8-8121	FEMA ST JOHNS 18TH 1840-06-R	$ 326,845	$ (31,179)	$ 295,666
101-18-519-8-8122	FEMA 1785-43-R	$ 284,372	$ (38,100)	$ 246,272
101-83-581-9-9907	BETTER PLACE RESERVE	$ 69,178	$ 1,581	$ 70,759
	TOTAL EXPENDITURES AMENDED:	**$ 2,049,735**	**$ (49,929)**	**$ 1,999,806**

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 14th day of November, 2013.

CITY OF PALATKA

_____

By: Its MAYOR

ATTEST:

_____

CITY CLERK

APPROVED AS TO FORM
AND CORRECTNESS:

_____

CITY ATTORNEY

Agenda Item

3b

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Adopt Resolution No. 2013-10-15 requesting a Waiver in Permit Fees from St. Johns River Water Management District for FY 2013-14

SUMMARY:
This resolution requests a waiver of permit fees from SJRWMD for F/Y 2013-14. SJRWMD Rules, Section 401C-1603(14), related to license and permit fees, indicates that the City is eligible for a reduction in the SJRWMD fee schedule. This resolution follows their form 40C-1.603(13). The commission has adopted a similar resolution annually.

If granted, this waiver will enable the City to submit a permit fee of $100.00 versus a permit fee of $1,500.00 per permit appl8ication for ongoing work throughout the City.

RECOMMENDED ACTION:
Adopt the resolution requesting a waiver in permit fees from St. Johns River Water Management District for FY 2013-14

ATTACHMENTS:

Description	Type
Resolution requesting SJRWMD Waiver of Permit Fees	Resolution Letter

RESOLUTION No. 2013-10-

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, REQUESTING A WAIVER IN PERMIT FEES FROM ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

WHEREAS, the 1994 Legislature enacted Chapter 94-278, Laws of Florida, allowing reduction of permit processing fees for municipalities with a population of 25,000 or less, counties with a population of 50,000 or less, or any county or municipality not included within a metropolitan statistical area upon certification by that county or city that the cost of the permit processing fee is a fiscal hardship; and

WHEREAS, the City of Palatka has a population of less than 25,000; and

WHEREAS, the City of Palatka certifies that it is not included within a metropolitan statistical area; and

WHEREAS, the City of Palatka certifies that it qualifies for permit processing fee reductions for Fiscal Year October 1, 2013 through September 30, 2014, due to the following:

1. Ad valorem operating millage rate for the current fiscal year is greater than 8 mills.

WHEREAS, this factor is supported by the attached resolutions adopting the millage and budget for fiscal year 2013-14.

NOW, THEREFORE, BE IT RESOLVED, that the City of Palatka City Commission does hereby request that the St. Johns River Water Management District reduce the processing fee for public purpose projects for the 2013-14 fiscal year.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida, this **14th day of November, 2013**

CITY OF PALATKA

Agenda Item

3c

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Adopt Resolution No.2013-10-16 authorizing the City Manager and City Clerk to execute and attest Amendment #1 to the St. Johns River Water Management District Water Conservation Cost Share Agreement #26799 for the development of a Water Conservation And Reuse Plan

SUMMARY:
Under the City of Palatka Water Conservation Cost Share Agreement #26799, the City and the St. Johns River Water Management District (SJRWMD) sought to conserve water through the analysis of historical water consumption using an automated meter read (AMR) system. The implementation of new billing software with the existing AMR hardware allows the City to effectively plan, monitor, target and take corrective action to conserve water. The City has goals of developing and implementing future conservation measures that reduce potable water consumption. As we near the end of the above mentioned agreement, the City and SJRWMD wish to pursue a planning effort to further the City's and the SJRWMD's conservation goal. As you are aware, the City has a beneficial reclaimed distribution system that currently ties into multiple institutional and large commercial users, but is not in proximity to other large irrigation users.

The City is proposing to amend its current cost share agreement to include the development of a Water Conservation and Reuse Master Plan to identify opportunities for the City of Palatka and SJRWMD to maximize the use of beneficial reclaimed water for irrigation and other non-potable water uses, with the end result of reducing potable water consumption and groundwater withdrawals. The Water Conservation and Reuse Master Plan will outline future projects and conservation measures including, but not limited to:

- Identification of potential commercial and residential reclaimed water users;
- Future reclaimed water distribution system expansion projects;
- Reclaimed water rate structure, rates and policies to assist with cost recovery and incentivize the use of reclaimed water over other water sources; modifications to the City's Capital Improvement Plan (CIP) to include future reclaimed projects; and
- Exploration of mandating reclaimed water use for irrigation in future developments.

This amendment extends the term of the agreement to September 30, 2014 and is a continuation of the existing 50/50 cost share. Currently $14,173.32 of grant funds remain. The City's cost share would not exceed the $14,173.32 available.

RECOMMENDED ACTION:
Adopt the resolution authorizing the City Manager and City Clerk to execute and attest Amendment #1 to the St. Johns River Water Management District Water Conservation Cost Share Agreement #26799 for the development of a Water Conservation And Reuse Plan.

ATTACHMENTS:

Description	Type
Water Conservation Cost Share Amendment 1 Resolution	Resolution Letter
26799 Amendment #1	Backup Material
26799 Amendment # 1 Attachment A-1 SOW	Backup Material

RESOLUTION NO. 2013-10-

A RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE AND ATTEST AMENDMENT #1 TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WATER CONSERVATION COST SHARE AGREEMENT FOR THE DEVELOPMENT OF A WATER CONSERVATION AND REUSE PLAN

WHEREAS, the City of Palatka and the St. Johns River Water Management District (SJRWMD) have entered into Contract # 26799 on January 6, 2011; and

WHEREAS, the City and the SJRWMD desire to develop a Water Conservation and Reuse Plan to outline future projects and conservation measures; and

WHEREAS, the City and the SJRWMD desire to extend the term of the Agreement to September 30, 2014;

WHEREAS, it is in the best interest of the City of Palatka to go forward with the amendment.

NOW THEREFORE, be it resolved that the City Manager, and City Clerk are hereby authorized to execute and attest Amendment #1 to the SJRWMD Water Conservation Cost Share Agreement for the development of a Water Conservation and Reuse Plan.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 14th day of November, 2013.

CITY OF PALATKA

BY:_____

Its Mayor

ATTEST:

_____

City Clerk

FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND CITY OF PALATKA FOR AUTOMATED TRACKING AND HISTORICAL WATER CONSUMPTION PROJECT

THIS AMENDMENT is entered into by and between the GOVERNING BOARD of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ("District"), whose mailing address is 4049 Reid Street, Palatka, Florida 32177, and the CITY OF PALATKA ("Recipient"), whose address is 201 North 2nd Street, Palatka, Florida 32177-3707, and is effective on the date the last party has executed same.

PREMISES:

The parties entered into Agreement No. 26799 on January 6, 2011, for an Automated Tracking and Historical Water Consumption Project ("Agreement").

The parties desire to amend the Agreement.

NOW, THEREFORE, in consideration of the above premises, which are hereby made a part of this amendment, the mutual covenants contained herein, and other good and valuable consideration, the parties hereby agree to amend the Agreement as follows:

1. Paragraph 1(a) TERM; WITHDRAWAL OF OFFER: delete this paragraph and replace it with the following paragraph:

   (a) The term of this Agreement is from the date upon which the last party has dated and executed the same ("Effective Date") until September 30, 2014 ("Completion Date"). Recipient shall complete performance in accordance with the time for completion stated in the Statement of Work. Time is of the essence for every aspect of this Agreement, including any time extensions. All provisions of this Agreement that by their nature extend beyond the Completion Date shall survive the termination or expiration of this Agreement.

2. Attachment A, STATEMENT OF WORK, is hereby modified as follows:

   The current Statement of Work remains in effect, except as expressly modified by the Supplemental Statement of Work, attached hereto as Attachment A-1.

3. All other terms and conditions of the Agreement, including any subsequent amendments, are hereby ratified and continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have duly executed this amendment on the date set forth below.

ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT

By: _____
Hans G. Tanzler III, Executive Director
(or designee)

Date: _____

CITY OF PALATKA

By: _____

_____
Typed Name and Title

Date: _____

APPROVED BY THE OFFICE
OF GENERAL COUNSEL

_____
Stanley J. Niego, Sr. Assistant General Counsel

1

Last updated: 12-15-11

Attachment:
Attachment A-1 – Supplemental Statement of Work

ATTACHMENT A-1 – SUPPLEMENTAL STATEMENT OF WORK WATER CONSERVATION COST SHARE PROGRAM CITY OF PALATKA AUTOMATED TRACKING AND WATER CONSUMPTION DATA PROJECT

I. INTRODUCTION/BACKGROUND

The St. Johns River Water Management District (District) created the Water Conservation and Demand Management Program (the Program) in FY2008-2009 as a cost share program to develop and implement innovative water conservation initiatives and to develop and analyze metrics to demonstrate the effectiveness of water conservation planned or implemented by the District.

On April 13, 2010, the District's Governing Board approved funding for the City of Palatka (Recipient) Automated Tracking and Water Consumption Project (Project) for $67,188.

The Recipient has completed the installation of the software and automated meter read (AMR) system for the Project. The key goals of the Project include developing and implementing future conservation measures that reduce consumption; and monitoring, collecting, analyzing, and reporting future actual water savings. As a result of the work done on this Project, the Recipient now has the ability to develop a Water Conservation and Reuse Master Plan.

II. OBJECTIVES

The objectives of this amendment are for Recipient to 1) continue to provide historical consumption data from the Recipient's AMR system during the term of this agreement, and 2) develop a Water Conservation and Reuse Master Plan to identify opportunities to maximize the reduction of potable water consumption and groundwater withdrawals.

III. SCOPE OF WORK

The Recipient shall continue to provide historical consumption data to the District's Project Manager as described in the Section V, Time Frames and Deliverables, of this Statement of Work. Recipient shall develop a Water Conservation and Reuse Master Plan that will outline future projects and conservation measures. Recipient shall complete this Project by performing the tasks in the Task Identification section of this Statement of Work.

IV. TASK IDENTIFICATION

The Recipient shall develop a Water Conservation and Reuse Plan including, but not limited to:

- Identification of potential commercial and residential reclaimed water users;
- Future reclaimed water distribution system expansion projects;
- Reclaimed water rate structure, rates and policies to assist with cost recovery and incentivize the use of reclaimed water over other water sources;
- Modifications to the Recipient's Capital Improvement Plan to include future reclaimed projects; and
- Exploration of mandating reclaimed water use for irrigation in future developments.

Recipient shall continue to deliver account level data annually in accordance with Section V. below.

V. TIME FRAMES AND DELIVERABLES

All work shall be completed by September 30, 2014 in accordance with tasks described above. The Recipient shall submit quarterly status reports to the District's Project Manager detailing the progress of work. Deliverables for this Agreement are as follows:

Recipient shall deliver to the District's Project Manager a final Water Conservation and Reuse Master Plan approved by the Recipient's City Commission. The Water Conservation and Reuse Master Plan will be sent to the District's Project Manager, in a deliverable format as agreed to by the Recipient and the District's Project Manager.

Recipient shall deliver a minimum of two (2) years of monthly account level water use data recorded prior to the implementation of this project and three (3) years of monthly account level water use data recorded after the implementation of this project for all Project Participants (it is understood that water consumption data from participating multifamily facilities will be monitored at a master meter level) . At a minimum, the water use data must include a consumption amount for the month in thousands of gallons and the consumption month for each affected connection. All data collected in association with work performed under this agreement shall be provided to the District's Project Manager in a digital format approved by the District's Project Manager. All analysis performed under this agreement shall be documented and provided to the District's Project Manager in a final summary report.

The required account level billing data must be joined with the county appraiser data available from the District. This can be coordinated with the District's Project Manager or performed by the Recipient. The data must be sorted by Department of Revenue (DOR) code and descriptive statistics and Pareto analysis derived for each category based on DOR code, year built, and residential valuation per the Water Conservation estimate workflow. The data must be compared to District derived typical use and conservation savings benchmarks for each category of DOR code. The strategies and costs for development of water conservation savings in each category will be derived using the District costing spreadsheet and in close collaboration with the District.

VI. BUDGET/COST SCHEDULE

For satisfactory completion of the Project, the District shall pay Recipient fifty percent (50%) of the total cost of the Project, but in no event shall the District's cost-share exceed $67,188. This Amendment does not increase the total cost of the project.

Recipient agrees to provide $67,188 in the form of matching funds, in-kind services, or both, for this Project. Recipient's in-kind labor services (i.e. labor from Recipient) shall be calculated based upon the base salary times a 1.5 fixed multiplier. If Project costs exceed the estimated Project cost so as to reach the not-to-exceed amount of the District cost-share, then Recipient shall provide any additional funding required to complete the Project.

Estimated Cost Schedule

Total Project Cost:	$134,376
District's 50% Cost Share:	**$67,188**

Estimated Fiscal Year (FY) Expenditure

FY 14	October 1, 2013 through September 30, 2014	**$14,173.32**

ATTACHMENT A-1 – REVISED STATEMENT OF WORK WATER CONSERVATION COST SHARE PROGRAM CITY OF PALATKA AUTOMATED TRACKING AND WATER CONSUMPTION DATA PROJECT

I. INTRODUCTION/BACKGROUND

The St. Johns River Water Management District (District) created the Water Conservation and Demand Management Program (the Program) in FY2008-2009 as a cost share program to develop and implement innovative water conservation initiatives and to develop and analyze metrics to demonstrate the effectiveness of water conservation planned or implemented by the District.

On April 13, 2010, the District's Governing Board approved funding for the City of Palatka (Recipient) Automated Tracking and Water Consumption Project (Project) for $67,188.

The Recipient has completed the installation of the software and automated meter read (AMR) system for the Project. The key goals of the Project include developing and implementing future conservation measures that reduce consumption; and monitoring, collecting, analyzing, and reporting future actual water savings. As a result of the work done on this Project, the Recipient now has the ability to develop a Water Conservation and Reuse Master Plan.

II. OBJECTIVES

The objectives of this agreement are for Recipient to 1) continue to provide historical consumption data from the Recipient's AMR system during the term of this agreement, and 2) develop a Water Conservation and Reuse Master Plan to identify opportunities to maximize the reduction of potable water consumption and groundwater withdrawals.

III. SCOPE OF WORK

The Recipient shall continue to provide historical consumption data to the District's Project Manager as described in the Section V, Time Frames and Deliverables, of this Statement of Work. Recipient shall develop a Water Conservation and Reuse Master Plan that will outline future projects and conservation measures. Recipient shall complete this Project by performing the tasks in the Task Identification section of this Statement of Work.

IV. TASK IDENTIFICATION

The Recipient shall develop a Water Conservation and Reuse Plan including, but not limited to:

- Identification of potential commercial and residential reclaimed water users;
- Future reclaimed water distribution system expansion projects;
- Reclaimed water rate structure, rates and policies to assist with cost recovery and incentivize the use of reclaimed water over other water sources;
- Modifications to the Recipient's Capital Improvement Plan to include future reclaimed projects; and
- Exploration of mandating reclaimed water use for irrigation in future developments.

Recipient shall continue to deliver account level data annually in accordance with Section V. below.

V. TIME FRAMES AND DELIVERABLES

All work shall be completed by September 30, 2014 in accordance with tasks described above. The Recipient shall submit quarterly status reports to the District's Project Manager detailing the progress of work.

The District's Project Manager and Recipient will determine specific deliverables that have been submitted, and those that need to be submitted. Deliverables for this Agreement are as follows:

Recipient shall deliver a minimum of two (2) years of monthly account level water use data recorded prior to the implementation of this project and three (3) years of monthly account level water use data recorded after the implementation of this project for all Project Participants (it is understood that water consumption data from participating multifamily facilities will be monitored at a master meter level) . At a minimum, the water use data must include a consumption amount for the month in thousands of gallons and the consumption month for each affected connection. All data collected in association with work performed under this agreement shall be provided to the District's Project Manager in a digital format approved by the District's Project Manager. All analysis performed under this agreement shall be documented and provided to the District's Project Manager in a final summary report.

The required account level billing data must be joined with the county appraiser data available from the District. This can be coordinated with the District's Project Manager or performed by the Recipient. The data must be sorted by Department of Revenue (DOR) code and descriptive statistics and Pareto analysis derived for each category based on DOR code, year built, and residential valuation per the Water Conservation estimate workflow. The data must be compared to District derived typical use and conservation savings benchmarks for each category of DOR code. The strategies and costs for development of water conservation savings in each category will be derived using the District costing spreadsheet and in close collaboration with the District.

VI. BUDGET/COST SCHEDULE

For satisfactory completion of the Project, the District shall pay Recipient fifty percent (50%) of the total cost of the Project, but in no event shall the District's cost-share exceed $67,188. This Amendment does not increase the total cost of the project.

Recipient agrees to provide $67,188 in the form of matching funds, in-kind services, or both, for this Project. Recipient's in-kind labor services (i.e. labor from Recipient) shall be calculated based upon the base salary times a 1.5 fixed multiplier. If Project costs exceed the estimated Project cost so as to reach the not-to-exceed amount of the District cost-share, then Recipient shall provide any additional funding required to complete the Project.

Estimated Cost Schedule

Total Project Cost:	$134,376
District's 50% Cost Share:	**$67,188**

Estimated Fiscal Year (FY) Expenditure

FY 14	October 1, 2013 through September 30, 2014	**$14,173.32**

Agenda Item

3d

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Adopt Resolution No. 2103-10-17 authorizing the City Manager and City Clerk to execute and attest Ayres Associate's scope and fee proposal for the development of a Reclaim Water System Preliminary Feasibility and Rate Study Master Plan.

SUMMARY:
The City has amended its Water Conservation Cost Share Agreement #26799 with the St. Johns River Water Management District (SJRWMD) to develop a Water Conservation and Reuse Plan. In addition, under the Reclaimed Water Initiative Contract #24924, the City was responsible for developing and implementing a reclaimed water fee structure.

Ayres Associates has provided engineering services for the modification of the Waste Water Treatment Plant and the reclaimed water distribution system for the last few years. They are knowledgeable of our treatment and distribution system and were involved with working with third part reclaimed consumers. Please see the attached scope of work for a full description of their services to be provided in order to fulfill the requirements of SJRWMD Contracts # 26799 and #24924.

RECOMMENDED ACTION:
Adopt the resolution authorizing the City Manager and City Clerk to execute and attest Ayres & Associate's scope and fee proposal for the development of a Reclaim Water System Preliminary Feasibility and Rate Study Master Plan.

ATTACHMENTS:

Description	Type
Resolution Ayres Reuse Master Plan	Resolution Letter
Ayres Reuse Plan Scope Proposal	Backup Material
Ayres Fee Breakdown Resuse Plan	Backup Material

RESOLUTION NO. 2013-10-

A RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE AND ATTEST AYRES & ASSOCIATES SCOPE AND FEE PROPOSAL FOR THE DEVELOPMENT OF A RECLAIM WATER SYSTEM PRELIMINARY FEASIBILITY AND RATE STUDY MASTER PLAN

WHEREAS, the **City** of Palatka and the St. Johns River Water Management District (SJRWMD) have entered into Contract # 26799 on January 6, 2011; and

WHEREAS, the **City** and the SJRWMD amended Contract # 26799 on November 14, 2014 to develop a Water Conservation and Reuse Plan to outline future projects and conservation measures; and

WHEREAS, the **City** issued Request for Qualifications 13-001 (the **RFQ**) for continuing Engineering, Architecture, Landscape Architecture and Surveying services; and

WHEREAS, on May 10th 2013 the City approved a shortlist of firms; and

WHEREAS, Ayres & Associates was qualified by the City to perform general Civil Engineering and water quality services; and

WHEREAS, the **City** deems it reasonable and necessary to enter an agreement with Ayres & Associates for the development of a reclaim water system preliminary feasibility and rate study master plan.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Palatka, Florida:

1. That the City Manager is hereby authorized to execute a scope and fee proposal for the development of a reclaim water system preliminary feasibility and rate study master plan for an amount not to exceed $23,826.00.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 14th day of November, 2013.

CITY OF PALATKA

BY:_____

Its Mayor

ATTEST:

_____

City Clerk

EXHIBIT A

CITY OF PALATKA, FLORIDA
RECLAIM (REUSE) WATER SYSTEM
PRELIMINARY FEASIBILITY AND RATE STUDY MASTER PLAN
SCOPE OF SERVICES

AYRES ASSOCIATES INC
October 30, 2013

PROJECT UNDERSTANDING

It is the understanding of Ayres Associates Inc (Consultant) that the City of Palatka (City) desires to establish initial proposed user rates and charges for reclaim water provided through its Water and Wastewater Utility System. To accomplish this goal an initial preliminary feasibility and rate study master plan will be undertaken to include:

(a) Identification of an equivalency basis reflecting reclaim water service customer characteristics.

(b) Review and allocation of fiscal requirements based on cost of service and ratemaking principles taking into consideration community standards, reclaim water customer base and the startup nature of these initial rates.

(c) Development of a reclaim water service rate structure that reasonably provides for cost recovery pursuant to existing and forecasted reclaim water customer base.

(d) Develop reclaim water service user rates and charges reflecting just and equitable cost recovery principles.

(e) Develop and utilize a computer financial model with provisions for multi-year projections.

(f) Develop base map(s) depicting existing reclaim water service distribution system and users, and identify future anticipated users delineated by "high-medium-low" priority expectations.

(g) Develop prioritized preliminary recommended capital improvement projects that will facilitate future expansion of the existing reclaim water service system and distribution capabilities to future users.

(h) Assist City in development of user reclaim water service acceptance agreements.

(i) Assist City in preliminary determination of reclaim water service use and acceptance draft ordinance/policy standards for existing and future customer base considerations.

SCOPE OF SERVICES

TASK I. Reclaim Water Feasibility Rate Study

1. Reclaim Water Customer Data Acquisition and Reviews – Consultant will request from City staff a listing of existing and probable five year forecast of reclaim water customers together with size of connection and anticipated annual reclaim water consumption for each customer. Additionally, as applicable and available for each customer: (i) the source of existing water being replaced by reclaim water; (ii) copies of agreements for existing reclaim water service; and (iii) information regarding any existing or anticipated developments with reclaim water dry lines and/or circumstances where reclaim water distribution facilities exist without current

access to commodity. The acquired data will be reviewed and analyzed to assist with establishing initial reclaim water customer classes and characteristics. Results will be discussed with City staff to obtain concurrence on the findings for use in developing the user rates and charges.

2. Development of a Reclaim Water Equivalency Basis – Pursuant to the characteristics of existing and anticipated customers within the reclaim water service area a suitable equivalency basis will be developed for the purpose of apportioning costs based on reclaim water customer demand and usage characteristics.
3. Fiscal and Revenue Requirements – Consultant will review and evaluate City provided existing financial and accounting information contained in budgets, historical and current financial records, operation and maintenance reports, capital improvement programs, and schedules of existing and proposed debt service as they pertain to the water, wastewater and reclaim water systems. Assumptions will be utilized to allocate and accumulate appropriate operating, debt and capital reclaim water requirements. Findings will be discussed with City staff to obtain concurrence.
4. Rate Structure – A reclaim water rate structure will be developed based on the reclaim water characteristics of both operating and customer characteristics. The proposed rate structure together with the anticipated effects on customers will be reviewed with City staff.
5. Allocation of Cost and Rates – Net revenue requirements for each utility function will be allocated to the rate components pursuant to the proposed rate structure. Based on customer classes, equivalency/demand determinants and allocated revenue requirements, user rates will be developed independently for each customer class. Tables and schedules identifying changes in the proposed rates together with comparison of other communities will also be developed and included in the study.
6. Forecast of Customer Growth and Reclaim Water Generation – Historical and planning data provided by the City will be used to prepare a five year forecast. Growth projections will be reviewed with City staff for conformity with City plans. Upon concurrence by City staff, billable reclaim water amounts will be projected based on information developed through existing customer characteristics, anticipated changes due to rate structures, agreements and the Consultant's experience with similar utilities.
7. Forecast of Revenue Requirements and Operating Results – A 5-year proforma operating statement will be developed to illustrate the operating results including revenues, O&M expenses, net revenues, debt service, transfers from other utility funds, and other fiscal activities/requirements of the utility. The projected operating results will be used to demonstrate the sufficiency of recommended rates and feasibility of addressing the projected fiscal requirements of the City's utility. Recommended adjustments to user rates based on projected or anticipated operating needs will be provided as applicable to comply with State, City and debt covenant requirements together with suggested adjustments for inflation.
8. Preliminary Findings – Upon completion of the initial analysis, a telephone conference call will be scheduled with City staff for the purpose of: (i) reviewing and clarifying the findings and conclusions; (ii) discussing any issues or concerns City staff has regarding the findings; and (iii) obtaining City staff comments, observations and directions.
9. Draft Reports – A draft letter report will be prepared containing discussions, tables and supporting documentation associated with the major elements of the study, including but not limited to customer data, fiscal requirements, rate design and projections of operations. Electronic copy of the draft letter report will be provided for review by City staff.

10. Draft Report Meeting – One telephone conference call is contemplated between the Consultant and City staff to present the draft report. Upon completion of the meeting the comments and direction from City staff will be considered for preparation of the final report.
11. Final Report – Agreed upon items regarding the comments will be included in a final letter report and an electronic copy provided to City staff for distribution.
12. Review of Draft Ordinance – Consultant will review the changes to the draft rate ordinance and/or resolutions prepared by the City and attend one public hearing for the purpose of presenting the findings of the final report to the City.

TASK II. Rate Study Support Services

1. Develop base map(s) depicting existing reclaim water distribution system and users, and identify future anticipated users delineated by "high-medium-low" priority expectations. Intent is to identify existing and future residential and commercial reclaim water users that can be feasibly anticipated, and is intended to be updated by future authorization as needed per reclaim water system expansion demands.
2. Develop prioritized preliminary recommended capital improvement projects anticipated to facilitate future expansion of the existing reclaim water system and distribution capabilities to future users. This will assist the City to facilitate initial consideration of its annual Capital Improvement Plan (CIP) related to anticipated reclaim water improvements, and is intended to be updated by future authorization as needed per reclaim water system expansion demands.
3. Assist City in development of user reclaim water service acceptance agreements. Initially developed agreements will be for existing connected users established as part of previous reclaim water expansion work with intent to be utilized for future expansion/users.
4. Assist City in preliminary determination of reclaim water service use and acceptance draft ordinance/policy standards for existing and future customer base requirements. City will be responsible for final development, public acceptance, and implementation of ordinance/policy standards.

TASK III. Additional Services

Pursuant to Item I. and II. of the above Scope of Services, Consultant will respond to requests by the City for additional services that are not identified herein. Additional Services will be subject to mutual scope/fee negotiation, agreement, and City authorization prior to commencement. The additional services may include, but are not limited to: verification of customer data; requests for development of alternative rate structures and/or customer classifications after the submittal of the draft report; additional meetings not identified above including one-on-one meetings with City officials, existing or future customers; preparation of key provisions to be included in a reclaim water ordinance/resolution; implementation assistance; capital funding assistance; and utility strategic planning.

Proposed Fee

The above scope Items I. and II., as presented herein, will be provided for the proposed lump sum fee of $23,826.00 as detailed by Exhibit B.

Time Schedule and Period of Contract
Ayres Associates will complete the replacement plans for review/acceptance by the City Public Works Department within 90-120 days from Notice to Proceed (NTP). This schedule is based upon timely receipt of requested City supporting data and information as provided herein and/or as may be required.

Additional Services
There are not additional services anticipated beyond that stated herein and as delineated by Exhibit A. Should additional services be requested or required, mutually agreed scope, fee, and terms and conditions will be established prior to any work being initiated.

Contract Terms and Conditions
Contract Terms and Conditions will be in accordance with the Master Consulting Services Agreement, dated June 25, 2013.

Acceptance
If this proposal is acceptable to you, signatures as indicated below and initials on the contract terms and conditions will serve as our authorization and notice to proceed.

Proposed by Consultant:

Ayres Associates Inc

David K. Kemp, PE
Project Manager

Accepted by Owner:

City of Palatka, Florida
Owner's Name

Michael J. Czymbor

City Manager
Title

Date

EXHIBIT B

CITY OF PALATKA, FLORIDA
RECLAIM (REUSE) WATER SYSTEM
PRELIMINARY FEASIBILITY AND RATE STUDY MASTER PLAN
PROPOSED FEE ESTIMATE

AYRES ASSOCIATES INC
October 30, 2013

WORK TASK BREAKDOWN SUMMARY	LABOR CATEGORIES / HRLY BILLING RATES						TOTAL
	SR PM	PM	SR ENG	ENG	CADD	CLERICAL	
	$ 205.00	$ 185.00	$ 176.00	$ 140.00	$ 118.00	$ 64.00	
Task I - Reclaim Water Feasibility Rate Study							
1. Customer Data Acquisition and Review	1	2	8	0	0	0	$1,983.00
2. Develop Reclaim Water Equivalency Basis	1	2	6	0	0	0	$1,631.00
3. Assess Fiscal and Revenue Requirements	1	0	4	0	0	0	$909.00
4. Develop Rate Structure	1	0	6	0	0	0	$1,261.00
5. Develop Allocation of Costs and Rates	1	0	6	0	0	0	$1,261.00
6. Forecast Customer Growth and Reclaim Water Generation	0	0	4	0	0	0	$704.00
7. Forecast Revenue Requirements and Operating Results	0	0	4	0	0	0	$704.00
8. Develop Preliminary Findings	1	2	4	0	0	0	$1,279.00
9. Develop Draft Report	1	2	8	0	0	0	$1,983.00
10. Draft Report Review Meeting	1	1	0	0	0	0	$390.00
11. Provide Final Report	1	1	4	0	0	0	$1,094.00
12. Review Draft Rate Ordinance	1	2	0	0	0	0	$575.00
Subtotal	**10**	**12**	**54**	**0**	**0**	**0**	**$13,774.00**
Task II - Reclaim Water Rate Study Support Services							
1. Develop Existing / Future Users Map(s)	0	2	2	2	16	0	$2,890.00
2. Develop Preliminary Future User Capital Improvement Projects List	0	2	4	12	0	0	$2,754.00
3. Assist Development of Reclaimed Water Acceptance Agreements	0	2	6	0	0	0	$1,426.00
4. Assist Development of Draft Ordinance / Policy Standards	0	2	12	0	0	0	$2,482.00
Subtotal	**0**	**8**	**24**	**14**	**16**	**0**	**$9,552.00**
Reimbursable Costs							
Reimbursables (Mileage, Shipping, Printing, Copying, Etc.)							**$500.00**
	TOTAL LUMP SUM FEE						**$23,826.00**

Agenda Item

3e

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Adopt Resolution No. 2013-10-18 authorizing the City Manager and City Clerk to execute and attest TB Landmark Construction Inc.'s proposal to repair the reuse mainline at St. Johns Avenue and State Road 19 for an amount not to exceed $68,480.00

SUMMARY:
Earlier this year the reclaim pipe crossing at SR 19 failed. This has resulted in no reclaimed water being delivered to three (3) primary consumers. This can have an adverse impact on the City not exceeding its limits set by the Florida Department of Environmental Protection (FDEP).

Ayres & Associates contacted two (2) firms with the qualifications and requisite experience to complete the project. Under the City's procurement policy, construction that costs more than $200,000 must be competitively bid . Given that the quote is well under $200,000 and that TB Landmark has the necessary experience to perform on the project, staff is recommending approval of this proposal so that work may commence as soon as the necessary permits are secured sometime in December.

Attached is a proposal from TB Landmark Construction Inc.to abandon and fill the existing reclaim pipe and install a new crossing under SR 19 for an amount not to exceed $68,480.

RECOMMENDED ACTION:
Adopt the resolution authorizing the City Manager and City Clerk to execute and attest TB Landmark Construction Inc.'s proposal to repair the reuse mainline at St. Johns Avenue and State Road 19 for an amount not to exceed $68,480.

ATTACHMENTS:

Description	Type
Tb Landmark Resolution	Resolution Letter
TB Landmark Proposal	Backup Material
Boring Plan	Backup Material

T B Landmark
CONSTRUCTION, Inc.
11220 New Berlin Road
Jacksonville, Florida 32226
(904) 751-1016

Proposal

Date
10/10/2013

To: City of Palatka
Attn:
Tele:
Fax:

Project: 18" HDPE HDD Reclaim SR 19
Palatka, Florida

Item	Description	Qty	Unit	Unit Price		Amount
	18" HDPE HDD reclaim line w/ MJ adapters. +/- 350'	1	LS	$65,980.00	$	**65,980.00**
	Grout fill existing line	1	LS	$2,500.00	$	**2,500.00**
TBL Total					$	**68,480.00**

Conditions:
Price includes: HDPE, PVC and all materials to complete the directional drill and tie in. The asphalt area will be patched back per the thickness of the existing asphalt. The new line will be pressure tested prior to the final tie in. No new valves are included in this price, TBL plans to utilitize the existing valves. Once the new HDPE line is installed the old one will be grout filled. Maintance of traffic will be installed per the required FDOT index for the scope of work being completed. Asbuilts will be provided when completed.

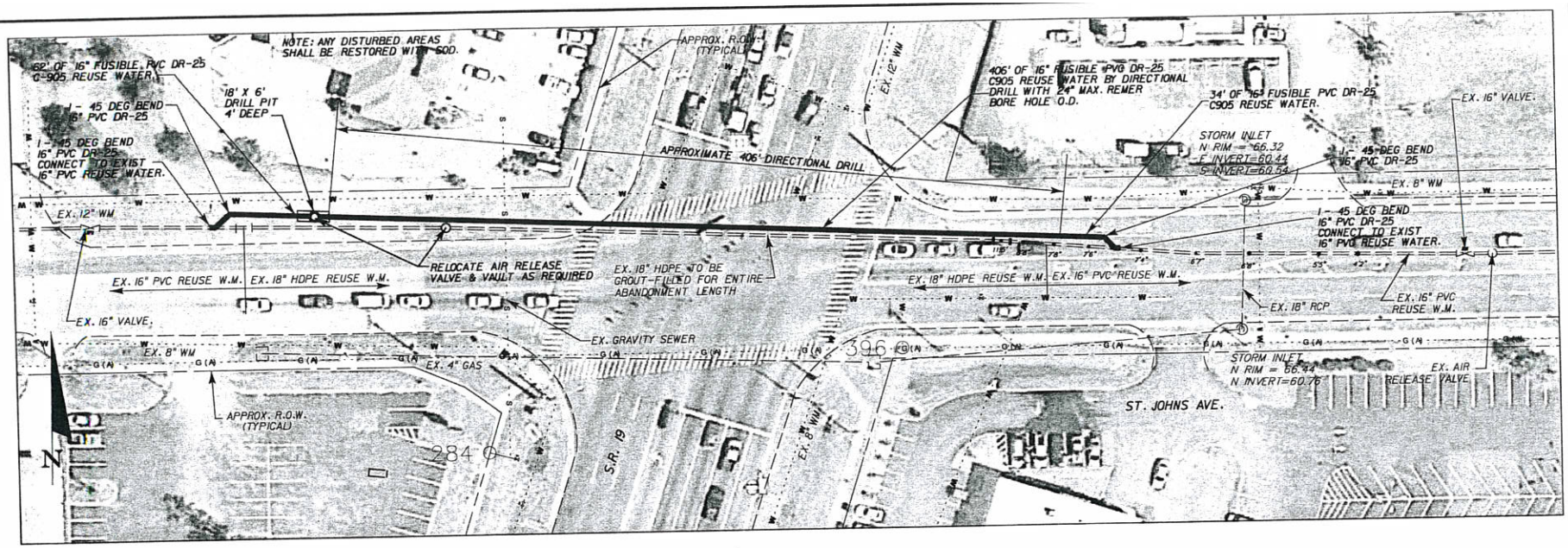
T B Landmark Construction, Inc.

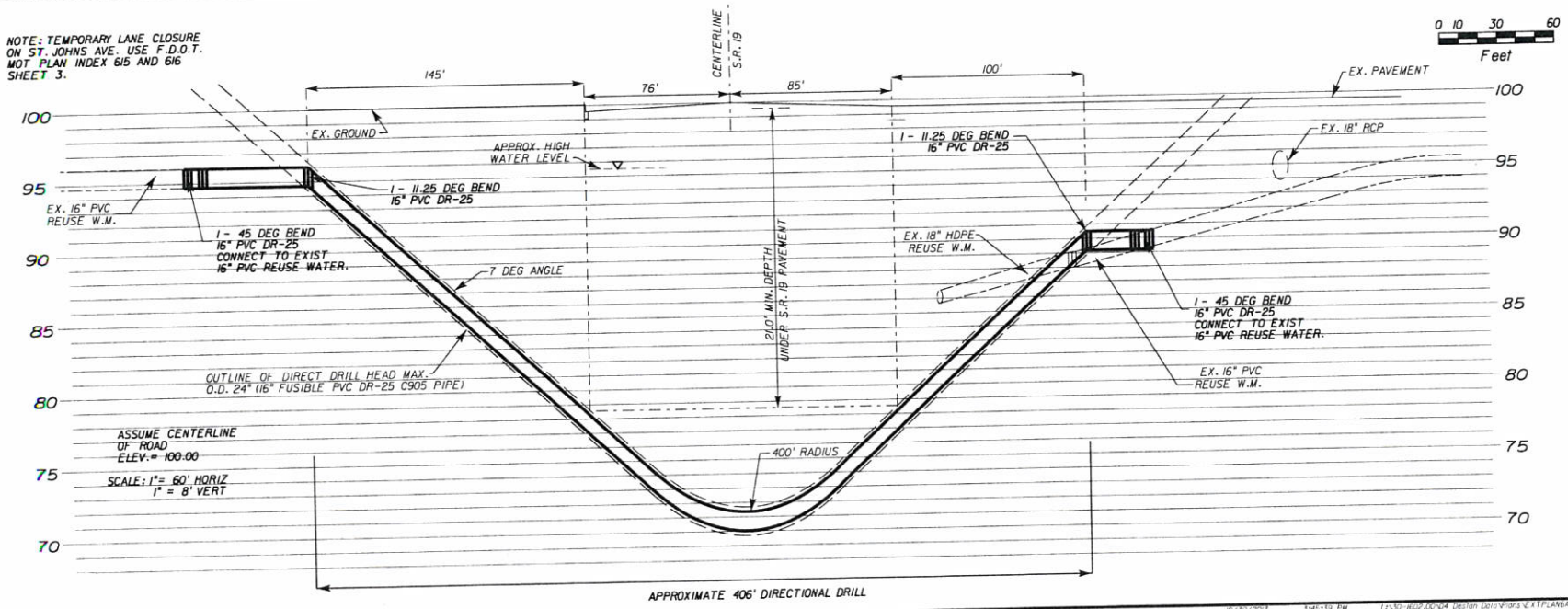
Marty Adams
Manager
904-503-5705 direct
Fax: (904) 751-4125
madams@tblandmark.com

Accepted:

_____
Company Name

_____
Name/Title





REVISIONS

DATE	BY	DESCRIPTION

COUNTY: PUTNAM
PROJECT NO. 67-0208.00
DATE: OCTOBER 2013
SCALE: 1" = 60'

CITY OF PALATKA FLORIDA

AYRES ASSOCIATES
Engineers/Planners/Scientists
5220 Shad Road
Suite 200
Jacksonville, Florida 32257
(904) 260-6280
Certificate of Authorization No. 4356
Engineer of Record:
David K. Kemp, P.E. # 31127

PLAN SHEET
EXISTING REUSE WATER MAIN REPLACEMENT

SHEET No. 3

10/30/2013 3:45:39 PM L:\30-1602.00\04 Design Data\Plans\EXTPLANB.dgn

Agenda Item

3f

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Adopt Resolution No. 2013-10-19 amending Resolution 2013-9-123 authorizing revisions to a USDA RBEG application for renovations to the Golf Course restaurant and restrooms.

SUMMARY:
Following the preparation of an Architectural Feasibility Report, it was confirmed that the total original project cost was underestimated. The actual cost is estimated at $221,465. This number does include a contingency of $20,133.Staff is proposing an amendment to Resolution 2013-9-123 to more accurately reflect project costs and the City's contribution of contingency dollars. The resolution also includes wording necessary to satisfy USDA pre-application requirements.

RECOMMENDED ACTION:
Adopt a resolution to amend Resolution 2013-9-123 authorizing the submission of a USDA RBEG grant application to make upgrades to the Palatka Municipal Golf Course kitchen, dining area and restroom to meet ADA accessibility requirements and to facilitate an expanded food service, and authorizing execution and submittal of all necessary documents in connection therewith, to revise the amount of grant funding.

ATTACHMENTS:

Description	Type
USDA Resolution	Resolution Letter

RESOLUTION No. 2013-10-

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA, AMENDING RESOLUTION NO. 2013-9-123, ADOPTED ON MAY 30, 2013, AUTHORIZING AN APPLICATION FOR A UNITED STATES DEPARTMENT OF AGRICULTURE RURAL BUSINESS ENTERPRISE GRANT TO MAKE UPGRADES TO THE PALATKA MUNICIPAL GOLF COURSE KITCHEN, DINING AREA AND RESTROOM TO MEET ADA ACCESSIBILITY REQUIREMENTS AND TO FACILITATE AN EXPANDED FOOD SERVICE, AND AUTHORIZING EXECUTION AND SUBMITTAL OF ALL NECESSARY DOCUMENTS IN CONNECTION THEREWITH, TO REVISE THE AMOUNT OF GRANT FUNDING

WHEREAS, the City of Palatka City Commission adopted Resolution No. 2013-9-123 on May 30, 2013 authorizing the submittal of an application for a United States Department of Agriculture Rural Development Grant with a total project cost of $192,000.00 for the construction of necessary upgrades to the kitchen, dining area and restrooms to meet ADA accessibility requirements and to facilitate an expanded food service (the PROJECT; and

WHEREAS, the project will not be transferring jobs/employment or producing goods/services where there is no demand and Labor Department clearance.

WHEREAS, the City Commission now finds it necessary to amend Resolution No 2013-9-123, adopted on May 30, 2013, to revise the Grant amounts and percentages of funding as follows:

1. Amount of Federal Funding Requested:	$200,000.00
2. Amount of Required City Matching Funds:	
a. Cash match (contingency):	$ 20,000.00
b. Cash match	$ 1,465.00
3. Total Project Amount (Federal Funding + City Match)	$221,465.00

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Palatka Florida:

Section 1. The City of Palatka shall apply for a Rural Development grant from the United States Department of Agriculture (USDA) with a total project cost of $221,465.00, with the USDA funding $200,000 of the total project cost, and the City of Palatka providing a contribution of $21,465.00, with the proceeds of said grant being utilized for the construction of necessary upgrades to the kitchen, dining area and restrooms to meet ADA accessibility requirements and to facilitate an expanded food service at the Palatka Golf Course;

Section 2. The Mayor, Vernon Myers, is specifically authorized to execute any and all documents necessary and required by USDA to file the Grant Application referred to in Section 1 above, and to confirm the City's assurance that the City will comply, as appropriate, with those requirements under Title VI, Civil Rights Act of 1964, Drug-Free Workplace Regulations and Equal Opportunity Regulations, and any other Federal regulations as may be required by USDA;

Section 3. The Mayor, Vernon Myers, is specifically authorized to execute any and all documents necessary to consummate the grant; and

Section 4. That the expenditures of the City of Palatka General Fund for the Fiscal Year 2013-2014 Budget are amended as follows:

EXPENDITURES:		**Last**	**Recommended**	**As**
Expenditure Number	*Description*	**Approved**	**Amendments**	**Amended**
	042-24-572-6451	$ 200,000	$ 21,465	$ 221,465
	TOTAL EXPENDITURES AMENDED:	**$ 200,000**	**$ 21,465**	**$ 221,465**

Section 5. That the City Manager is hereby designated as the City's authorized representative in carrying out the City's responsibilities under the grant agreement.

PASSED AND ADOPTED by the Palatka City Commission this 14TH day of November, 2013.

CITY OF PALATKA

_____

By: Its MAYOR

ATTEST:

_____

CITY CLERK

APPROVED AS TO FORM AND LEGALITY:

_____

CITY ATTORNEY

Agenda Item

3g

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Adopt Resolution No. 2013-10-20 approving the selection of Allan H. Kaye, P.A. as Hearing Officer and authorizing City Manager and City Attorney to negotiate a contract for hearing officer services

SUMMARY:

Changes in the Mark Wandall Traffic Safety Act which went into effect on July 1, 2013 have created a mechanism for citizens who receive Red Light Camera violation notices to challenge them at the local level within 60 days of the violation. Previously, the only option was to wait for the 30 day deadline for payment to pass and then challenge the violation through the County traffic court system. Because of this change, the City of Palatka must now establish a hearing option for any citizen cited at one of its camera-controlled intersections.

A Request for Proposal (RFP) was issued to seek qualified applicants for the position of Hearing Officer. Two proposals were received within the time specified. A comprehensive review of applicants and interviews were conducted by the City Attorney, Chief Getchell and Assistant Chief Griffith. Upon completion of the scoring, Allan H. Kaye, P.A. was recommended for selection as Hearing Officer.

The City Manager and City Attorney will negotiate a contract for hearing officer services.

RECOMMENDED ACTION:
Adopt the resolution selecting Allan H. Kaye, P.A. as Hearing Officer and authorizing the City Manager and City Attorney to negotiate a contract for hearing officer services.

ATTACHMENTS:

Description	Type
Resolution - Hearing Officer Selection	Resolution Letter

RESOLUTION No. 2013 – 10 -

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PALATKA, FLORIDA, APPROVING THE SELECTION OF ALLAN H. KAYE, P.A. AS THE LOCAL HEARING OFFICER FOR THE CITY'S TRAFFIC LIGHT SAFETY PROGRAM; AUTHORIZING THE LOCAL HEARING OFFICER TO ACT IN ALL MATTERS RELATED TO THE HEARINGS CONDUCTED PURSUANT TO THE CITY'S TRAFFIC LIGHT SAFETY PROGRAM; AND AUTHORIZING NEGOTIATION OF THE CONTRACT FOR HEARING OFFICER SERVICES

WHEREAS, on June 27, 2013, the City Commission amended its Code of Ordinances to implement recent changes to CS/CS/HB7125 (2013) which created a mechanism for persons who receive Red Light Camera violation notices to challenge them at the local level within sixty (60) days; and

WHEREAS, the City of Palatka is now required to establish a Red Light Camera hearing option for persons cited at camera controlled intersections within our jurisdiction; and

WHEREAS, the City of Palatka has determined that it is both proper and appropriate to have a Local Hearing Officer; and

WHEREAS, the City of Palatka issued a Request for Proposals (RFP) on July 5, 2013 to obtain qualified applicants for Hearing Officer; and

WHEREAS, the selection process has now concluded; and

WHEREAS, the Palatka City Commission deems it in the best interest of the citizens of the City of Palatka to accept the recommendation of the Hearing Officer RFQ Selection Committee to select and enter into a contract with Allan H. Kaye, PA to act as the City's Local Hearing Officer and to authorize him to act in any and all matters pertaining to the City's Traffic Light Safety Program.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Palatka, Florida:

Section 1: That Allan H. Kaye, P.A. is hereby selected and approved to act as the City's Local Hearing Officer.

Section 2: That Allah H. Kaye, PD, the Local Hearing Officer named herein, is hereby authorized to act in any and all matters related to the City's Traffic Light Safety Program in accordance with the provisions of the City Code of Ordinances and State Law.

Section 3: That the City Manager and City Attorney are hereby authorized to negotiate a contract for Hearing Officer Services with Allan H. Kaye, Esquire.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 14th day of November, 2013.

CITY OF PALATKA

_____

By: Its MAYOR

ATTEST:

_____

CITY CLERK

APPROVED AS TO FORM
AND LEGALITY:

_____

CITY ATTORNEY

ALLAN H. KAYE, P.A.

4809 S.W. 91st Terrace
Gainesville, FL 32608
(352) 375-0816
FAX (352) 375-0817

RESUME
of
ALLAN H. KAYE

ALLAN H. KAYE, P.A.
4809 SW 91st Terrace
Gainesville, FL 32608
(352) 375-0816
FAX (352) 375-0817

Business Hours: 8:30 a.m. to 5:00 p.m.

ahklaw@bellsouth.net

The Law Office of Allan H. Kaye, P.A. is a sole practitioner firm located in Gainesville, Florida, which was founded in 1996. Today the firm serves clients throughout north central Florida in both civil and criminal maters. My professional expertise includes handling administrative and governmental related issues.

Florida Department of State
Division of Corporations
Florida 2013

2012-13 Alachua County Local Business Tax Receipt

BAR MEMBERSHIP

STATE OF FLORIDA - 1981
STATE OF NEW YORK - 1981

UNITED STATES FEDERAL COURT:
Northern District, Florida
Middle District, Florida
Southern District, New York
Eastern District, New York

EDUCATION

NEW YORK LAW SCHOOL
Juris Doctor, 1980

CITY UNIVERSITY OF NEW YORK,
JOHN JAY COLLEGE OF CRIMINAL JUSTICE
Bachelor of Arts, Cum Laude, 1976

CERTIFICATION

Legal Instructor-Florida Dept. of Law Enforcement Standards & Training '85-'95
Law Enforcement Officer-Florida Dept. of Law Enforcement Standards & Training '89-'92
Reserve Law Enforcement Officer-Florida Dept. of Law Enforcement Standards & Training '92-'95

LEGAL EXPERIENCE

PRIVATE LEGAL PRACTICE (Criminal/Civil)	1994 - Present
CITY ATTORNEY, CITY OF ARCHER	1997 – 2012
CITY ATTORNEY, TOWN OF OTTER CREEK	2003 – 2007
ASSISTANT CITY ATTORNEY II CITY OF GAINESVILLE	1984 - 1994
Police Legal Advisor	1984 - 1992
NEW YORK CITY POLICE DEPARTMENT	1965 - 1984
Attorney/Sergeant	1981 - 1984
Legal Assistant/Sergeant	1977 - 1981
GENERAL PRACTICE OF LAW (Part-time)	1981 – 1984

PROFESSIONAL TEACHING EXPERIENCE

1990-1995 Instructor/Adjunct, Santa Fe Community College, Gainesville, FL - Areas of Instruction: Criminal Law, Criminal Evidence & Procedure and Constitution Law.

1984-1992 Instructor, Santa Fe Community College Institute of Public Safety, Gainesville, FL - Police & Correction Officers Basic Recruit Academy and In-service Training. Instruct legal portion of the curriculum for the Basic Recruit Certification Program.

1991 Lecturer, Santa Fe Community College and the University of North Florida, course entitled "Legal Aspects for Code Enforcement," sponsored by the Institute of Government.

1990 Guest Lecturer, Florida Association of Police Attorneys.

1978-1984 Assistant Professor/Adjunct, City of New York University, John Jay College. Speech and Public Speaking. Developed and instructed a course curriculum included within the Department of Legal Studies and the Speech and Theater Department. The course, entitled "Courtroom Speaking" included trial practice procedures.

1980-1984 Associate Professor/Adjunct, Pace University, New York Speech and Public speaking.

1981-1982 Associate Professor/Adjunct, Hunter College, New York Instructed legal program for exceptional youth.

CAREER RELATED ACTIVITIES

Guest Lecturer: Presented over 1000 lectures to various size audiences including: (1) Neighborhood Crime Watch Organizations, (2) National Exchange of Gainesville, (3) Benevolent Order of the Elks, (4) Rotary Club, (5) Fraternal Order of Police, (6) Professional Firefighters of Gainesville, (7) Florida Association of Police Chiefs, (8) Eighth Judicial Circuit Bar Association, (9) Florida Association of Police Attorneys, (10) Communication Workers of America Locals 3105 and 3170, (11) Gainesville Home Builders Association, (12) Gainesville Area Chamber of Commerce, (13) Democratic Executive Club, (14) Sportsman's Association, (15) Cox Cable TV, (16) Panel Guest WCJB TV-20, (17) Legal Spokesperson for police department during press conferences regarding Gainesville's' student homicide investigation.

AWARDS, HONORS AND GRANTS

April 4, 1994 declared "Allan Kaye Day" in the City of Gainesville
Seavey Award 1993
Gainesville Police Chief's Letter of Commendation, 1990
Who's Who in American Law, Sixth Edition, 1989-1990
Dedicated Service Award, City of Gainesville, 1989
Certificate of Appreciation Law Enforcement Procedures & Tactics, - Santa Fe Community College - 1987
Short Course for Municipal Prosecutors Scholarship, Univ. of Texas 1986
Outstanding Instructor, Santa Fe Community College - 1985 - 1986
Certificate of Merit, Colombian Association
Five (5) "Excellent Police Duty" Citations for Police Service, NYCPD
Achievement Award, Sergeant Benevolent Association, New York
Educational Award, New York City Police Department
Deans List 1970 - 1976, C.U.N.Y. John Jay College
Speech and Theater Award, C.U.N.Y. John Jay College
Speech Festival Award, C.U.N.Y. John Jay College

PUBLICATIONS

The Florida Police Chief, Official Monthly Publication of the Florida Police Chiefs Association, May 1988.
City Hi-Lites, Official Monthly Publication of the City of Gainesville, April 1988.
Numerous Legal Bulletins, City of Gainesville Police Legal Dept., 1984 to 1992.

PROFESSIONAL ASSOCIATIONS

Eighth Judicial Circuit Bar Association
New York City Superior Officer Council
Sergeant Benevolent Association, New York City Police Department

PAST ASSOCIATIONS

Florida Association of Police Attorneys - Past Treasurer
Florida Police Chiefs Association - Legislative Committee
American Immigration Lawyers Association

Agenda Item

3h

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Accept Board/Committee Resignations as follows, with regrets:
1. Darcy W. Phillips - Code Enforcement Board (Alternate) - verbal
2. Adam Bujak - Putnam County Library Board (City Appointee) 9/10/13
3. Gary Graffweg - Historic Preservation Board (Contractor) 10/7/13
4. Emily Rodriguez - Tree Committee - 10/14/13

SUMMARY:
These board/committee members have submitted resignations for various reasons, mostly employment/job related, which prevent them from attending meetings.

RECOMMENDED ACTION:
Please accept these resignations with regrets, effective immediately.

ATTACHMENTS:

Description	Type
Resignations	Backup Material

Betsy Driggers

From: stephen crowley [stephen.crowley@putnam-fl.com]
Sent: Tuesday, September 10, 2013 12:47 PM
To: Betsy Driggers
Subject: FW: Resigning from Library Board

Hi Betsy
Another one bites the dust. Don't have a recommendation right now. Let me think a bit.

Have a great day.

STEVE

Stephen J. Crowley, MSL, Director
Putnam County Library System
&
Administrator, PAL Putnam Alachua Levy Library Cooperative
601 College Road, Palatka FL 32177
386-329-0126

From: adam.bujak@gmail.com [adam.bujak@gmail.com] On Behalf Of Adam Bujak [abujak@alumni.ufl.edu]
Sent: Friday, September 06, 2013 8:49 PM
To: stephen crowley
Subject: Resigning from Library Board

I have moved to Gainesville, so I am resigning from the Library Board. I really enjoyed serving.

Adam Bujak
[https://app.yesware.com/t/520689b3235279927fcf6f2acdde26ad76e3e8bb/5f8b5da10475cf4795481a8a7ccfaf37/spacer.gif][http://app.yesware.com/t/520689b3235279927fcf6f2acdde26ad76e3e8bb/5f8b5da10475cf4795481a8a7ccfaf37/spacer.gif]

To whom it may Concern,

I am reasigning my seat on the Historical preservation board. I am being deployed overseas for 6 months. It was a pleasure serving on the board.

Respectfully,

Guy B Griffiney

RECEIVED
OCT 07 2013
BY: Deem McCarney

Betsy Driggers

From: Emily Rodriguez [emilyr753@hotmail.com]
Sent: Monday, October 14, 2013 1:22 PM
To: Betsy Driggers
Subject: RE: Tree Committee Meeting Monday, October 14, 2013

Hi Betsy,

I've moved to Jacksonville so I think I better resign from the Tree Committee. I've got several job prospects here and a good group of friends for moral support. Thanks for your advice during my unexpected departure from working in Palatka. Please give my best to the Tree Committee members; it was a pleasure serving on the committee.

Emily

From: bdriggers@palatka-fl.gov
To: emilyr753@hotmail.com
Subject: FW: Tree Committee Meeting Monday, October 14, 2013
Date: Mon, 14 Oct 2013 16:13:01 +0000

Hi Emily,

I apologize for not having your new e-mail plugged in to my e-mail list; rest assured, it is now. Can you make it for today's Tree Committee meeting? Attached is the agenda and minutes from the last meeting, which I need to make one correction to.

Betsy Jordan Driggers, CMC
City Clerk, City of Palatka
Ph. 386-329-0100 ext 211
Fax 386-329-0199
PUBLIC RECORDS NOTICE: Under Florida law, e-mail addresses are public record. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this public entity. Instead, contact this office by phone or in person. Section 668.6076, Florida Statutes.
This e-mail and any files transmitted with it are intended solely for the recipient(s) to whom it is addressed.

From: Betsy Driggers
Sent: Friday, October 11, 2013 5:28 PM
To: Allegra Kitchens; Betsy Driggers; Bonnie Taylor; Carolyn Smith; Earl Wallace; Ed Chandler; Emily Rodriguez; Eva Hosein; jcgriffith@palatka-fl.gov; Kay Deuben (kaydpal@aol.com); Keith Valentine; Thad Crowe; Vicki Young
Subject: Tree Committee Meeting Monday, October 14, 2013

Tree Committee Members:

Attached please find the Agenda for the Tree Committee meeting scheduled for Monday, October 14, 2013. As always, the meeting begins at 4:00 p.m.

Also attached are the minutes from the August 14, 2013 meeting, which are up for approval.

Agenda Item

3i

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Appoint Betty M. Kelly to the Palatka Code Enforcement Board to serve the remainder of a three-year term to expire September, 2014

SUMMARY:
There is an opening for the position of Alternate on the Code Enforcement Board. One application has been received for this appointment. Betty M. Kelly is a resident of the City and is qualified for appointment to this Board. She has received a copy of the Code Enforcement Board's responsiblities, can attend meetings and her appointment comes at the recommendation of Liz Hearn, Code Enforcement Officer

RECOMMENDED ACTION:
Appoint Betty M. Kelly to the Palatka Code Enforcement Board for the remainder of a three-year term to expire September, 2014

ATTACHMENTS:

Description	Type
Application & Misc.	Exhibit

VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

CITY OF PALATKA
FLORIDA

MICHAEL J. CZYMBOR
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT

DONALD E. HOLMES
CITY ATTORNEY

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

CITY OF PALATKA ADVISORY BOARD APPLICATION

I wish to apply for appointment to the City of Palatka Code Enforcement **Board.**
I understand that, if appointed, I will serve in a volunteer capacity on this advisory board.

APPLICANT: Betty M. Kelly **(Must be at least 18 yrs. old)**
Residence (911 Address) 616 No. 16th Street **Phone:** 386-325-2098
Fax:
Business Name & Address **Phone:**
Fax:

(City Residents or business/property owners will be given preference when board member residency is not specified by statute or city ordinance)

Preferred Mailing Address: 616 No. 16th Street

E-mail: Kbetty_98@yahoo.com **Daytime Phone:** 386-325-2098

PROFESSIONAL QUALIFICATIONS (include occupation - attach additional sheet if necessary)

Retired August 2011 - School Data Clerk
1983 - 2002 - School Instructional Asst.
2002 - 2003 - School Receptionist
2003 - 2011 - School Data Clerk

OTHER COMMENTS OR INFORMATION:

Putnam Community Hospital Volunteer

AGREEMENT: by filing this document, I agree and understand that this document becomes a part of the official records of the City of Palatka, and I hereby certify that all the information contained herein is true, to the best of my knowledge. I also understand that, if appointed, the State of Florida may require me to file a financial disclosure with the Putnam Co. Supervisor of Elections within thirty (30) days of my appointment, and each year thereafter, covering my term of appointment.

Betty M. Kelly — Oct. 28 2013
SIGNATURE OF APPLICANT **DATE**

Applicants will be interviewed by the Palatka City Commission during regular public meetings.

Updated November 4, 2013

CODE ENFORCEMENT BOARD

7 Members - 3-Yr. Terms

Appt. Date		Term Expires
10/27/05 (alt) 10/26/06 Reg 10/09/09 (alt) 07/11/13 Reg.	John A. Lyon (Sub Contr) 308 Kirkland Street (c) 937-4679 steamboatwillies1@yahoo.com (W)325-0419 (H)325-6667	Sept. 2015
11/11/04	Pat A. Wilson (Engineering Rep.) 516 River Street (H)325-7736 (F)325-9306 wilson9318@bellsouth.net (W)937-7158	Sept. 2013
7/23/09	Michael Gagnon (General Contractor Rep.) 703 Emmett St. (H)325-9418 captainclub0607@yahoo.com	Sept. 2013
6/13/13	Sandra M. Smith (Real Est Rep) 415 Olive Street (cell) 386-983-3514 Palatka FL 32177 (wk- Watson RE) Smsmith1338@gmail.com	Sept. 2016
02/10/11 (mailing) (home)	Leroy Miles, III (Attorney Rep.) 400 Hwy. 19 N., Suite 42 (C)916-8241 607 S. Moody Rd., Apt. 11A (W)329-2506 Leroymiles3@aol.com	Sept. 2014
9/13/12 Alt 07/11/13 Reg	Johnny Maurice Brown (Architectural Exp. Rep.) 107 S. 9th Street (c) 972-9612 Japbrown3@aol.com (w) 325-04543	Sept. 2014
	vacant (Alternate #1)	Sept. 2014
9/25/03	LaSandra Williams (Business Rep.) 1424 Ocean Street (H)328-1071 (Day) 904-823-4205 williamL@dor.state.fl.us or jwilljr@comcast.com	Sept. 2015
07/11/13	Col Andrew M. Kiley (Ret) (Alternate #2) 613 Kirby Street (h) 3253-9993 eldiademuerto@bellsouth.net	Sept. 2015

Created by Ordinance #87-24 dated 9/10/87;
Ord. passed 1/9/92 allows for successive terms upon Commission approval
Ord. 02-01 Passed 1/10/02 adding two alternates
Ord. 04-24 Passed 9/9/04 amending jurisdiction & powers
Meets 4th Wednesday, 4 PM at City Hall

Agenda Item

3j

CITY of Palatka
FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Appoint Mary "Meri" A. Rees to the Historic Preservation Board for the remainder of a three-year term to expire June, 2015 (sole applicant)

SUMMARY:
Mary "Meri" A. Rees has submitted her application for appointment to the Historic Preservation Board. This is to fill a vacancy created when Mr. Graffweg, the member with contractor experience, resigned due to a deployment.

Althought Mrs. Rees does not have contractor experience, she is a geneologist and avid community volunteer and has experience working in revitalization and preservation. The ordinance states these experience categories and "preferred" and not "required." Mrs. Rees has been advised of the duties and responsibilities of this Board, reporting and meeting requirements, and has met with Thad Crowe, Planning Director, who has discussed this appointment with her. This comes with his recommendation.

RECOMMENDED ACTION:
Appoint Mary "Meri" A. Rees to the Historic Preservation Board for the remainder of a three- year term to expire June, 2015.

ATTACHMENTS:

Description	Type
Application - Mary Rees	Backup Material

VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

CITY OF PALATKA
FLORIDA

MICHAEL J. CZYMBOR
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT

DONALD E. HOLMES
CITY ATTORNEY

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

CITY OF PALATKA ADVISORY BOARD APPLICATION

I wish to apply for appointment to the Historic Preservation **Board.**
I understand that, if appointed, I will serve in a volunteer capacity on this advisory board.

APPLICANT: Mary "Meri" A. Rees **(Must be at least 18 yrs. old)**
Residence (911 Address) 2509 Fairway Drive Palatka **Phone:** (386) 385-3848
Fax:
Business Name & Address **Phone:**
Fax:

(City Residents or business/property owners will be given preference when board member residency is not specified by statute or city ordinance)

Preferred Mailing Address:

E-mail: NYGaPeach@gmail.com **Daytime Phone:** (386) 385-3848
Cell - (518) 248-2034

PROFESSIONAL QUALIFICATIONS (include occupation - attach additional sheet if necessary)

I was what would now be considered a dinosaur, "stay at home Mom". I have done extensive volunteer work while working part time as a product reviewer & genealogist. Last volunteer - 2nd assistant Federated Garden Club of Ky - Current - President of Palatka I Ward Relief Society

OTHER COMMENTS OR INFORMATION:

AGREEMENT: by filing this document, I agree and understand that this document becomes a part of the official records of the City of Palatka, and I hereby certify that all the information contained herein is true, to the best of my knowledge. I also understand that, if appointed, the State of Florida may require me to file a financial disclosure with the Putnam Co. Supervisor of Elections within thirty (30) days of my appointment, and each year thereafter, covering my term of appointment.

Mary A Rees — Nov 6, 2013
SIGNATURE OF APPLICANT **DATE**

Applicants will be interviewed by the Palatka City Commission during regular public meetings.

August 17, 2012

PALATKA HISTORIC PRESERVATION BOARD
Orig. Board Appointed June 23, 1983
3-Year Terms
Meets 1st Thursdays - 4:00 P.M.

Appt. Date			TERM
	Architect		
5/24/07	Robert C. Goodwin P.O. Box 1863 Palatka, FL 32178	CRGARCHITECTS@SE.RR.COM hm698-1522 / wk325-0213 328-1401 fax	June 2013
	Property Owner - So. Hist. Dist.		
10/23/08	Roberta Correa 703 Emmett Street Palatka, FL 32177	rmicorrea@yahoo.com hm328-9418 / wk860-377-8936	June 2013
	Property Owner – No. Hist. Dist.		
10/08/09 Code Enforcement Board 06/24/10 Historic Board	Elizabeth Van Rensburg 310 N. 3rd St. Wk904-819-0801	Elizabeth@latitudesneflorida.com cell904-377-5044/fx386-328-6890	June 2013
	Real Estate Broker		
6/23/05	Lynda Little Crabill P. O. Box 163 Palatka, FL 32178-0163	lflc61223@gbso.net hm 326-1537 / cell 546-2400	June 2014
8/16/12	Alternate Laura Schoenberger 214 S. 4th St. Palatka, FL 32177	thecliffhangers@aol.com hm325-6114 wk328-9280	June 2014
2/10/11(Remainder of 3 yr.) Additional 3 yr. term	Attorney Mr. Gilbert Evans, Jr. 251 Crystal Cove Dr. Palatka, FL 32177	gilbertevans@sjrcc.edu hm329-3936 fax329-1938 wk325-1818 fax325-1814 Day#312-4127	June 2014
	Member Putnam County Historical Society		
5/22/03	Larry F. Beaton 627 Crill Avenue Palatka, FL 32177	Lbeaton@flcjn.net wk 329-0811 / hm 325-7624 fax 329-0893	June 2015
	Contractor- Vacant		June 2015

Ord. #82-8 adopted 4/23/82 (orig. ord.)
Ord. #83-7 adopted 3/24/83 (established board)
Ord. #83-27 adopted 11/10/83 (changed name of board)
Ord. #87-22 adopted 8/27/87 (added an alternate to board)
Ord. #89-7 adopted 7/13/89 (increased members to eight)
Ord # 02-01 adopted 1/10/02 (decreased members to seven plus one alternate – removed beautification council member)

Agenda Item

3k

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Reappoint Elizabeth van Rensburg to the Palatka Historic Preservation Board for a three-year term to expire June, 2016, per Staff recommendation - sole applicant; incumbent

SUMMARY:
Elizabeth van Rensburg has submitted an application indicating her desire to be reappointed to the Historic Preservation in the classification of North Historic District Property Owner for a three-year term to expire June, 2016. She has completed serving a partial term in this capacity. She has attended meetings as required and is qualified for reappointment to this Board. This reappointment has been endorsed by Staff.

RECOMMENDED ACTION:
Please reappoint Elizabeth van Rensburg to the Palatka Historic Preservation Board for a three-year term to expire June, 2016

VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

CITY OF PALATKA
FLORIDA

MICHAEL J. CZYMBOR
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT

DONALD E. HOLMES
CITY ATTORNEY

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

CITY OF PALATKA
BOARD REAPPOINTMENT REQUEST

I wish to apply for reappointment to the Historic Preservation **Board.**
I understand that I will continue to serve in a volunteer capacity on this advisory board.

MEMBER: Elizabeth van Rensburg **# of years' prior service:** 2
Residence (911 Address) 310 N. 3rd Street **Phone:** 904.377.5044
Fax: 386.328.6890
Business Name & Address **Phone:** _____
Fax: _____

(City Residents or business/property owners will be given preference when board member residency is not specified by statute or city ordinance)
Preferred Mailing Address: 310 N. 3rd St. Palatka FL 32177

E-mail: emholiday@hotmail.com **Daytime Phone:** 904.377.5044

AGREEMENT: By filing this document, I am indicating my desire to be reappointed to the advisory board upon which I currently serve. I also agree and understand that this document becomes a part of the official records of the City of Palatka, and I hereby certify that all the information contained herein is true, to the best of my knowledge. I also understand that, if appointed, the State of Florida may require me to file a financial disclosure with the Putnam Co. Supervisor of Elections each year covering my term of appointment.

E. van Rensburg 11/7/13
SIGNATURE OF APPLICANT **DATE**

Chairman/Director:: *Please return this form,* ***together with a copy of this member's attendance record,*** *to Betsy Driggers, City Clerk, 201 N. 2nd Street, Palatka, Florida.*

CHAIRMAN/DIRECTOR'S COMMENTS (if any)_____

_____

_____

_____

Chairman's/Director's Signature _____

August 17, 2012

PALATKA HISTORIC PRESERVATION BOARD
Orig. Board Appointed June 23, 1983
3-Year Terms
Meets 1st Thursdays - 4:00 P.M.

Appt. Date			TERM
	Architect		
5/24/07	Robert C. Goodwin P.O. Box 1863 Palatka, FL 32178	crgarchitects@comcast.net hm698-1522 / wk325-0213 328-1401 fax	June 2013
	Property Owner - So. Hist. Dist.		
10/23/08	Roberta Correa 703 Emmett Street Palatka, FL 32177	rm1correa@yahoo.com hm328-9418 / wk860-377-8936	June 2013
	Property Owner – No. Hist. Dist.		
10/08/09 Code Enforcement Board 06/24/10 Historic Board	Elizabeth Van Rensburg 310 N. 3rd St. Wk904-819-0801	Elizabeth@latitudesneflorida.com cell904-377-5044/fx386-328-6890	June 2013
	Real Estate Broker		
6/23/05	Lynda Little Crabill P. O. Box 163 Palatka, FL 32178-0163	lflc61223@gbso.net hm 326-1537 / cell 546-2400	June 2014
8/16/12	Alternate Laura Schoenberger 214 S. 4th St. Palatka, FL 32177	thecliffhangers@aol.com hm325-6114 wk328-9280	June 2014
2/10/11(Remainder of 3 yr.) Additional 3 yr. term	Attorney Mr. Gilbert Evans, Jr. 251 Crystal Cove Dr. Palatka, FL 32177	gilbertevans@sjrcc.edu hm329-3936 fax329-1938 wk325-1818 fax325-1814 Day#312-4127	June 2014
	Member Putnam County Historical Society		
5/22/03	Larry F. Beaton 627 Crill Avenue Palatka, FL 32177	Lbeaton@flcjn.net wk 329-0811 / hm 325-7624 fax 329-0893	June 2015
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Ord. #89-7 adopted 7/13/89 (increased members to eight)
Ord # 02-01 adopted 1/10/02 (decreased members to seven plus one alternate – removed beautification council member)

Agenda Item

3i

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
Appoint 2013-14 CDBG Citizens Advisory Task Force Members: Sgt. Larry Beaton, Wanda Brown, David Franke, Ann Keys and Dr. Richard Perallon, per Staff recommendation

SUMMARY:
At the 11/14/13 City Commission meeting a public hearing will be held on the 2013-14 CDBG application cycle for the Economic Development category. As part of the application process, a Citizens Advisory Task Force (CATF) must be in place prior to the first public hearing. This Task Force will conduct a meeting in order to provide the City Commission with a recommendation on the submission of an application, prior to the City's second public hearing for this application cycle.

It has been the practice of the Commission to reappoint members of past Task Forces whenever possible. Staff recommends reappointment of all members of the 2012-13 CATF: Sgt. Larry Beaton, and Dr. Richard Perallon, who were both members of the 2010-11 CATF, and Mariett "Ann" Keys, David Franke and Wanda Brown, who were appointed to the 2012-13 CATF. All of these proposed members live inside the City Limits, are available for meetings, and are eligible for appointment to this Task Force. Commissioner Kitchens serves as Task Force Liaison on behalf of the City Commission.

RECOMMENDED ACTION:
Appoint Sgt. Larry Beaton, Dr. Richard Perallon, Mariett "Ann" Keys, David Franke and Wanda Brown to the 2013-14 Citizens Advisory Task Force for the 2013-14 CDBG Application Cycle.

ATTACHMENTS:

Description	Type
CATF Board List	Backup Material

CITY OF PALATKA
Karen M. Venables
Assistant City Clerk
201 N. 2nd Street
Palatka FL 32177
Phone: 386-329-0100

Memorandum

To: Melissa Fox, Fred Fox Enterprises, Inc.

CC: Citizens Advisory Task Force Members

From: Karen Venables, Asst. City Clerk

Date: 11/9/12

Re: CDBG 2012-13 Grant Cycle
Citizens Advisory Task Force

Hi Melissa:

Citizens Advisory Task Force was appointed as follows:

CDBG CITIZENS ADVISORY TASK FORCE
2012-13 Grant Cycle

Captain Larry Beaton 627 Crill Avenue, Palatka	(W)329-0800 or (H)325-7624
Wanda W. Brown 1102 N. 18th Street, Palatka	321-202-1589
David Franke 521 Kirby Street, Palatka	(H)326-1328 or (W)325-5857
Marriet "Ann" Keys 1801 Napoleon Street, Palatka	325-8846
Richard Perallon 105 Morris St., Palatka	(H)328-4821 (W)325-4504
Commission Liaison: Allegra Kitchens 1027 S. 12th Street, Palatka	(H)325-3576

Thanks!

Agenda Item

4

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
COMMUNITY REDEVELOPMENT AGENCY - 10/24/13 meeting items for approval;
a. RESOLUTION No. 2013-10-21 adopting revisions to the Building Improvement Grant (BIG) Program - Adopt - ***Tabled on October 24, 2013 pending revisions by City Attorney, Main Street Manager and City Manager***

SUMMARY:
This item was originally scheduled for consideration by the City Commission following the 10/10/13 Community Redevelopment Agency (CRA) meeting. At the CRA meeting the item was tabled for revisions which were discussed at a 10/24/13 called CRA meeting, where it was approved pending amendments to be discussed and approved by the City Attorney, City Manager and Main Street Manager. It was similarly tabled by the City Commission on 10/10 and 10/24 pending revisions.

The attached document contains the amendments made by the City Attorney, City Manager and Main Street Manager and comes with a recommendation of adoption by the City Commission.

The Economic Restructuring Committee made recommended revisions to the Building Improvement Grant to adjust to the changing needs of Palatka's redevelopment efforts. Over the years, this program has been utilized to address ADA compliance issues, modernization and upgrading of our building stock, creating new space and renovating space as a recruitment tool. All of these were worthwhile goals and we made a lot of progress on that front. We now find ourselves, in our recruiting efforts, in a position of having most, if not all of the tenant-ready space occupied. When vacated,our tenant-ready space is often rented again within a very short time. Our challenge is those spaces which require a relatively significant investment to get them tenant ready. The investment needed is often too much for perspective tenants to add to their start-up or moving costs.

Our current approach is to wait for a tenant that can afford to improve the space or hope the property owner decides to reinvest in their property. The result is that many spaces remain empty year after year and the tenant-ready spaces change tenants but remain occupied. To get a new result, we want to try a new approach and modify our tools to meet this challenge. We have modified the Building Improvement Grant to apply to vacant spaces, specifically for retail and restaurant use, to get them tenant ready. Furthermore, as a recruitment tool, we want to incentivize the program for property owners by allowing rent subsidy as part of the match; as well as incentivizing the program for perspective tenants with lower rents during their startup phase.

The Palatka Main Street of Directors agrees with the Economic Restructuring Committee and voted unanimously to forward the revised program to the CRA Board for a recommendation for approval by the City Commission. As noted above, the CRA has sent this back for revisions twice and approved it's adoption contingent upon these latest revisions being made. The Grant document must be adopted by the City Commission before it can be advertised.

RECOMMENDED ACTION:
Adopt the resolution approving and adopting staff- and CRA-recommended revisions to the Building Improvement Grant (BIG) Program document with changes as of October 31, 2013.

RESOLUTION NO. 2013-10-

A RESOLUTION OF THE CITY OF PALATKA, FLORIDA ADOPTING THE FISCAL YEAR 2013-2014 BUILDING IMPROVEMENT GRANT PROGRAM FOR THE COMMUNITY REDEVELOPMENT AREA'S CENTRAL BUSINESS DISTRICT

WHEREAS, The City of Palatka desires to redevelop Downtown Palatka; and

WHEREAS, The City of Palatka established a Community Redevelopment Area (CRA) by Resolution # 4-7, adopted on 9/8/1983, and the redevelopment area now known as the Central Business District (CBD) lies within its bounds; and

WHEREAS, The City of Palatka CRA Plan as amended on 12/10/2009 calls for a matching grant program for building improvements; and

WHEREAS, The CRA has recommended the adoption of a revised Building Improvement Grant (BIG) Program for fiscal year 2013-2014 to target the improvement of vacant properties within the CBD; and

WHEREAS, on October 24th 2013 the CRA, by majority vote, approved the revised BIG Program pending revisions to be made by the City Attorney, City Manager and Main Street Manager, and recommended the City Commission adopt a resolution approving the Fiscal Year 2013-2014 BIG Program as amended.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Palatka the F/Y 2013-14 Central Business District's Building Improvement Grant (BIG) Program is hereby approved and adopted, as recommended by the Community Redevelopment Agency and as amended by the City Attorney, City Manager and Main Street Manager.

PASSED AND ADOPTED by the City Commission of the City of Palatka, Florida this 14th day of November, 2013.

CITY OF PALATKA

By: _____
MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM AND LEGALITY:

2013-14 City of Palatka
Community Redevelopment Agency CRA
Building Improvement Grant (BIG) Program
Administered by Palatka Main Street

The City of Palatka Community Redevelopment Agency was created to address conditions of blight within the Palatka Main Street District that require enhanced management and redevelopment.

Tax Increment Financing is not derived from a new tax, but allows a portion of property taxes from within the district to be used to leverage public funds to promote private sector real estate, business, and other activities in order to spur revitalization.

The Central Business District (Main Street District) boundaries are represented in the map (attachment A).

Purpose

The purposes of this Building Improvement Grant program are to:

- To encourage the opening of more retail and restaurant venues within the Central Business District (CBD) by completing improvements, upgrades and renovations necessary to qualify vacant commercial space for a Certificate of Occupancy; ready to rent/lease.
- Improve the appearance and utilization of downtown buildings so that they will be used in accordance with applicable building and zoning regulations (bring them up to code) and Community Redevelopment Agency plans.
- To ensure the longevity of the existing building stock by addressing deterioration of the structure, roof, plumbing, HVAC, and electrical systems.
- Fill the financial gap of a property owner for his/her qualified building/property needs or of a tenant for the build-out needs of a qualified retail or restaurant business.
- To encourage a reduction or subsidy in rent for a three year period as part of an in-kind match. The base rent will be determined by establishing an average of the comparable commercial square foot rate within the Central Business District. The base rate will be multiplied by the total square footage of space minus 10%.

Applicants are encouraged to review current zoning ordinances and the Community Redevelopment Agency Plan with the Planning Department and with the Palatka Main Street Manager located at:

205 N 2nd Street
Palatka, FL 32177
(386) 329-0103

Grant Awards

This is a competitive program that requires applicants to make formal application through Palatka Main Street.

Funding will be based on the grant application complying with program criteria and on

the recommendations of an Evaluation Committee. For the 2013/2014 B.I.G. program a maximum of $30,000 per owner will be allowed from the Community Redevelopment Agency Tax Increment Funds; of which Palatka Main Street, Inc. will administer. All grants will have an applicant matching requirement of 20%. For example, a project which costs $37,500 the applicant's portion would be a minimum of $7,500. Priority consideration will be given to those projects with an over 20% to 50% match or offer a below market rent option to perspective tenants for a minimum of three (3) years. Match can be in cash or in-kind as long as documentation of the contributions is provided.

Palatka Main Street will appoint an independent Evaluation Committee made up of a representative of its Board of Directors, Design Committee, and Economic Restructuring Committee. Evaluation Committee members are not eligible for grants or for contracts from grantees. The Evaluation Committee may take testimony or seek professional guidance on issues related to historic preservation, building and zoning codes, market analyses, business operations, and other subjects.

The right to refuse any grant application is reserved.

Grants will not be awarded for work previously completed or work in the process of being completed; however, at the discretion of the Community Redevelopment Agency, and Palatka Main Street, costs for eligible work that was completed within twelve months prior to the date of the grant application may be included for consideration as part of the total project costs, not exceeding $10,000. Inclusion of this previously done work is no guarantee of recommendation for approval.

A portion of the grant may be used to pay for professional fees; the amount allowed for reimbursement shall not exceed 10% of the Total Project Cost. The cost of professional fees shall initially be paid for by the Owner, but may be included as an allowance in the Total Project cost.

Palatka Main Street may set grant application deadlines, review periods and award limits, and application and award dates.

Decisions of the Evaluation Committee may be appealed to the City of Palatka Community Redevelopment Agency Board.

Program Guidelines

This Building Improvement Grant program is funded with Tax Increment Financing money to assist with:

- Exterior renovations or improvements, (in concert with interior projects)
    - Restoration, improvement, or re-creation of historically correct or compatible architectural features to facades or elements of buildings which are visible from the public street, consistent with architectural guidelines that may be established, and consistent with established priorities - including compatibility in scale, proportions, and colors.
    - Roof repair/gutters
    - Repair or addition of awnings, canopies, balconies, and galleries
    - Doors and windows
    - Painting and stucco

- Repair or manufacture of signs consistent with architecture, sign ordinances, design standards and guidelines
- Meeting Green Building Criteria
- Permanent, general use, attached features or fixtures

- Interior renovations or improvements:
  - Interior demolition
  - Interior framing, windows, doors, lighting, drywall, and flooring
  - Mechanical, electrical, plumbing, HVAC repair, upgrades, or demolition
  - ADA access to building and/or restrooms
  - Improvements necessary to meet code
  - Permanent, general use, attached features or fixtures

- **The following are ineligible for the grant program:**
  - Property not in the district
  - Work which removes or alters historically significant features
  - Use of inappropriate materials
  - Non-appurtenant fixtures
  - Permitting fees and work without building permit
  - Work by other than licensed contractor
  - Routine maintenance

Grant Criteria

Grant funds are limited and will be awarded subject to the degree to which they support Community Redevelopment Agency plans and goals, and subject to announced program procedures, grant cycles and deadlines.

The grant cycle shall span a three month period with specific dates added pending approval. Applications shall be due by 5:00 pm on the final day of the application cycle. Applications deemed to be incomplete at the end of the grant cycle shall be ineligible for funding. The application period for each grant cycle shall be advertised in a newspaper of City-wide circulation at least once not more than 30 days or less than 15 days before the beginning of each application period. In the event funds allocated for distribution during a grant cycle as defined above are not awarded during the designated cycle, the undistributed funds shall be available for distribution during the succeeding cycle.

Upon submission, applications will be evaluated, within 7 days, for eligibility by the Palatka Main Street staff or designee, under the following criteria:

- Location within Community Redevelopment Agency Central Business District
- Availability of funds
- Appropriate business (retail or restaurant only) and improvements in accordance with applicable codes, ordinances, plans, and guidelines
- Project ready to be implemented
- If project information is insufficient, the applicant will be notified of deficiencies.
- Complete applications will be forwarded to Evaluation Committee which will notify applicant of review and award schedule.
- Applications found to be insufficient after the deadline for any given cycle, will not be considered for funding during that current cycle.

- Applications may be submitted by holder of valid lease with permission of property owner, or by owner of property. In either event, the owner of the property must possess marketable legal title to the property.

The Evaluation Committee will use a scoring chart (Attachment B) to determine the strength of the application and to determine whether to recommend full funding, partial funding, resubmission, or denial of funding.

Duration of Grant

Should the owner sell their interest in the subject property or business, or fail to maintain the renovations and improvements during the three-year period following receipt of the grant funds, the Grantee shall return/repay the grant funds as follows:

Time	Amount Due CRA
0 to one (1) year after grant funds received	90%
One (1) to two (2) years after grant funds received	80%
Two (2) to three (3) years after grant funds received	60%

The specific terms of repayment shall be included within a written agreement executed between Palatka Main Street/City of Palatka and the grant recipient, and recorded within the public records of Putnam County, Florida. The agreement shall include language sufficient to constitute a valid and enforceable lien upon the real property which is the subject of the grant. The agreement shall be signed by the grant recipient prior to the distribution of grant funds and shall be recorded immediately after distribution of grant funds.

Should the lessee fail to occupy the property within 90 days of receiving a certificate of completion or certificate of occupancy from the City of Palatka Building Department, the Grantee shall return/repay grant funds equal to the percentage of the rental subsidy pledged as match, not to exceed 20% of the total project cost. and/or grant award.

Pre-Application

Palatka Main Street staff, CRA and/or City of Palatka staff will review the applicant's plans or application, including the eligibility criteria, program requirements, proposed project scheduling, and consistency of the applicant's proposal with the intent of the program including offering assistance, limited technical assistance and an opinion as to whether the applicant is sufficiently prepared to move on to the application stage. Requests for a pre-application review must be made 15 days prior to the deadline for the current cycle. It is highly recommended and will be viewed positively if a business and/or marketing plan is developed with the assistance of the Small Business Development Center (SBDC).

The SBDC is located at:

Putnam County Chamber of Commerce
1100 Reid Street
Palatka, FL 32177
(386) 328-3293 or c.lynch@unf.edu

Application

A property owner or tenant that is interested in participating in the program must submit a completed and signed application (Attachment C), along with supporting documentation, in accordance with published guidelines, to:
Palatka Main Street
201 North Second Street
Palatka, FL 32177

Application package shall include:

- Proof of ownership or lease interest
- Approval of property owner
- Business plan, if occupied property; marketing plan, if vacant
- Licenses, if applicable
- Work plan, cost estimates, and timeline estimates (including proposed start date and completion date)
- Documentation of the type and source of the project funds. Verification of the funding sources may be required before final approval of the grant application.
- Applicant may be an individual, partnership, or corporation
- A current "abstract of title" or "certificate of ownership and liens" , prepared by a licensed Title Abstract Company which reflects the current ownership of the property as well as all liens, judgments, and encumbrances which appear of record.

Tenants are encouraged to have an agreement with landlord concerning leasehold value of improvements and the impact on rent, if any. If an owner is awarded based on the condition of having a tenant in place, no work shall commence until a lease agreement has been executed by both parties.

Grant Process

The Palatka Main Street staff or designee will review applications for completeness and compliance with program criteria. Applications that are incomplete will be returned with guidance. Projects that do not comply with program criteria will not be considered for funding, but an explanation will be provided.

The Evaluation Committee will review applications to determine if funding is to be recommended in full, in part, subject to conditions; or be rejected. All three members of the Evaluation Committee must be present and participate in any meeting at which funding is to be considered. All decision of the committee shall be by majority rule.

Rankings by Evaluation Committee may be appealed to the Community Redevelopment Agency Board (CRA).

All applicants will receive written notification regarding approval or denial of their application. Approval will include a funding agreement listing the amount of grant funds that are approved and the requirements for reimbursement.

Grant program description and credit signs must be displayed during project and for six (6) months following reimbursement, followed by a grant program description and credit decal or plaque to be displayed as mutually agreed for a period of not less than 2 years.

Modifications to the approved plans or construction documents, which produce visible differences in the approved design or which are not approved by City of Palatka Building Department, will require a repeat of application review and approval procedures. Failure to receive such approval may invalidate the funding agreement, and the agreement will be deemed terminated. In the event the agreement is terminated, any grant funds that have been disbursed to the applicant by the Community Redevelopment Agency shall become immediately due and payable to the Community Redevelopment Agency.

Reimbursement Procedures

Generally, approved projects will receive reimbursement upon completion of the project and submission of all required receipts, invoices and documentation. Grantees with larger projects may request reimbursement at fifty percent completion of project and at one hundred percent completion of project. Palatka Main Street and the City of Palatka Chief Building Official will make the final determination as to whether the project is complete.

Funds will be disbursed by a check payable to the applicant or contractor after the following:

- Submission of all receipts and required documentation to Palatka Main Street, including:
    - Contractor invoicing and evidence of payment of funds
    - Release of lien letters from contractors, suppliers.
    - Applicant must honor contractual obligations to contractor; hold harmless agreements must be executed
- Certification of completion by the City of Palatka Chief Building Official and closed permit reports
- Verification that any additional criteria added by contract has been completed as proposed in a satisfactory and professional manner
- Certification of completion of grant project by Palatka Main Street staff and submission to the Palatka City Finance Director.
- Project must be completed within six months of receipt of grant funds.
- Copy of lease if a rent reduction is to be considered as an in-kind contribution

Reservations

The City of Palatka Community Redevelopment Agency expressly reserve the right to:

- Reject any or all applications
- Request additional information from any or all applicants
- Amend the program guidelines and application procedures without notice
- Display and advertise properties that receive grant funding.

Release and Hold Harmless Agreement

Upon approval of a grant, the applicant and any affected contractor will be required to sign a Release and Hold Harmless Agreement with Palatka Main Street, the City of Palatka Community Redevelopment Agency, as permitted by the laws of the State of Florida.

Attachment B

Evaluation:

- The application is reviewed by Palatka Main Street and reviewed and scored by the Evaluation Committee.
- They will consider the strength and need of the applicant and the appropriateness of the project.
- The financial commitment by the owner, landlord, and tenant, as applicable will be evaluated and may have an impact on recommendation and approval.
- The Evaluation Committee will also determine the level of program funding.
- Each member of the Evaluation Committee shall score each application utilizing the score sheet and criteria set forth below. The average of the total scores of the three committee members for each application shall be utilized for comparison and evaluation purposes.
- Any application which receives an "average" total score of less than 50 points shall not be awarded funds.

Scoring Criteria:

Criteria	Points	Rank	Score
Consistent with City of Palatka Comprehensive Plan and the CRA's Redevelopment Plan	5		
Lease assuring occupancy of premises upon completion of improvements already executed by occupying tenant and property owner	20		
Consistent with Main Street Approach and Secretary of the Interior Standards for Historic Preservation	5		
Degree of investment leveraging by applicant/investors, landlord or tenant in matching funds and/or in-kind contribution	15		
Strength of business capitalization, business plan (occupied space), marketing plan (vacant space).	15		
Previous history of applicant. First time applicants are encouraged	5		
Quality of proposed project and likelihood that it can be completed within the proposed schedule	5		
Degree to which the project contributes to the economic development of the Central Business District (i.e. job creation, occupancy commitments, and new tenants within the Central Business District)	10		
Development of business and/or marketing plan with SBDC assistance	10		
Owner equity in the property (taking into account all liens, judgments, and encumbrances attached to the property), equal to or greater than the amount of grant funds to be received.	10		
TOTAL	100		

While the Evaluation Committee scores and makes recommendations as they see fit, a score of 50 or below would generally be considered to be a weak score.

Appendix of Definitions

Eligible Business: Retail and restaurant

In-Kind: Materials, Rent Reduction and/or Subsidy, Implementation of Marketing Plan

Community Redevelopment Area (CRA), Tax Increment Finance Fund (TIFF), Community Redevelopment Area Plan and CRA boundaries map: Information can be found at the City of Palatka website: www.palatka-fl.gov by clicking on the CRA tab/drop down menu.

Palatka Main Street: visit the Palatka Main Street website at www.palatkamainstreet.com, the Florida Main Street website at www.flheritage.com/preservation/mainstreet/florida_main.cfm, or the National Main Street website at www.mainstreet.org for specific information about the Main Street program and approach.

Evaluation Committee: A three member independent committee comprised of a representative of the Palatka Main Street Board of Directors, Design Committee, and Economic Restructuring Committee. Members of the Evaluation Committee are ineligible to apply for the BIG program.

Professional Fees: Some examples are architecture, structural engineer and contractor.

Appeal Process: Please view the Grant Process section of this program on page 5 for additional information.

Agenda Item

5

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
PRESENTATION - Palatka Gas Authority's Response to DuPont Corporation's RFP to provide natural gas to property near Camp Blanding, Clay County FL - Jud Neufeld, Chairman, Palatka Gas Authority

SUMMARY:
The DuPont Corporation has issued a RFP for qualified vendors to provide natural gas service and the necessary pipeline infrastructure to their mining operation and facilities near Camp Blanding. Attached are an email and a PowerPoint presentation which will provide detailed information on the proposed project and the PGA's response.

Upon consultation with the City's Financial Advisor, it tentatively appears after review of the PGA's financials and the proposed structure of the borrowing for the project, the City will not have to either approve or guarantee the proposed financing for the project.

RECOMMENDED ACTION:
This is for information only. No action needed at this time.

ATTACHMENTS:

Description	Type
Email	Cover Memo
Presentation	Presentation

Vicki Young

Subject: FW: DuPont project

From: Don Kitner [mailto:DKitner@palatkagas.org]
Sent: Friday, October 04, 2013 10:38 AM
To: Michael J. Czymbor
Subject: RE: DuPont project

Donald Kitner
General Manager
Palatka Gas Authority
386-328-1591 office
386-216-6264 cell
dkitner@palatkagas.org

From: Michael J. Czymbor [mailto:mczymbor@palatka-fl.gov]
Sent: Friday, October 04, 2013 10:17 AM
To: Don Kitner
Subject: RE: DuPont project

Thanks Don, what about the project schedule? We expect the letter of intent to be issued in December/January with an official start date of March 2014.

Do you have a sample agreement with DuPont that will guarantee an annual payment? No sample agreement has been provided and the guarantee is to be negotiated with the agreement.

Who estimated the project cost? Keith and I will estimate the project – we will solicit bids from various contractors. My guess is 90% of the work will be by contractor. I have done this on other projects in my past career.

Will there be a performance bond required and if so who will pay for it? Part of the negotiations.

Michael J. Czymbor ICMA-CM
City Manager
City of Palatka, FL
386-329-0104

From: Don Kitner [mailto:DKitner@palatkagas.org]
Sent: Friday, October 04, 2013 10:00 AM
To: Michael J. Czymbor
Cc: Matt Reynolds; Don Holmes; Jud Neufeld
Subject: RE: DuPont project

Mike,

The DuPont project is to provide gas service for their mining operation located on Camp Blanding property. We would provide transportation service for DuPont's natural gas needs to two locations. A gate station off Florida Gas Transmission's main would be installed near Keystone Airport (on airport property) with 5.5 miles of 8" line run to the first location serving three gas fired units; then it would continue another 11.5 miles with 6" to feed the second location

serving one gas fired unit. 99% of the installations would be on Camp Blanding property that has already approved the installation of gas mains. The gate station and several road crossings are the only portions of the line not on Camp Blanding's property.

The project consists of the following major components: one (1) - gate station; ±5.5 miles of 8"HDPE; ±11.5 miles of 6" HDPE; two (2) meter station.
A rough estimate on project cost is ±$3 million with a 10-year contract designed to provide a 15% rate of return. The charge to DuPont would be a fixed monthly amount – not tied to any usage.

Let me know if you need any additional information.

Thank you for your help.

Donald Kitner
General Manager
Palatka Gas Authority
386-328-1591 office
386-216-6264 cell
dkitner@palatkagas.org

From: Michael J. Czymbor [mailto:mczymbor@palatka-fl.gov]
Sent: Friday, October 04, 2013 8:42 AM
To: Don Kitner
Cc: Matt Reynolds; Don Holmes
Subject: Dupont project

Good morning Don. I will need any and all information that you have on the proposed DuPont project in order for our financial consultant and bond counsel to be able to provide us with the best available financing/repayment options as well as determining if the issue taxable or non-taxable if you/we decide to issue bonds. The City Commission will surely want to understand the entire project cost, projected rate of return, is any of the rate guaranteed, how will the loan or bond be repaid, what risks are there to the PGA and City, what will the City's roll be in guaranteeing the repayment and/or pledging our full faith and credit. , and the expected project schedule. As soon as you provide the information I can send it to our Financial Advisor and then we can schedule a phone conference. Please call me if you have any questions on my request. Thanks Don.

Michael J. Czymbor ICMA-CM
City Manager
City of Palatka, FL
386-329-0104

DuPont Project

Starke, Florida

November 14, 2013

Request for Proposal

For interconnect with FGT Transmission Lines

For Pipeline Construction and Installation

For Continued Operation & Maintenance of Facilities

Provide Service to Trail Ridge & Highland locations

Tap for Camp Blanding

DuPont's Starke location consists of 3-primary locations:

Trail Ridge; Highland; Maxville

Processing occurs at Trail Ridge & Highland

Since 1949 DuPont has extracted heavy minerals along the Trail Ridge sands east of Starke, Florida

DuPont's Economic Impact

- Operated in Florida over 60 years
- Provides over $50 million of economic impact annually
- Provides over 225 jobs to Florida residents

Environmental Consideration

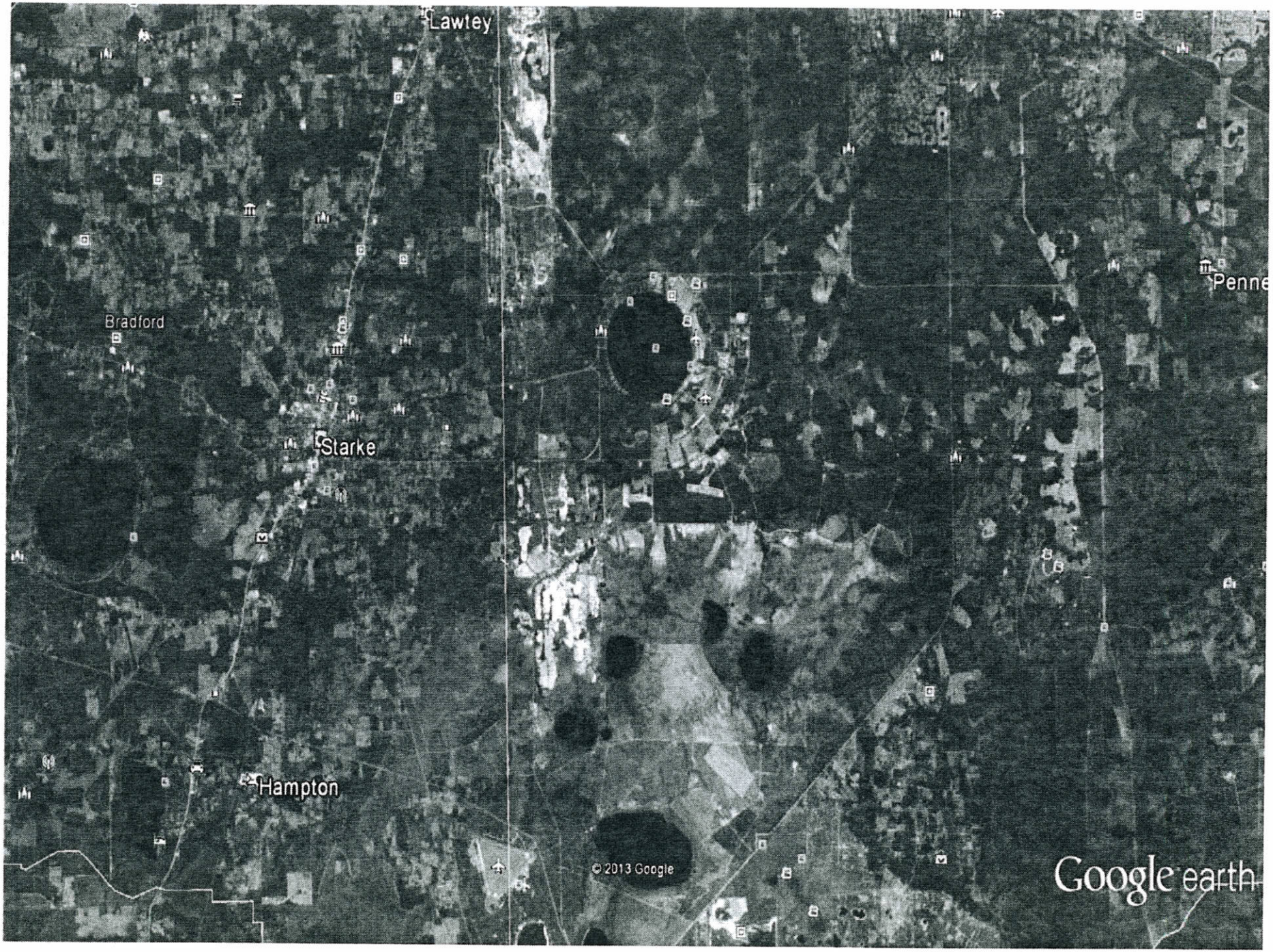
Reclamation process begins immediately after extraction process

No chemicals used in extraction process

Minerals comprise 2% to 3% of collected sands

97% to 98% of the sand is returned immediately

Top soils are replaced with native grass and seedlings planted


Lawtey
Bradford
Starke
Hampton
Penne
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DuPont Volume Requirements

		Minimum	Average	Maximum
Trail Ridge	Monthly, MCF	8,779	11,776	15,562
	Daily, MCF	289	387	512
	MCF/hour	12	16	21
Highland	Monthly, MCF	7,055	9,291	12,228
	Daily, MCF	232	306	402
	MCF/hour	10	13	17
Totals	Monthly, MCF	15,835	21,067	27,790
	Daily, MCF	520	692	913
	MCF/hour	22	30	39
	Dt/d	535	713	941

Cost of Service

Investment Assumptions:	Projected Investment
Mains	$2,470,000
City Gate Station	$645,000
Meters	$85,000
	$3,200,000

Project Financing:		Ratio	Cost
	Debt	93.00%	3.00%
	Equity	7.00%	15.00%
		100.00%	
Cost of Debt and Equity		3.00%	15.00%
Investment - Debt and Equity Ratios		$2,976,000	$224,000
Interest Expense / Return on Investment		$89,280	$33,600
Regulatory Assessment Fee			
Reg Assess Fee		$864	
Total Regulatory Assessment Fees		$864	
Cost of Service			
Projected Operation & Maintenance		$16,000	
Debt Service		$148,800	
Regulatory Assessment Fee		$864	
Interest Expense		$89,280	$4,464
Return on Equity		$33,600	
Other Value		$0	
Total Cost of Service		$288,544	
Monthly Rate per Special Contract		$24,045	
Annual Revenues		$288,544	
Annual Revenue Excess (Deficiency)		$0	

	Annual Usage (Dth)	Max Daily (Dth)
Estimated Annual Therm Usage - Phase 1	60,000	416
Estimated Annual Therm Usage - Phase 2	240,000	8,000
Commodity Cost per Dth	Market Price (NYMEX + FGT Zonal Basis Differential + Fuel)	
FGT Capacity Cost per Dth	Market Price (Pass through cost)	
Annual Dist Charge per Special Contract	$288,544	
Annual Dist Charge per Dth - Phase 1	$4.81	
Annual Dist Charge per Dth - Phase 2	$1.20	

Cost of Service (Continued)

Year	Investment	Debt Proceeds	Revenues	O&M Expenses	Interest Expense	Debt Service	Net Cash
0	($3,200,000)	$2,976,000					($224,000)
1			$288,544	($16,864)	($89,280)	($148,800)	$33,600
2			$288,544	($16,864)	($84,816)	($148,800)	$38,064
3			$288,544	($16,864)	($80,352)	($148,800)	$42,528
4			$288,544	($16,864)	($75,888)	($148,800)	$46,992
5			$288,544	($16,864)	($71,424)	($148,800)	$51,456
6			$288,544	($16,864)	($66,960)	($148,800)	$55,920
7			$288,544	($16,864)	($62,496)	($148,800)	$60,384
8			$288,544	($16,864)	($58,032)	($148,800)	$64,848
9			$288,544	($16,864)	($53,568)	($148,800)	$69,312
10			$288,544	($16,864)	($49,104)	($148,800)	$73,776
11			$288,544	($16,864)	($44,640)	($148,800)	$78,240
12			$288,544	($16,864)	($40,176)	($148,800)	$82,704
13			$288,544	($16,864)	($35,712)	($148,800)	$87,168
14			$288,544	($16,864)	($31,248)	($148,800)	$91,632
15			$288,544	($16,864)	($26,784)	($148,800)	$96,096
16			$288,544	($16,864)	($22,320)	($148,800)	$100,560
17			$288,544	($16,864)	($17,856)	($148,800)	$105,024
18			$288,544	($16,864)	($13,392)	($148,800)	$109,488
19			$288,544	($16,864)	($8,928)	($148,800)	$113,952
20			$288,544	($16,864)	($4,464)	($148,800)	$118,416
			$5,770,871	($337,271)	($937,440)	($2,976,000)	$1,296,160
						Average Return/Year	$64,808
						Internal Rate of Return	22.71%

Agenda Item

6

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
REQUEST TO APPEAL the Palatka Historic Preservation Board's 9/5/13 decision to deny a Certificate of Appropriateness (COA) application by First Presbyterian Church to demolish the historic apartment building at 205 S. 3rd St.- Case No. 13-38 - Robert E. Taylor, Agent; First Presbyterian Church of Palatka

SUMMARY:
The Church requested a COA for the demolition of this 1947 Art Moderne apartment building on the grounds that the building was not a distinctive example of this architectural style, was not representative of the neighborhood architecture, could not be reasonably modified for classrooms, and presented a roadblock to the Church's plans to construct new buildings on this and adjacent church-owned properties. Staff recommended denial of the request based on the importance of the building as a rare representative of this architectural style and the belief that it was possible for the church to design for the church's facility needs without removing the apartment building. The Board denied the request, accepting Staff's findings. Detailed information from both sides is included with the staff report and applicant power point presentation as well as the meeting minutes.

RECOMMENDED ACTION:
Uphold the decision of the Palatka Historic Preservation Board to deny the COA demolition request made by First Presbyterian Church - Historic Preservation Board Case No. 13-38

ATTACHMENTS:

Description	Type
Appeal Request Correspondence	Backup Material
Draft Minutes Historic Preservation Board	Backup Material
Staff Report	Backup Material
Applicant Power Point Presentation	Backup Material
Applicant Justice & Equity Matrix	Backup Material
J H Bryan Letter	Backup Material

Betsy Driggers

From: Robert Taylor [rtaylor@ret-tbd.com]
Sent: Monday, September 09, 2013 4:53 PM
To: Betsy Driggers
Cc: Bob Hartwig; rwb1@bellsouth.net
Subject: 1305 RET to Betsy Driggers 9 Sept 13 Appeal decision of the Historical Board

Betsy:
On behalf of the First Presbyterian Church of Palatka, I would like to file an appeal to the City Commission on the decision made by the Historical Board last Thursday, the 5th of September. I have most of the morning tomorrow available so, please give me a call or respond to this email.
Thanks,
Bob Taylor

Robert E Taylor, A. I. A., Architect, P. A.
P O Box 267
Palatka, FL, 32178
Ph. 386-325-7341 *Fax 386-325-0608*
rtaylor@ret-tbd.com
www.ret-tbd.com

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VERNON MYERS
MAYOR - COMMISSIONER

MARY LAWSON BROWN
VICE MAYOR - COMMISSIONER

ALLEGRA KITCHENS
COMMISSIONER

PHIL LEARY
COMMISSIONER

JAMES NORWOOD, JR.
COMMISSIONER

CITY OF PALATKA
FLORIDA

Regular meeting 2nd and 4th Thursdays each month at 6:00 p.m.

MICHAEL J. CZYMBOR
CITY MANAGER

BETSY JORDAN DRIGGERS
CITY CLERK

MATTHEW D. REYNOLDS
FINANCE DIRECTOR

GARY S. GETCHELL
CHIEF OF POLICE

MICHAEL LAMBERT
CHIEF FIRE DEPT

DONALD E. HOLMES
CITY ATTORNEY

September 24, 2013

RECEIVED
SEP 26 2013

Mr. Robert E. Taylor, as Representative for and
On behalf of First Presbyterian Church of Palatka
P.O. Box 267
Palatka FL 32178

RE: Appeal of Palatka Historic Preservation Board Decision
HB Case #13-38; Denial of Request to demolish structure at
205 S. 3rd Street, Palatka; First Presbyterian Church, Applicant

Dear Mr. Taylor,

This letter is to notify you that the First Presbyterian Church's appeal on the case referenced above is scheduled to be heard before the Palatka City Commission on November 14, 2013. The meeting, which begins at 6:00 p.m., will be held in the City Commission Chambers at City Hall, 201 N. 2nd Street, Palatka. Please govern yourself accordingly.

Any person wishing to appeal any decision made by the Palatka Historic Preservation Board, as well as the Palatka City Commission, 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, which record includes the testimony and evidence upon which the appeal is to be based (FS286.105). If you plan to provide verbatim transcripts or any other evidence, correspondence and/or records upon which this appeal will be based, they should be forwarded to me by 3:00 p.m. on Tuesday, November 5, 2013, so that they can be included as an attachment to the Commission's agenda packet. Should you wish to supply this verbatim transcript, and require more time to supply this transcripts for this appeal, please notify me as soon as possible. Please note that, as this is an appeal, no new evidence can be introduced that was not already heard by the Historic Preservation Board during its deliberations.

If you have any questions concerning your appeal, please direct them to Thad Crowe, Planning Director, at 386-329-0103 Ext. 326.

Sincerely,

Betsy J. Driggers

Betsy Jordan Driggers
City Clerk

Cc: Thad Crowe, Planning Director
Members, Palatka City Commission
Michael J. Czymbor, City Manager
Donald E. Holmes, City Attorney

201 N. 2ND STREET • PALATKA, FLORIDA 32177
PHONE: (386) 329-0100
www.palatka-fl.gov
FAX: (386) 329-0106

CITY of Palatka FLORIDA

Historic Preservation Board Agenda
September 5, 2013 - 4:00 PM

1. **Roll Call**

2. **Approval of the July 9, 2013 Minutes**

3. **Appeals Procedures**

4. **New Business**

   A.
   Case: 13-38
   Address: 205 S 3rd St.
   Parcel Number: 42-10-27-6850-0120-0062
   Applicant: First Presbyterian Church of Palatka
   Request: Certificate of Appropriateness to Demo Multi-Family Apartments.

   B.
   Case: 13-39
   Address: 210 S 4th St.
   Parcel Number: 42-10-27-6850-0250-0020
   Applicant: St. Monica Catholic Church Diocese
   Request: **(after the fact)** Certificate of Appropriateness for construction of new office building.

5. **Other Business**

6. **Adjourn**

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 THAT INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED, AT THE EXPENSE OF THE APPELLANT. F.S. 286.0105 PERSONS WITH DISABILITIES REQUIRING ACCOMMODATIONS IN ORDER TO PARTICIPATE IN THIS MEETING SHOULD CONTACT THE CITY BUILDING DEPARTMENT AT 329-0103 AT LEAST 24 HOURS IN ADVANCE TO REQUEST SUCH ACCOMMODATIONS.

CITY OF PALATKA
HISTORIC PRESERVATION BOARD MINUTES (DRAFT)
September 5, 2013 Meeting

The Historic Preservation Board meeting was called to order by Chairperson Roberta Correa at 4:00 pm. Other members present included, Lynda Little Crabill, Gary Graffweg, Laura Schoenberger, Larry Beaton and Robert Goodwin. The following members were absent: Elizabeth vanRensburg, and Gilbert Evans Jr. Staff present: Planning Director Thad Crowe and Recording Secretary Deena McCamey.

MINUTES- Motion made by Mr. Graffweg to approve the July 9, 2013 minutes with minor corrections, seconded by Ms. Crabill. All present voted affirmative, motion passed.

APPEALS PROCEDURE- Chairperson Correa read the appeals procedures.

OLD BUSINESS- None

NEW BUSINESS-

Chairperson Correa reversed the order of the agenda, stating that item B would probably go more quickly.

B)	**Case:**	13-39
	Address:	210 S 4th St
	Parcel Number:	42-10-27-6850-0250-0020
	Applicant:	St. Monica Catholic Church Diocese
	Request:	**(after the fact)** Certificate of Appropriateness for construction of new office building.

Mr. Crowe said this case was a little confusing. It involved the new construction of a modular building that came before the Board in 2005. The request was denied on the basis of incompatibility because of the lack of windows. This request then was approved at another meeting with the conditions that the windows would be wood clad and two-over-two or six-over-two and that any type of brick chimney be included on the building. However the building official at the time issued a permit without consulting the (previous) planning director regarding approved conditions. The error was discovered when the Applicant came in to pull a permit for repairing the building. This structure was constructed with one-over-one windows instead of the originally-approved window type. Mr. Crowe said with new construction the Secretary of Interior Standards discourages both buildings that are not with keeping of that neighborhood and "fake history." He believed the appearance of the building approaches the goal of fitting in and being compatible without mimicking an historic building. For this reason he recommended an after-the-fact approval. Technically if the board wanted to be very precise they could

request the windows be replaced with the originally approved windows. He said that would be a little extreme because one over one window is typical in the South Historic District.

Ms. Crabill said at that time she and Mr. Beaton were the only board members who are still on this board. She said they did vary a little bit from what was approved at that time.

Chairperson Correa asked if this after the fact request was just for the windows or the porch. Mr. Crowe said it was for the whole house, recommending approval for its current condition.

Motion made by Mr. Graffweg to approve the request, seconded by Mr. Beaton. All present voted affirmative, motion passed.

A)	**Case:**	13-38
	Address:	205 S 3rd St.
	Parcel Number:	42-10-27-6850-0120-0062
	Applicant:	First Presbyterian Church of Palatka
	Request:	Certificate of Appropriateness to Demolish Apartment Building

Mr. Crowe began a power point presentation by showing the location of the existing and proposed buildings on Church property along S. 2nd St., S. 3rd St., and "short" Laurel St. He said according to the Putnam County Property Appraiser's office the apartment building was constructed in 1947. It has the characteristics of the Art Moderne or Streamline architectural style, which followed the Art Deco design style that emerged during the 1920s. He said common characteristics of Art Moderne included horizontal orientation, rounded edges, corner windows, and glass block, smooth exterior wall surfaces, usually stucco (smooth plaster finish), flat roofs, and subdued colors. He said this building does not represent the Art Deco style as reppresented by the Applicant. The Art Deco style is represented by the Chrysler Building, Miami Beach's South Beach buildings and locally by the Larimer Building. He said the Art Moderne style was a reaction against the more ornate Art Deco movement. He said the 1981 cultural resource survey did not recognize this type of structure as being historical. This was due to a National Register policy, still in place, that excludes eligibility for the National Register if a building is not over 50 years old. He said that since the building is now 66 years old it would qualify for the National Register and would be considered to be a contributing building within the South Historic local historic district. He added that the Art Moderne style has become much more appreciated since the time of the 1981 survey.

Mr. Crowe told the board members they are obliged to consider specific criteria when looking at demolition of historic buildings both from the Comprehensive Plan and the Municipal Code (Historic Preservation Ordinance). A Comprehensive Plan policy simply calls for the City to protect historic resources such as this building. Another Plan policy and also a Certificate of Appropriateness (COA) criterion encourage the adaptive reuse of historic buildings. He stated that this building was not conducive for adaptive reuse due to the expense of converting it from residential to commercial use. A third Plan policy and COA criterion calls for avoidance of detrimental impacts to the historic district. Staff believes that detrimental impacts would include the loss of any historic building, the loss of the continuity of the historic structures along S. 3rd Street (which are very visible due to the higher traffic

flow along this street), and the loss of the only Art Modern structure in the district (and possibly the City).

There is also a COA criterion intended to provide reasonable justice and equity for a property owner wishing to demolish a historic building. The Church cited this criterion in their application, noting that the Church property could not accommodate the two proposed buildings (Family Services Building and Classroom Building) and retain the apartment building at the same time.

Mr. Crowe then showed three development alternatives presented by the Church. He said that at the request of Staff the Applicant presented alternative development scenarios that showed retention of the apartment building. The preferred Option 1 removes the apartments and places the Family Services Building and a small parking lot along S. 3rd St. Option 3 keeps the apartment building and places a narrow Family Services Building just south of it, along Laurel St. He said this option did not allow for the additional classrooms and gymnasium that were desired by the Church. The Applicant indicated this option would only satisfy 5 to 10% of the Church's needs. Staff agreed that this option would limit the Church's needs in a way that denies reasonable justice and equity. Option 2 also retains the apartment building and locates the Family Services Building to the rear/east of the apartment building. The Applicant's presentation showed a comparison between the preferred design Option 1 and Option 2 – this indicated that Option 2 provided the same level of need for the Family Services seating and dinner seating, kitchen, and bathrooms; while meeting 40% of the need for classroom space and 46% for storage/mechanical space. The Applicant had indicated that Option 2 met 82% of the overall needs for the Church. He said there was some question as to why Option 2 could not have been pursued further. If the overall property were in a blank slate, it would be acceptable to allow and in fact encourage the preferred design option. He said that to balance the consideration of reasonable justice and equity with the preservation of the historic structure some reasonable accommodation should be pursued. This position is based on the finding that the apartment building is a contributing historic resource and is a good example of a recognized historic architectural style, and its loss would therefore be a detriment to the historic district.

Mr. Crowe said there were other alternative designs that could preserve the apartment building, including a wing from the Option 2 Family Services Building that extends either south toward Laurel St. or north for the desired classroom and storage/mechanical space. He said this was particularly true if the dentist office property was included with this design, as it was included with the preferred design Option 1. There was also additional space on the site along Laurel St. toward S. 3rd St. to provide for the courtyard shown on the preferred design option, or the courtyard could occupy the dentist office space. While these alternative designs may not have been the ideal design scenario for the Church, they would accommodate their overall needs and allow for the continued use or sale of the apartment building. Staff had encouraged the Applicant to proactively design feasible alternatives that would allow for the retention of the apartment building, and believed that Option 2 came close to achieving both the goal of the Church and the need of the City to protect the historic resources. He added that Option 2 would not be a cost burden because it would actually cost less than the preferred Option 1.

Mr. Crowe summarized that Staff recommended denial of this request to demolish 205 S. 3rd Street. This recommendation is based on the building's representation of the Art Moderne style, a recognized

and celebrated American historic architectural style, which is rare in the City. The building is a contributing building within the South Historic District, as it represents this architectural style and meets the National Register test of being at least 50 years old. The loss of the building would present a detrimental impact to the South Historic District as it would disrupt the continuity of historic buildings along S. 3rd/River Streets and create a noticeable gap in the historic fabric of this block. The building is structurally sound and viable as a rental residential property. Utilizing the approach of Option 2 with modifications previously described would allow for the Church to design more classroom and other space to achieve the goals of their Master Plan and not deny the Church reasonable justice and equity.

Mr. Crowe said that should the Board disagree with Staff's findings and recommendations, the strongest argument for approval of the demolition request hinges on the following alternative findings: the lack of relevance of the Art Moderne style to Palatka, the likelihood that the loss of the building would not harm the South Historic District, and the fact that any new building on the Church property would meet Board design review, ensuring that it would be compatible and an asset to the district even as noncontributing buildings. This alternative finding would note that impeding the Church's ability to design the new buildings in its preferred campus-style configuration would run against the need to provide the Church reasonable justice and equity.

Chairperson Correa read for the record a letter from Mrs. J. H. Bryan Jr. asking the board to approve the demolition of the apartment buildings.

Bob Hartwig, 542 West River Road, said he has resided in Putnam County for 17-18 years and has been a member/volunteer of the Presbyterian Church the same amount of time. He said what the Church was trying to do was present to the board variations from what staff had presented. He said Mr. Taylor had submitted a lot of time, research and effort on this effort.

Agent Robert Taylor, an architect with a place of business at 710 St. Johns Avenue, gave a power point presentation that started by showing the Church's long range master plan. He noted that the Church was built in 1881 but was destroyed by the Great Fire in 1884. The Church was then rebuilt in 1886 and the basement was added later. In 1849 the annex was added and in 1969 Westminster Hall was constructed. He stated it the Church wants to continue to grow the facility on this particular site.

Mr. Taylor said the object of the Church's growth was to construct the Family Services Building in an initial phase and the Classroom Building in a second phase. The Family Services Building would serve as a multipurpose area for children to view audio/visual presentations along with appropriate space for basketball, volleyball, gymnastics and church wide gatherings, dinner for up to 388 people. The building would also include areas for student activities and additional space for bible studies, women's gatherings, storage for tables and chairs, a much larger kitchen then what already exists, bathrooms, showers and changing facilities.

Mr. Taylor said the Master Plan Drawing shows the Church property is essentially landlocked. The Church on the east is bounded by the St. Johns River and on the north and south by City property. He said the Church bought the apartment complex with the sole purpose to expand Church facilities.

He then showed the floor plans of the multipurpose area which he said was a reasonable development. In discussing the apartment building, he noted the interior load bearing walls stymied floorplan changes and discussed the building's past termite problems and roof leaks. He said the mechanical and electrical systems are marginal for its current use. He showed the floor plans of the first and second floors, noting that the primary accesses to the second floor apartments are only accessible from the exterior stairs. He said the building is elevated and is not handicap accessible.

Mr. Taylor explained the only significant Art Modern element that is on the building are the rounded stairs and canopies. He said other than those features the building is a straightforward concrete block with stucco building with a dab of architecture. He said that when considering renovations to the existing building to accommodate the Church's long range plans, the Church did conduct some in-depth studies as to what staff had requested and tried to determine if it would be practical to renovate the apartment building to accommodate those long range plans. This was determined to not be feasible because of the inability to expand interior rooms due to the load bearing walls and the resulting small class rooms. There were also mechanical and electrical problems.

Mr. Taylor then discussed the options. He said that with Option 2 the Church was trying to utilize a building that will be approximately 400 feet by 110 feet which gains about 2,800 square feet for a basketball and volleyball court. This would only accommodate a half court size. The Church did not consider Option 2 to be practical because it would only net about 665 square ft. more than what would be available at the Westminster Hall which only serves about 46% of the Church's program needs. He showed pictures of the preferred Option 1, saying that it would provide the optimum development for a future sanctuary, classrooms and open spaces for planning. The existing (dentist office) building to the south is not owned by the Church but they do have first refusal rights for that piece of property in order to help them to develop it as a future access point. He said the apartment building crowds where they are on the site.

Mr. Taylor said Option 2 was really an exercise to see if they could get another building on that site without taking away the Church's opportunity to build the future sanctuary, classrooms and offices. This did not turn out to be a practical solution for them. He said he did rotate the multipurpose area of the basketball and volleyball area and he couldn't get it to fit into that space. He then said even though Option 2 was a consideration it ended up not being an attractive one. He then went over the cost/program matrix.

Mr. Taylor said they were asked to determine what the Church's expenses and income had been over the last three years. The year 2011 netted a little bit of income, 2012 showed a loss due to more repairs and expenses, and 2013 to date has been a loss. He said the apartment buildings were originally purchased for the needs for expanding the Church.

Mr. Taylor showed pictures of other types of architecture including the Larimer Building, explaining the difference between the styles and gave a brief history of the apartment building when it was constructed. He said the only element that makes the building appear to be in the Art Moderne style is the curved stair and the curved cantilever. The rest of the building is of a simple straight block building with stucco covering.

Mr. Taylor noted that at that time of the surveys (1978 and 1981) the building was not considered to be contributing to the district. In 1998 the Church purchased this property with the intent of demolishing the building. The historic districts were established in 1982 and were added to the National Register in 1983. He said the building style was not representative of the neighborhood and also was not a particularly good example of Art Moderne. He said in the cultural resource study had its own historic preservation design criteria, and it was interesting that these criteria were not included in the City's eventual historic preservation ordinance. He said that the new building will be constructed to mimic the historical Church building by incorporating the red brick. He said the apartment building was not historical and the new building would improve the image for that corridor.

Christy Sanford, 312 Dodge St., said there is a one-of-a-kind Queen Anne building in the South Historic District - you wouldn't suggest tearing it down because there were no other places like that. She added even though Pat Wilson's house on River St. is extremely modern you wouldn't argue to tear it down since it was different from the surrounding Victorians, Bungalows and Vernaculars. She said this was the most attractive apartment building in Palatka and said it is an example of Art Moderne; the lines are very balanced and clean. She added she was opposed to demolition and said the idea of trading an Art Moderne with a basketball court is crazy.

Robert Browning, 225 River Dr. East Palatka, applauded the Historic Board for looking after historic buildings that they treasure and preserving them, but the apartments in question do not need to be preserved.

Kirby Kennedy, 106 Lisa Ln., referenced the first Presbyterian pilgrims coming to this country. He said the Church needed to expand to help the community and demolishing the apartments will allow this to happen.

Cynthia Bents, Interim Pastor for the Presbyterian Church, said rather than repeat what had already been stated she offered profoundest thanks to the Board for taking their time to hear what the Church needed to say. She added there was a lot of thoughtful information presented on behalf of the City as well as the Church. She asked the Board to consider the Church's request along with their long history in the community and their commitment to this community.

Michael Gagnon, 703 Emmett St., said he is the president of the Southside Neighborhood Association and felt obligated to say he was against the demolition.

Barbra Wayne, 417 Emmett St., spoke against the demolition.

Maryland Young, 702 Cleveland Ave., spoke in favor of demolition.

Tom Lyman, 205 S 3rd St., said the Church kept saying they are unable to keep up the apartment buildings, and wondered if they would be able to keep up the new buildings.

Hearing no further comments, Chairperson Correa closed the public hearing.

Ms. Crabill asked Mr. Taylor if the new building (Family Services Building) would fit in with the historic look. Mr. Taylor said it would and added that it will have red brick exterior, cast stone elements, arched windows in the walkway which is reflective to Westminster Hall. Mr. Crowe cautioned the board that the new building was not under consideration by this board at this time, and that they needed to focus only on the demolition of the apartment building.

Ms. Schoenberger asked when the Church would want to build something there and also did the Church currently have the financial ability to do so. Mr. Taylor replied this is the first step in the Master Plan; the Church has been planning this for some time now. He said due to the way the economy has been the Church planned to move expeditiously, but estimated it would be a few years before they started. Ms. Schoenberger asked if the Church had the funds aside for this project. Mr. Taylor replied they did not.

Mr. Beaton asked how many parishioners attend the Church and also asked if there was a breakdown of how many adults and children attend. Mr. Browning replied there are approximately 250 people that attend services. He said there are many more adults that attend then children and youth.

Mr. Beaton asked when the Master Plan was started. Mr. Browning replied approximately 7-8 years ago. He added the Church was under the impression by the City at the time of purchasing the building that they would be allowed to tear it down. Mr. Beaton asked if there was someone there that knew what the venue of this discussion, was that in a public meeting, personal conversation, is there something in writing that says that. Mr. Browning said no, but added when the former Pastor was here who created the vision for the Master Plan, he and Mr. Taylor went to speak with the City Manager (Bush) and they were told there wouldn't be a problem tearing it down. With that permission and understanding the Church proceeded with the purchase of the apartment building.

Ms. Schoenberger said she was under the impression that if they were denied demolition of this building they would just let it go into disrepair. She asked if this is what their intentions were. Mr. Browning replied they had not crossed that bridge yet, but they are looking at all of their options, depending on this Board's action along with the action of what they take to their session.

Ms. Crabill asked if it was determined they could not tear the building down and that they could not maintain it would they sell it. Mr. Browning replied that this would be a possibility.

Mr. Graffweg said the presentation was very well done; there were good arguments on both sides. He said he felt this is a historical building and should not be torn down.

Ann Hartwig, 2543 West River Rd., said the Church is known for preserving its historic building. She asked if the apartments could be moved and preserved elsewhere. Chairperson Correa said this would have to be considered as a separate COA and that this meeting is strictly for the demolition request.

Motion made by Mr. Graffweg to deny the demolition request, seconded by Ms. Crabill.

Ms. McCamey asked for roll call since there was one vote of no in the voice vote.

Roll Call, Chairperson Correa-yea, Ms. Crabill-yea, Mr. Goodwin-yea, Mr. Graffweg-yea, Mr. Beaton-no and Ms. Schoenberger-yea. Motion approved to deny the demolition request.

Other Business- there was no other business.

Adjourn- With no further discussion meeting was adjourned at 5:20 pm.

Certificate of Appropriateness
HPB 13-38
205 S. 3rd St.

STAFF REPORT

DATE: August 28, 2013

TO: Historic Preservation Board members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This application is to approve the demolition of a six-unit apartment building located at 205 S. 3rd St., owned by the First Presbyterian Church. Courtesy public notice included property posting and letters to nearby property owners (within 150 feet).

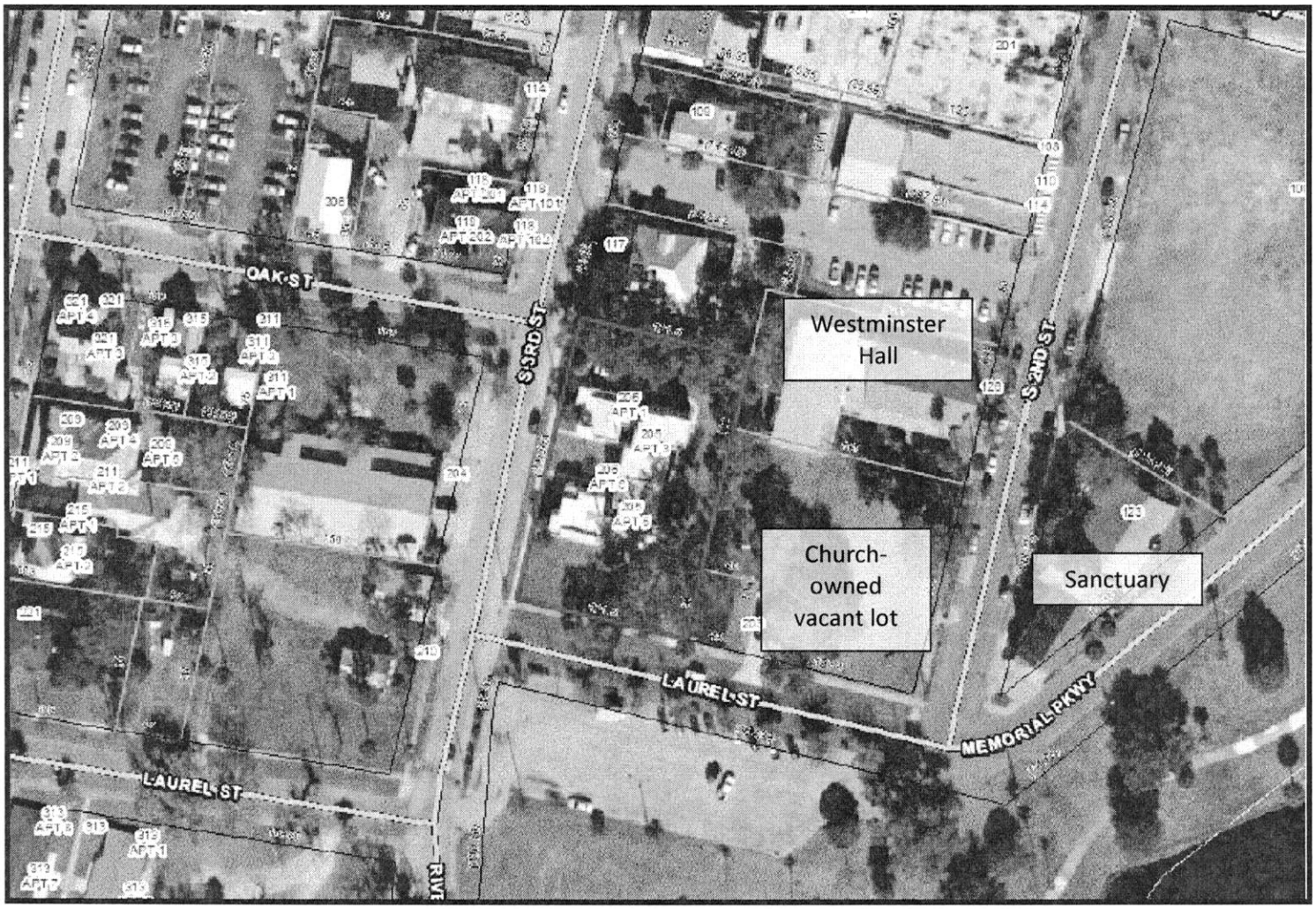


Figure 1: Property Location

APPLICATION BACKGROUND

The property in question is located in the northeastern portion of the South Historic District. As shown in Slide 9 of the Applicant's submittal, the building has four ground-floor apartments and two second floor apartments. While there is no Master Site File for the property, Property Appraiser records indicate the apartments were constructed in 1947, making them 66 years old. The Applicant has indicated in a meeting with Staff that while the building is in need of electrical upgrading it is structurally sound and relatively unaltered – Staff agrees with this assessment.

The architectural style of the building is Art Moderne or Streamline, which was a late type of the Art Deco design style which emerged during the 1930s (see attached staff exhibits with architectural style summaries). Staff does not agree with the Applicant's assessment of the building as belonging to the Art Deco style, which commonly used ornamentation as geometric designs, towers and vertical projections, and metallic decorative features. In contrast the Art Moderne style was both a reaction to Art Deco and a reflection of austere economic times, lacking the purposeful ornamentation of the Art Deco style. The Art Moderne style served as a bridge toward the minimalism of the International style with Art Deco's sharp angles replaced with simple, aerodynamic curves. Art Deco design was stripped of ornaments such as exotic woods and stone motifs in favor of the aerodynamic pure-line concept of motion and speed developed from scientific thinking. Common characteristics of Art Moderne include horizontal orientation, rounded edges, corner windows, and glass block, smooth exterior wall surfaces, usually stucco (smooth plaster finish), flat roofs, and subdued colors. 205 S. 3rd St. departs somewhat from the Art Moderne style in that it does not exhibit corner windows, glass block, and asymmetrical layout, but it does exhibit strong elements of the style in the rounded walls of the front porch, the horizontal emphasis of the façade, smooth exterior surface, and flat roof.

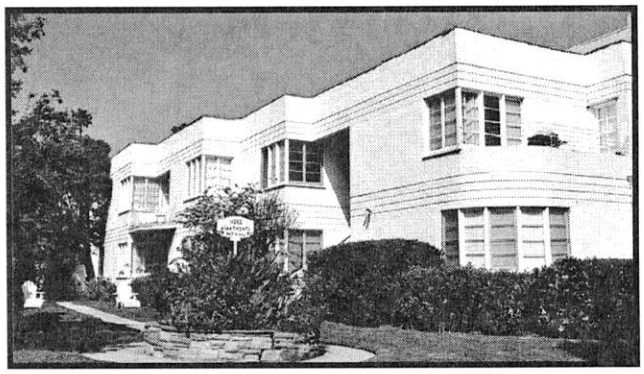
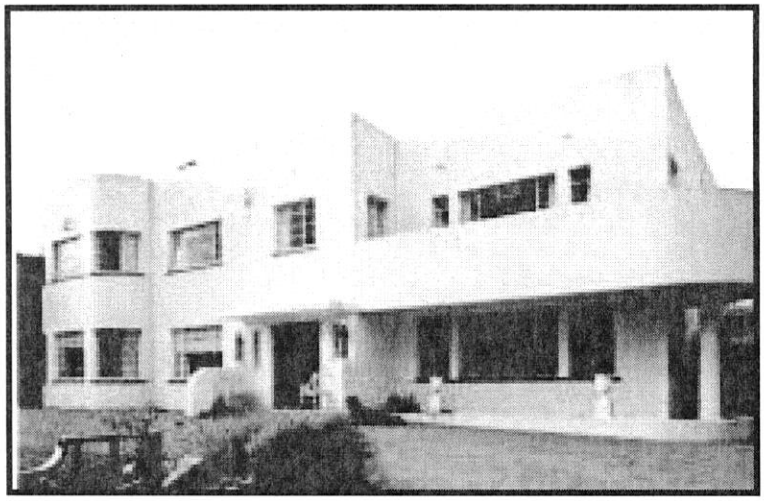


Figure 2: Voss Apartments, Santa Monica, CA

Figure 3: Galveston, TX Art Moderne apartments

Figure 4: Subject Property



Figures 5 & 6: Other examples of Art Moderne residential buildings

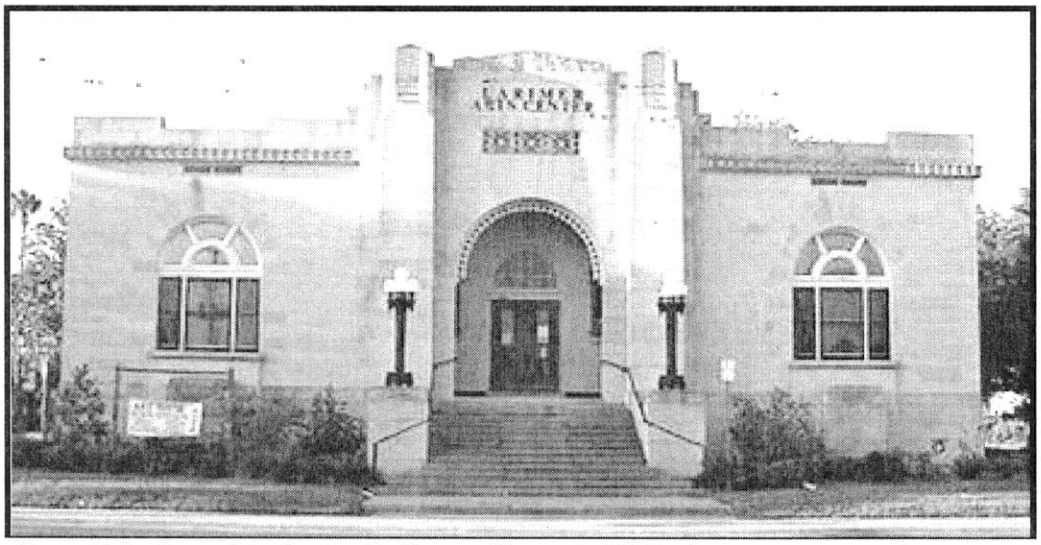


Figure 7: Larimer Arts Center, built as a library in 1930, shows ornamentation common to the Art Deco style (and lacking in the Art Moderne style) including raised zig-zag parapet, floriated pattern above entrance, pilasters, ornamental ironwork, and decorative cornice

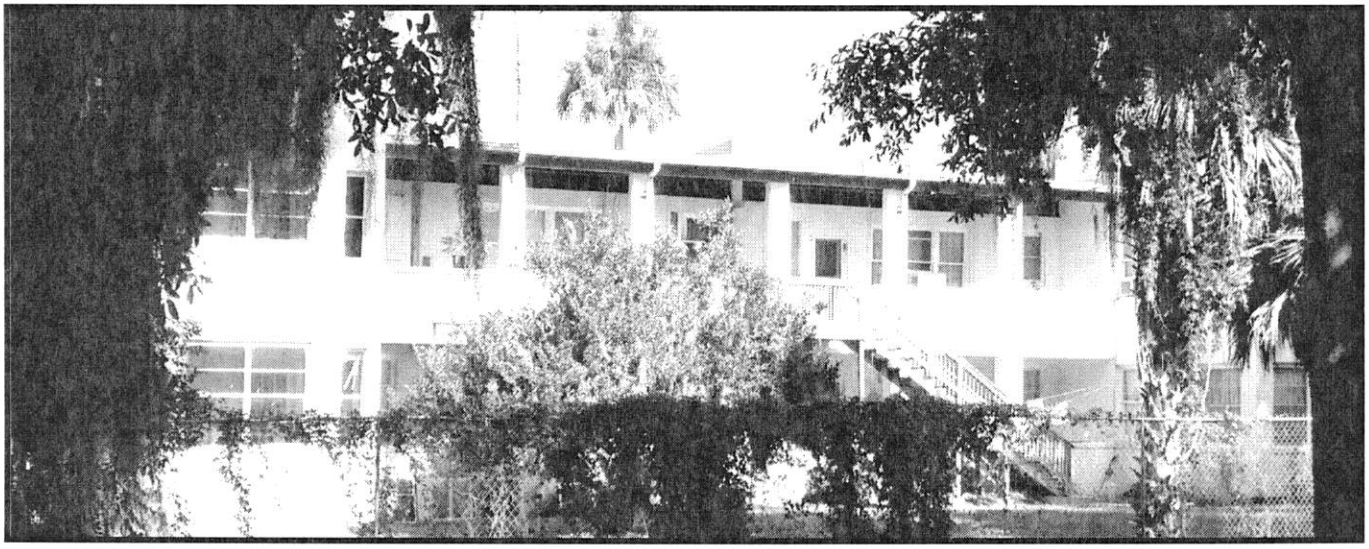


Figure 8: rear of 205 S. 3rd St. – horizontal emphasis continued, distinctive rear second floor porch

While it is not relevant to this application, it should be noted that the First Presbyterian Church sanctuary is one of the City's most significant historic buildings. The stewardship of the church's leadership should be recognized in maintaining and preserving this remarkable building for the last 125 years.

The genesis of this application is the Church's long-term master plan, which they have developed over the last several years. The master plan calls for the construction of three new buildings as indicated below:

- Family Services Building (10,450 SF) – multi-purpose gymnasium to be used for basketball, volleyball, and gymnastics, as well as for large gatherings, dinners, and student activities. Five meeting rooms to be used for bible study and small group gatherings. Four storage rooms for tables and chairs, kitchen with pantry and serving counter, and bathrooms, showers, and changing rooms.
- Future church office building, located just south of Westminster Hall.
- Future sanctuary, located just south of the future church office building. This would be utilized for large services of the Christmas and Easter variety, and also more formal gatherings.

The master plan arranges these buildings in a small campus setting, with a courtyard between the future sanctuary and Family Services Building, and also a small parking lot and playground where the apartment building is now. The Applicant has indicated that the apartment building handicaps the preferred master plan by crowding the buildings and losing the campus design.

APPLICATION ANALYSIS

The Board is guided in the consideration of this application by the City's Comprehensive Plan and Municipal Code, with relevant policies and code provisions listed below.

1. *Comprehensive Plan – Protection of Historic Resources*

The City's adopted Comprehensive Plan and Municipal Code provide guidance for exterior alterations, including demolition, in local historic districts. Comprehensive Plan *Policy A.1.5.1 states that:*

> *Historic resources shall be protected through designation as historic sites by the State or City. Such designated sites shall require plan review procedures for proposed alterations or remodeling that will ensure, through the permitting process that the proposed activity will not degrade or destroy the historical / archaeologic significance of the site.*

At the outset, it is necessary to determine if in fact this building is considered to be an historic resource and therefore worthy of protection. In slides 25-30 of his presentation the Applicant notes that the 1981 *Cultural Resource Survey of Palatka* identified this building as a noncontributing structure. While the term "noncontributing" is not defined in the Municipal Code, its accepted definition in the context of the National Register program is any building, structure, object, or site within the boundaries of an historic district that does not reflect the significance of the district as a whole, either because of a lack of historic associations, historic architectural qualities, or archaeological features, or that has been altered to the point where it has lost its physical connections with the past and thus its historic integrity. The National Register of Historic Places identifies the period of significance of the South Historic District as extending between 1850 and 1949 (see attached National Register sheet). The construction date of 1947 puts this building within the District's period of significance, so there is recognition of the potential for the building to be a contributing building. It is important to note that the survey for the national and local historic designation of the district occurred almost 30 years ago, at a time when the Art Deco and Art Moderne styles were considered to be a relatively new and

non-historic architectural style. The under-appreciation of these architectural styles was reflected in the state of Miami Beach's South Beach (containing over 800 buildings of these two architectural styles) as a blighted and declining area at that time, not to begin its remarkable ascent until the late 1980s.

Another important factor to consider is that the National Register considers properties that are at least 50 years old to be eligible for historic designation. At the time of the survey this building was just 34 years old, which led the authors of the survey to leave it off the list of contributing structures. The building is now 66 years old, placing it well within the timeframe for contributing status.

Based on the arguments presented above, namely that the Art Moderne style is recognized as an important historic architectural style, the building's construction date occurring within the South's Historic District's period of significance, and its eligibility for National and local Register designation based on the 50-year rule, Staff believes that this building should now be considered a contributing structure within the historic district, and thus an historic resource. If the Board accepts this premise it is obliged by the Comprehensive Plan policy above to strive to protect and preserve this building.

2. *Comprehensive Plan – Adaptive Reuse*

The last part of Comprehensive Plan Future Land Use Element Policy A.1.5.2 notes that:

> *Adaptive reuse of historic structures shall be given priority over actions that would harm or destroy the historic value of such resources. Adaptive reuse shall include the permitting of historic structures to be remodeled or rehabilitated for a use that would be non-conforming to adjacent properties so long as the remodeling/rehabilitation does not affect the historical significance of the structure and the proposed use is or can be made compatible with adjacent land uses.*

This policy directs the City to support the reuse of this building for church purposes over its demolition and replacement.

3. *Municipal Code (Planning) – Historic Preservation Intent*

Section 54-71(b) of the Municipal Code, the City's historic preservation ordinance, provides the following additional guidance in this case.

(1) It is hereby declared as a matter of public policy that the protection, enhancement and perpetuation of properties of historic, cultural and aesthetic merit are in the interest of the health, morals, prosperity and general welfare of the people of the city. Therefore, the purpose of this article is to:

a. Effect and accomplish the protection, enhancement and perpetuation of districts, structures and sites which represent distinctive elements of the city's cultural, social, economic, political and architectural history;

b. Foster civic pride in the accomplishments of the past;

c. Enhance the city's appeal to visitors and thereby support and stimulate the economy;

d. Protect and enhance property values as a means of stabilizing historic districts of the city; and

e. Promote the use of historic districts for the education, pleasure and welfare of the people of the city.

(2) It is further declared that the purposes of this article are to:

a. Retain and enhance those properties which contribute to the character of the historic districts and to encourage their adaptation for current use and to ensure that alterations of existing structures are compatible with the character of the historic districts; and

b. *Ensure that new construction and subdivision of lots in historic districts are compatible with the character of the historic districts.*

This language directs the City to strive to protect this building and encourage its continued use as residential or its adaptive reuse for other purposes. Staff agrees with the Applicant that the building is not suitable for conversion to a classroom building, therefore the adaptive reuse approach is not an option.

4. *Municipal Code (Planning) - COA Criteria –Considerations to Immediate Surroundings and the District*

Under Section 54-78(a) of the Municipal Code, Article III Historic Districts, a Certificate of Appropriateness (COA) is required to erect, construct or alter a structure or sign located in a historic district. Demolition is of course an alteration of a building. Section 54-79(a) also requires that the decision include consideration to the immediate surroundings and to the district in which it is located or to be located.

5. *Municipal Code (Planning) Historic Structure Demolition Criterion*

Section 54-79(b)(4) states that:

> *In the case of the proposed demolition of an existing structure, that the removal of such structure will not be detrimental to the historic and architectural character of the district, or that, balancing the interest of the city in preserving the integrity of the district and the interest of the owner of the property, approval of the plans for demolition is required by considerations of reasonable justice and equity;*

Staff has combined these criteria as considerations to surroundings and the district (Criterion #4) is really the same as the first part of Criterion # 5. Staff has broken out Criterion # 5 into two elements which must be balanced against each other: 1) detrimental impacts to district, and 2) reasonable justice and equity for the property owner.

Detrimental Impacts to the Historic District

Historic Building Continuity. Of the seven developed properties fronting S. 3rd St. between Laurel St. and the rear frontage of St. Johns Ave. downtown buildings, five are contributing structures (including the subject property interpreted previously by Staff in this report). The other contributing properties in this block include:

- the Kupperbusch House, at 109 S. 3rd St., Frame Vernacular apartments built as private residence around 1886.
- 117 S. 3rd St., Frame Vernacular single-family home built around 1884 (missing from map and National Register nomination form, probably due to an oversight, but determined by Staff to be a contributing structure).
- 118 S. 3rd St., two-story Frame Vernacular apartments, built around 1924.
- 204 S. 3rd St., Masonry Vernacular commercial building, built around 1924.

(The two non-contributing buildings are the Elks Lodge (114) S. 3rd St.) and a small office building at 210 S. 3rd St.)

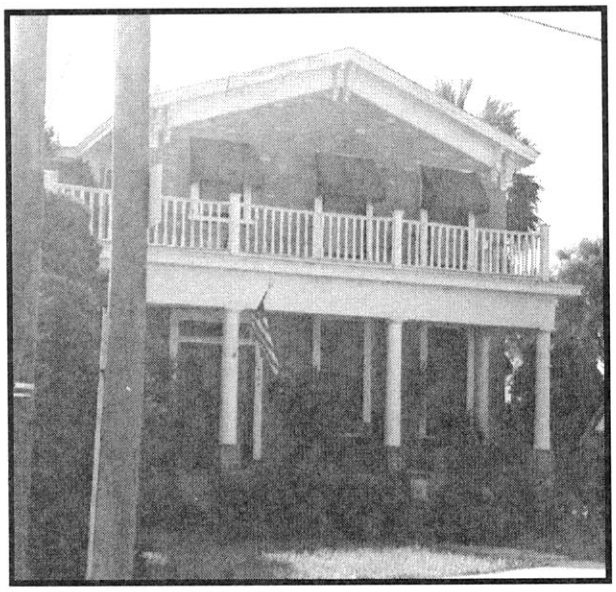


Figure 9: 109 S. 3rd St. (Kupperbusch House)

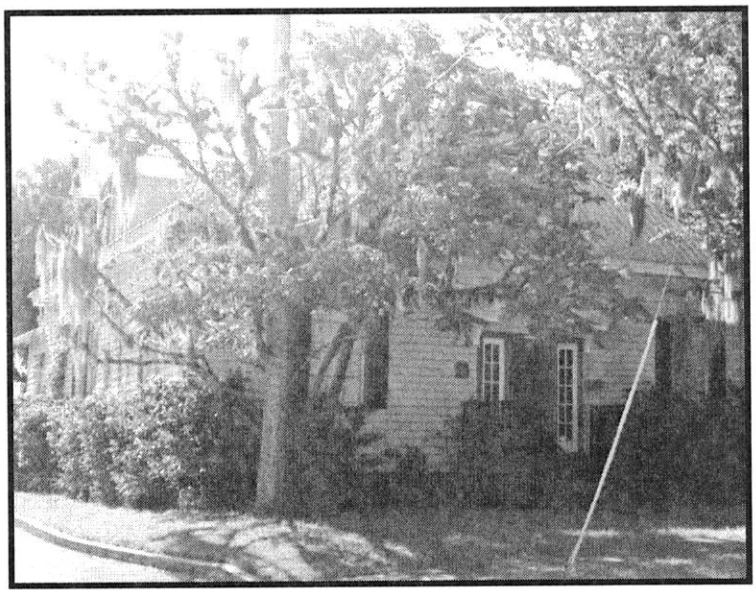


Figure 10: 117 S. 3rd St.

This concentration of contributing historic structures provides for historic continuity between the historic downtown and the main body of the residential part of the South Historic District. The mix of uses including commercial, single-family, and multi-family reflects the historic and interesting nature of this block as a transitional area between commercial downtown and residential neighborhood.

Outside of the immediate surroundings, the loss of this historic structure would impact the overall South Historic District. Similar to the requested demolition of St. Mark's Parish Hall and the Rectory at 312 N. 2nd St., the loss of this building would present a noticeable gap in line of historic buildings in this block, as the property is just under one-half the length of this block. (This loss is accented by the importance of S. 3rd St. as a "cut-through" route handling River St.-to-Reid St. traffic and thus having more visibility and prominence than other local streets). While it is understood that a new building on the property would be reviewed by the Board for compatibility with the historic district standards, it would still be a new building and thus noncontributing to the District.

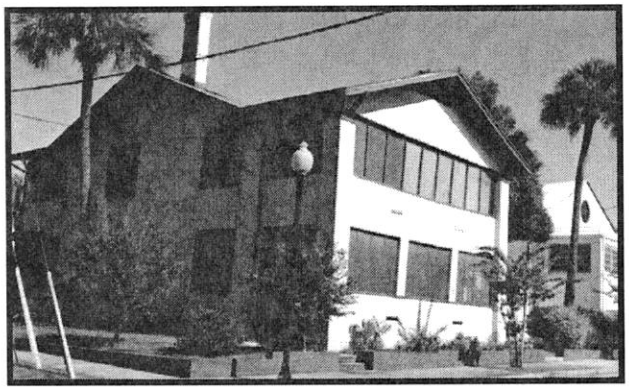


Figure 11: 118 S. 3rd St.

Figure 12: 204 S. 3rd St.

Architectural Style. By way of comparison, as this building is not on the level of architectural and historic significance of the St. Mark's Parish Hall, the impact to the South Historic District would not be as great as the impact of the loss of the Parish Hall to the North Historic District. However the loss of what is arguably the only Art Moderne building in the City should be considered. While this is not a "pure" example, Staff believes it is within the bounds of this architectural style, contrary to the Applicant's assertion on Slide 34 that the building was not an example of any particular architectural style.

Staff respectfully disagrees with several assumptions made in the Applicant's presentation pertaining to this architectural style. First of all, Slide 21 lumps in the Art Deco and Art Moderne styles together – as discussed previously these two styles are very different. The simple and unadorned Art Moderne style in fact represented a reaction and departure from the fanciful Art Deco style. This is relevant as the Applicant's presentation compares this building with the local landmark Art Deco Larimer Center and even with early skyscrapers like the Empire State Building and the Chrysler Building. This is an apples-to-oranges comparison, and comparing a modest apartment building with skyscrapers doesn't seem to take into account significant differences in building mass and height.

Slide 34 also notes that the style is not representative of the neighborhood. Staff does not find this to be a valid justification to minimize the impacts of the loss of the building, since this and other historic districts contain multiple and varying architectural styles. For example the South Historic District includes just one example of the Mediterranean Revival style (Campbell Building), two examples of the Romanesque Revival style (First Presbyterian Church and St. Monica Catholic Church), and one example of the Federal style (Culbreth House, 510 River St.). These buildings are important as rare local examples of architectural styles that are not representative of the more common Frame Vernacular, Bungalow, and Colonial Revival styles that dominate the South Historic District. Staff believes the same consideration should be given to 205 S. 3rd St.

Staff also questions the following statement on Slide 24 of the Applicant's presentation: "Post-War Architecture was typically 1950's modern. It was encouraged by uncontrolled sprawl and lax planning efforts of the era. The Architecture was insensitive to other parts of the City." While this statement is true in regard to suburban sprawl, it was made in 1978 at a time when the Art Deco and Art Moderne architectural styles were not distinguished from other forms of modern architecture, as they are now. Staff would add that American architecture has traditionally displayed insensitivity, with "trendy" architectural styles supplanting outmoded styles in rapid succession. For example fanciful Queen Anne Victorian architecture, now considered as a bedrock historic architectural style, was in the 19th century by some considered to be hideous and showy architecture.

Typical impacts to historic districts can best be described as "death by a thousand cuts" with the loss of individual and sometimes modest historic structures. A historic district is a sum greater than its parts. Its character derives from the cumulative impact of many historic buildings maintained with sensitivity to their architecture and surroundings. As stated in the *Cultural Resource Survey*:

> *No single building in them (historic districts) may be significant but together the structures create a harmonious scene. In such cases it is often necessary to preserve the individual elements to maintain the harmony of all...The loss of familiar surroundings disrupts the sense of continuity in community life and contributes to feelings of personal and social disorder. The buildings associated with a community*

over a long time develop an agreeable character, and that alone is reason enough for their preservation.

Slide 35 of the Applicant's presentation presents six bulleted criteria which are used to evaluate the historic value of the apartment building. Please note that these are not part of the Board's evaluation criteria, but were included in the Cultural Resource Survey as part of a recommended ordinance, which the City did not adopt. These criteria should not be utilized by the Board, which is bound by the criteria presented in this staff report. These criteria are geared more toward recognizing significant landmark buildings, rather than contributing buildings and are not appropriate for the Board's review.

***Summary*. In summary, Staff believes the Board needs to evaluate the impact of the demolition of this building using 1) the relative importance of historic building continuity along the S. 3rd St./River St. Corridor; 2) the Board's opinion of the Art Moderne architectural style as a legitimate historic architectural style that is appropriate and compatible with the district's collection of historic resources; and 3) if the Board affirms # 2, that the building legitimately represents the Art Moderne architectural style. Staff has offered its opinion on these three findings, but understands that all three are subject to interpretation and the final call will be the Board's.**

Reasonable Justice and Equity for the Property Owner

While it is important to recognize the benefits and importance of historic preservation it is also important to consider impacts to the property owner, as noted in Section 54-79(b)(4). This requires a balancing act.

This criterion is somewhat difficult to measure, as the Board is obliged to make a finding on how exactly to balance district integrity with "reasonable justice" and equity for the Applicant. This requires that the Board depart from their usual focus on strict preservation of historic structures to also consider the impacts of preservation on the Applicant. This should be a carefully-considered finding, as it could affect future cases in which property owners would use similar arguments to advocate for demolition. A finding should pertain to practical considerations that can be measured, such as economic or physical development factors.

The issue of district integrity was discussed in light of the "detrimental impacts" criterion, and Staff has offered the opinion that demolition of this building would result in what could be called "moderate" negative impacts to the district. The question then becomes: would the need for reasonable justice and equity for the Applicant outweigh the loss of the structure?

Practical Considerations. The Applicant bases their request for reasonable justice and equity on the premise that the building presents a significant hardship in accomplishing the Church's master plan. In several meetings with Staff the Applicant has indicated that the fundamental problem is that the Church property cannot accommodate the two large proposed buildings (Family Services Building and future sanctuary) and retain the apartment building at the same time. The apartment building is not conducive for adaptive reuse to classrooms - interior walls are load bearing walls, which makes the construction of interior hallways costly.

The Applicant developed two other alternative development scenarios. The first (Option 1) kept the apartment building and placed a narrow Family Services Building just south of it, along Laurel St. (see Slide 12). This option did not allow for the additional classrooms and gymnasium provided in the Family Services

Building. The Applicant indicated this option would only satisfy 5 to 10% of the Church's needs. Staff agrees that this option would limit the Church's needs in a way that denies reasonable justice and equity.

A second alternative would be the construction of a Family Services Building to the rear/west of the apartment building (Slide 14). The table below as derived from the Applicant's presentation shows a comparison between the preferred design option and Option 2 – this indicates that Option 2 provides the same level of need for the Family Services seating and dinner seating, kitchen, and bathrooms; while meeting 40% of the need for classrooms and 46% for storage/mechanical. The Applicant has indicated that Option 2 meets 82% of the overall needs of the Church.

Table 1: Comparison of Preferred Option and Option 2

	Preferred option	% of Program Achieved	Option # 2	% of Program Achieved
Family Services Building	10,450 SF	100%	8,625	100%
Fam. Serv. multi-purpose seating	820 persons	100%	820 persons	100%
Fam. Serv. dinner seating	380 persons	100%	380 persons	100%
Classroom space	75 persons	100%	90 persons	40%
Classrooms	5 rooms		2 rooms	
Kitchen	730 SF	100%	730 SF	100%
Bathrooms	600 SF	100%	600 SF	100%
Storage, Mechanical	2,050 SF	100%	945 SF	46%
Overall Church Needs Met	100		82%	

While Staff agrees that Option 1 is not a reasonable alternative that comes nowhere close to meeting the Church's needs, there is some question as to why Option 2 would not be pursued. If the overall property were a blank slate, it would be acceptable to allow and in fact encourage the preferred design option. However as previously stated the Board is guided to take into account the preservation of historic structures and their adaptive reuse, assuming that the Board accepts the dual argument that the apartment building is a contributing historic resource, is a good example of a recognized historic architectural style, and its loss would therefore be a detriment to the historic district. Therefore this consideration must come into play. Staff believes it would be possible to design a wing that extends either south toward Laurel St. or north off the Option 2 Family Services building that could provide for the desired classroom and storage/mechanical space (as demonstrated on Figure 13). This is particularly true if the dentist office property is included with this design, as it is with the preferred design option. There is also additional space on the site along Laurel St. toward S. 3rd St. to provide for the courtyard shown on the preferred design option, although this site element is not included in the presentation of church needs (or the courtyard could occupy the dentist office space. While it may not be the ideal design scenario for the Church, it would accommodate their overall needs and allow for the

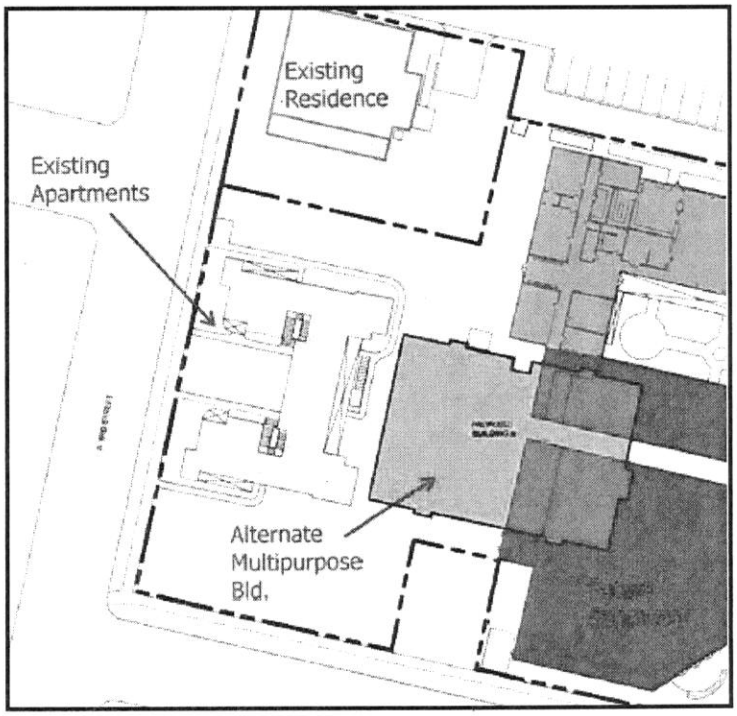


Figure 13: Option 2 Design

continued rental or sale of the apartment building. Staff has encouraged the Applicant to proactively design feasible alternatives that would allow for the retention of the apartment building, and believes that Option 2 comes close to achieving both the goal of the Church and the need of the City to protect historic resources. It is not Staff's intent to recommend the specific option presented in Figure 13, but to recommend that the Applicant design to preserve the apartment building.

Economic Considerations. Other than practical factors in this case, the Board may consider economic factors. The following costs were assigned to the various design options.

Table 2: Project costs

	Cost	Cost per SF
Preferred Option	$1,618,000	$155
Option 1	$660,000	$150
Option 2	$1,293,750	$150

The cost of renovating the building for classroom space was $1,093,750, again affirming that adaptive reuse was not a viable option, particularly since the top floors would not be usable. The cost of demolishing the building was estimated at $144,000. Table 2 confirms that retaining the building would not create an economic hardship as the preferred option was considerably expensive than the options that retained the apartment building. If it is the case that the Applicant can modify Option 2 to meet more of the Church's practical needs, it appears that such costs of a modified Option 2 would still be less than the preferred option.

The Applicant also included information pertaining to the cash flow of the apartment building. While there is a net loss over the last several years, Staff would note that the apartments are rented and appear to be a viable business concern. While the electric and plumbing are outdated, this is due to the reluctance of the owner to update and modernize such systems, which along with other improvements allow for higher rent levels. Staff believes that the close proximity to downtown and the river make this property a viable residential concern that could potentially be converted to higher-valued condominiums.

Due Diligence. Finally, the Applicant's conclusions include the statement that the Church purchased the apartment building in 1998 with the intent of demolishing it. The Applicant has stated that (former) City officials at that time assured them verbally that it would not be a problem to approve the demolition (Staff has not found any such statement in writing). This pertains to the reasonable justice and equity argument. However it is important to point out that both this statement and its conclusion are not grounded in any facts pertaining to City ordinances then and now, as approval from the Historic Preservation Board is required for any demolitions in an historic district. It was a calculated risk to purchase property in an historic district and assume any approvals were forthcoming.

STAFF RECOMMENDATION

Staff recommends denial of the request to demolish 205 S. 3rd Street based on the following findings:

- The building represents the Art Moderne style, which is a recognized and celebrated American historic architectural style.
- The building is the only one in the City that represents this style, therefore it is unique.
- The building is a contributing building within the South Historic District, as it represents the Art Moderne architectural style and meets the National Register test of being at least 50 years old.
- The loss of the building would present a detrimental impact to the South Historic District as it would disrupt the continuity of historic buildings along S. 3rd/River Streets and would create a noticeable gap in the historic fabric of this block.
- The building is structurally sound and viable as a rental residential property.
- Utilizing the approach of Option 2 with modifications previously described that would allow for the Church to design more classroom and other space would achieve the goals of the Master Plan and not deny the Church reasonable justice and equity.

Should the Board disagree with Staff's findings and recommendations, the strongest argument for approval hinges on the following alternative findings:

- The lack of relevance of the Art Moderne style to Palatka:
- the likelihood that the loss of the buildings would not harm the South Historic District and any new buildings on the church property would meet Board design review, ensuring that they would be compatible and an asset to the district even as noncontributing buildings.
- Impeding on the Church's ability to design the new buildings in its preferred campus-style configuration would counter the need to provide the Church reasonable justice and equity.

Attachments: Architectural Style documents
National Register information for South Historic District
Applicant Presentation

FIRST PRESBYTERIAN CHURCH

CONCEPTUAL CAMPUS MASTER PLAN

123 S. 2ND STREET, PALATKA, FL. 32177

PREPARED BY

HARTWIG & ASSOCIATES
LANDSCAPE ARCHITECTS
PLANNING CONSULTANTS
HORTICULTURISTS

ROBERT E. TAYLOR
A.I.A. ARCHITECTS, P.A.

RECEIVED
AUG 28 2013
BY: _____

DOC STAMPS .1140.00
FUTURE TAX .00

FILE 3617 P 1 [illegible]
REC MT 624 P 0471

WARRANTY DEED

THIS INDENTURE, made this 3rd day of September, A.D. 1990 between Robert E. Daley, Jr., a single man, whose social security number is [redacted] and whose address is Route 4, Box 624, Palatka, Florida 32177, of the County of Putnam and State of Florida Grantor, and The First Presbyterian Church of Palatka, Inc., whose federal tax identification number is 59-0609906, and whose address is 121 S. 2nd Street, Palatka, Florida 32177 of the County of Putnam and State of Florida, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns, forever, the following described land, situate, lying and being in Putnam County, Florida, to wit:

Tract #1:
Being a part of Lot 5 of Block 12 of the City of Palatka, and particularly described as follows: Beginning at a point 30 feet South of the Northwest corner of Lot 5, thence running Easterly and parallel with the North line of Lot 5 a distance of 121.5 feet to a old house line, said point being marked by an iron pipe; thence Southerly in a straight line along said house line 30 feet to the Southerly line of Lot 5; thence westerly along the Southerly line of Lot 5, 121.5 feet to the East line of Third Street, thence North 30 feet to the point of beginning; according to a copy of Blair's Map on file in the office of the Circuit Court, Putnam County, Florida.

Tract #2:
The Westerly 95 feet of Lot 7 and the Westerly 95 feet of Lot 3, all in Block 12, of the City of Palatka, according to copy of Blair's Map on file in the office of the Circuit Court, Putnam County, Florida.

Tract #3:
A part of Lots 6 and [illegible] Block 12 according to copy of Blair's Map of the City of Palatka on file in the office of the Clerk of the Circuit Court of Putnam County, Florida and more particularly described as follows: Commence at the Southwest corner of said Lot 7 and thence run Easterly, along the South line of said Lot 7, a distance of 95 feet to the Point of Beginning; thence run Northerly, parallel to the West line of said Lots 6 and 7, a distance of 71 feet more or less, to the South line of Lot 5 in said Block; thence run Easterly along the South line of said Lot 5, a distance of 26 feet; thence run Southerly, parallel to the West line of said Lots 5 and 7, to the South line of said Lot 7; thence run Westerly along the South line of said Lot 7, a distance of 26 feet to the Point of Beginning.

Property Appraiser's Parcel Number: 42-10-27-5850-0120-0060.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature
Printed Name Witness
Witness Signature
Printed Name Witness

Robert E. Daley, Jr.

RICHARD A. ANDRUS CLERK
CT PUTNAM ST FL

STATE OF FLORIDA
COUNTY OF PUTNAM

FILED AND RECORDED
DATE 09/06/1990 [illegible]

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Robert E. Daley, Jr., a single man, to me personally known to be the person described in and who executed the foregoing instrument, or who produced his driver's license as identification and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of September, 1990.

Notary Public
My commission expires:

Along the South line of said Lot 7, a distance of 30.0 feet to the Point of Beginning.

Tract #4:
The South 15 feet of the North 30 feet of the West 121.5 feet of Lot 4, Block 12 of the City of Palatka as per Blair's Map on file in the office of the Clerk of Circuit Court of Putnam County, Florida.

And File 313139 B 763 P 1[illegible]
REC TO 0342178879

EXCEPTING from the above described property, the following real of land and below more particularly described as follows:

The South 15 feet of the North 30 feet of the West 121.5 feet, and the South 15 feet of the North 30 feet of the West 121.5 feet of Lot 6, Block 12 of the City of Palatka as per Blair's Map on file in the office of the Clerk of Circuit Court of Putnam County, Florida.

And

BEING SUBJECT TO the certain Temporary Grant of Easement Dated 9/1/92 granted from Robert E. Daley, Jr. to Russell E. Kaczkat and Sonia L. Kaczkat, husband and wife, and being recorded in Official Records Book 764, Page 1[illegible] of the public records of Putnam County, Florida.

Property Appraiser's Parcel Number: 42-10-27-5850-0120-0060.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Witness Signature
Printed Name Witness
Witness Signature
Printed Name Witness

Robert E. Daley, Jr.

RICHARD A. ANDRUS CLERK
CT PUTNAM ST FL

STATE OF FLORIDA
COUNTY OF PUTNAM

FILED AND RECORDED
DATE 09/06/1990 [illegible]

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Robert E. Daley, Jr., a single man, to me personally known to be the person described in and who executed the foregoing instrument, or who produced his driver's license as identification and acknowledged before me the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of September, 1990.

Notary Public
My commission expires:

Application for Certificate of Appropriateness

Application Number: HB
Date Received:
Hearing date: _____

The application must be typed or printed in black ink and mailed with all required attachments and application fee of $42.00 (Check payable to City of Palatka) to:

City of Palatka Planning & Zoning
201 N 2nd Street
Palatka, FL 32177

(DEADLINE DATE BEFORE THE HEARING, CALL (904)329-[illegible])

TO BE COMPLETED BY APPLICANT

1. Property Address: [illegible] Palatka, FL
2. Parcel Number: [illegible]
3. Historic District: ☐ North ☐ South

4. Type of Improvement:
- ☐ Addition (Square footage)
- ☐ Alteration (Description)
- ☐ Demolition
- ☐ New Construction
- ☐ General Maintenance
  - ☐ Re-Roofing
  - ☐ Wood Repair
  - ☐ Masonry Pointing
  - ☐ Other
- ☐ Other (Roofs, Fencing, driveways, etc.)

5. Required Attachments:
- ☐ Proposed Site Plan (if applicable)*
- ☐ Letter of Authorization**
- ☐ Deed Property on
- ☐ Copy of Recorded Deed
- ☐ Existing Elevations (If changing)
- ☐ Proposed Elevations (If changing)
- ☐ Photographs
- ☐ Product Information (If applicable)
- ☐ Plans (If additional)***

6. Present Use of Property: Single Family Residence / Multi-Family Residence / Commercial / Public / Semi-Public Institutional

7. Owner Name: [illegible]
Owner Address: [illegible]
Phone Number: [illegible]
Email Address: [illegible]

8. Agent Name: [illegible]
Agent Address: [illegible]
Phone Number: [illegible]
Email Address: [illegible]

*Site Plans include placement of structures on property and distance from property lines, dimensions of property, proposed improvements and percentage of lot coverage.

**Letter of Authorization for Agent is required if any person other than the property owner acts as the applicant on his behalf in lieu of the owner.

***Plans: 2 copies for review (bound to make one 8 1/2" x 11" page)

Application Number: HB
Hearing Date: _____

9. The application is submitted by

Signature of owner(s): _____
Print name(s) of owner(s): [illegible]
Signature of Agent(s): _____
Print Agent(s) name: [illegible]

STATE OF [illegible]
County of [illegible]

Before me this day personally appeared [illegible] who executed the foregoing application and acknowledged to and before me that [illegible] executed the document for the purposes of [illegible]
WITNESS my hand and official seal this [illegible] day of [illegible] A.D.

Notary Public

My commission expires: [illegible]

State of [illegible] at Large

FOR OFFICIAL USE ONLY

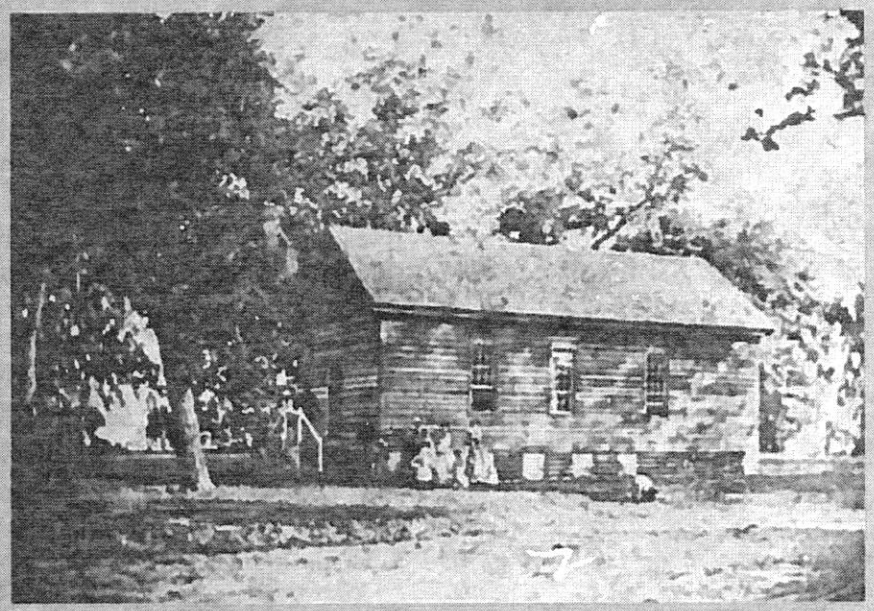
1. Date Submitted:	2. Received By:	3. Preliminary review by:	4. Sign Posted:
			By:

5. Required Attachments Reviewed:
- ☐ Proposed Site Plan (if applicable)
- ☐ Letter of Authorization
- ☐ Existing Elevations (If changing)
- ☐ Plans (if additional)
- ☐ Proposed Elevations (If changing)
- ☐ Deed Property
- ☐ Photographs
- ☐ Product Information (If applicable)

6. Conditions:

Our Heritage

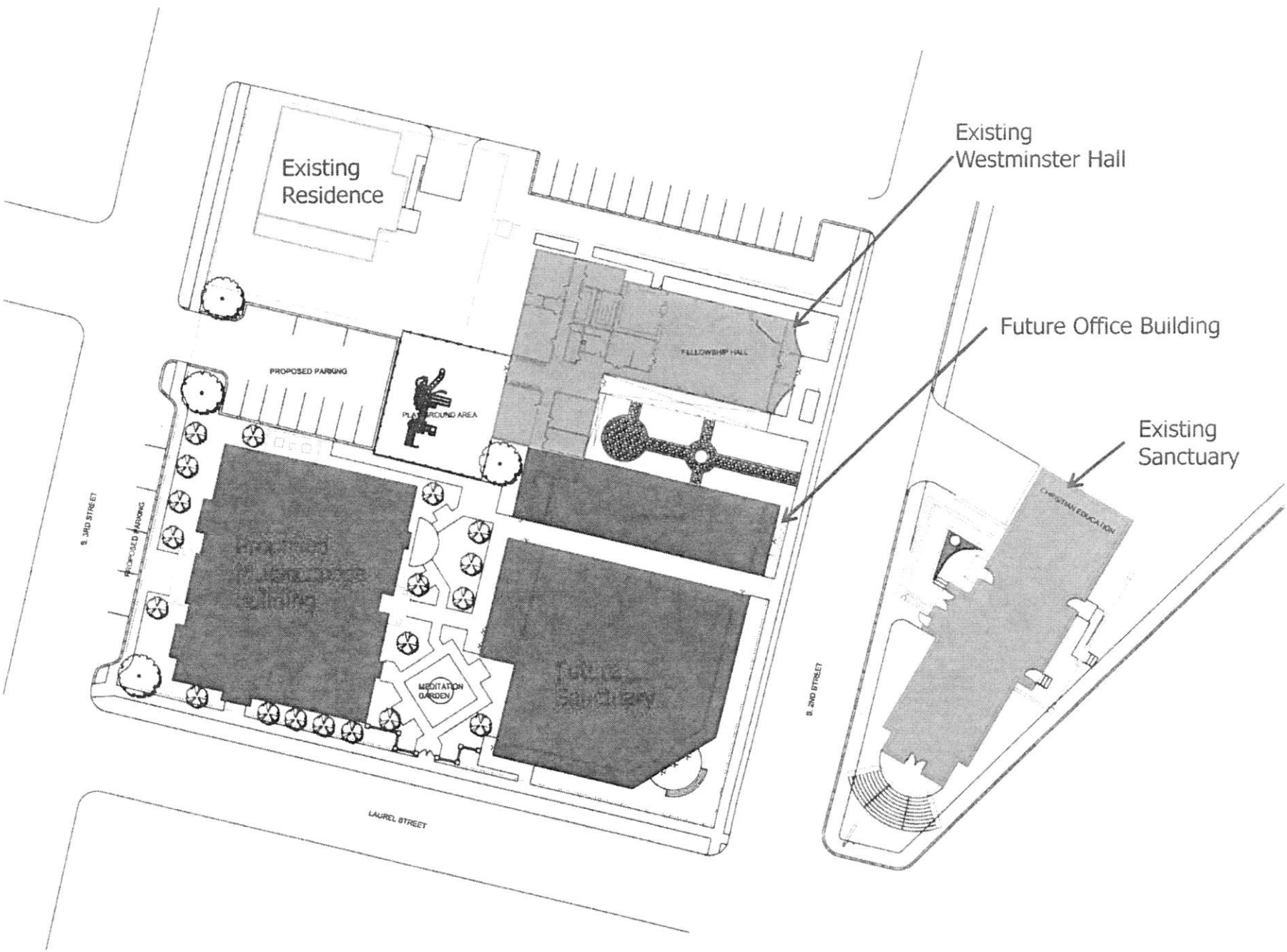
- 1855 Sabbath School organized by Judge William A. Forward.
- Reverend Joseph Quarterman first minister, came in 1855.
- February 16, 1856 officially organized.
- Eight Original members.
- Used the old "powder magazine" of Ft. Shannon in 1858 to 1879 for house of worship.
- Services were suspended during the Civil War, when Federal troops occupied the area.



- Built by New York benefactor Robert Lennox Kennedy.
- Dedicated February 27, 1881.
- Burned in the great fire of November 7, 1884.
- Rebuilt in 1886.
- Basement added later.
- 1949 Annex to Church built.
- 1969 Westminster Hall constructed.

Objectives and Growth Plans of Church

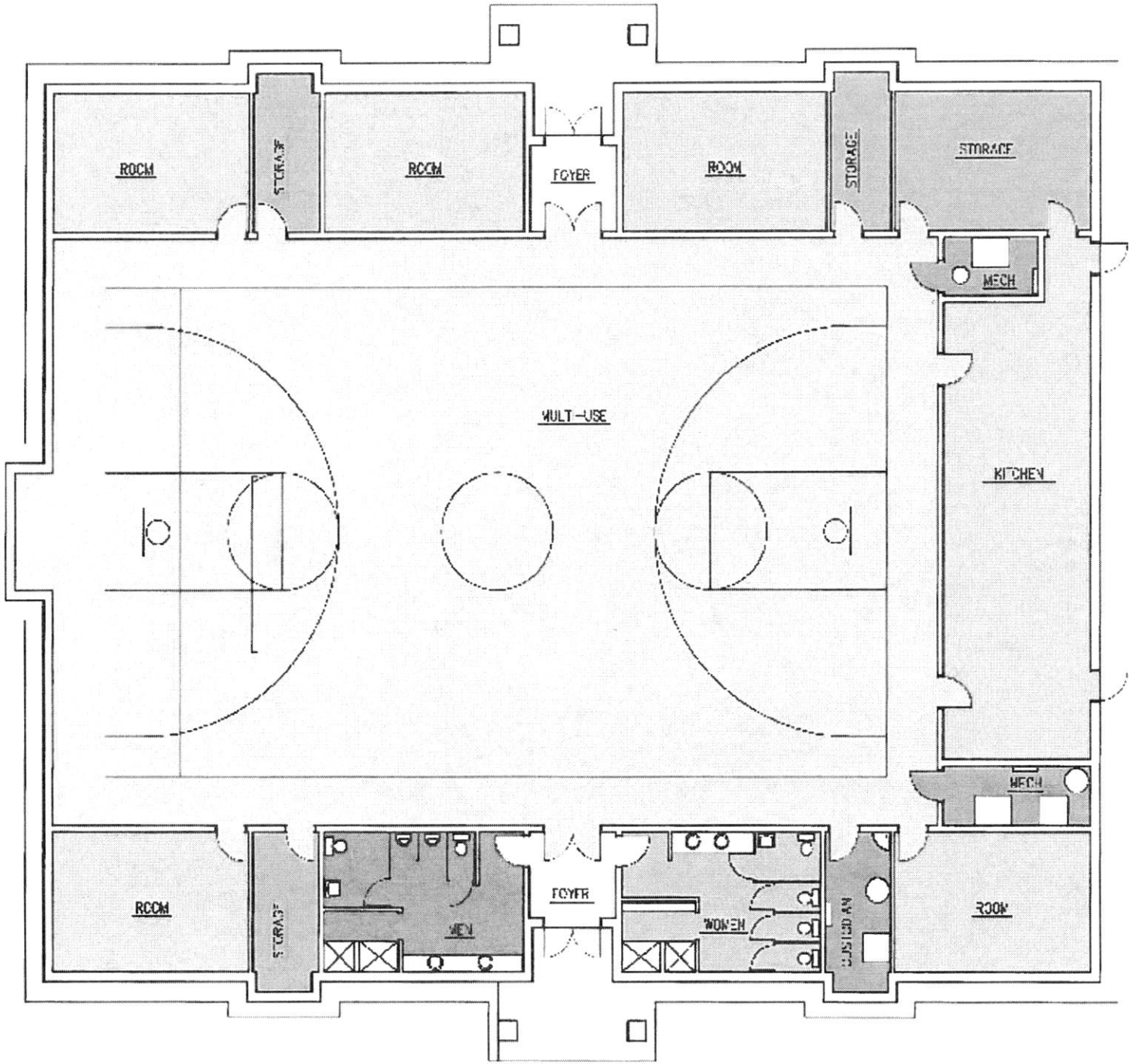
- Family Services Building
  - Multi-purpose Area, Audio visual presentations
  - Basketball, volleyball, gymnastics
  - Church wide gatherings, Dinners for 380
  - Student Activities Building
- Additional Meeting Rooms
  - Bible Study
  - Presbyterian Women's gathering
  - Storage Rooms - Tables and Chairs.
  - Kitchen, Pantry and Serving Counter.
  - Bathrooms, Showers and Changing Rooms



HARTWIG & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
PLANNING CONSULTANTS
HORTICULTURISTS

CONCEPTUAL CAMPUS MASTER PLAN
FIRST PRESBYTERIAN CHURCH
1215 2ND STREET
PALATKA, FLORIDA

MP-1

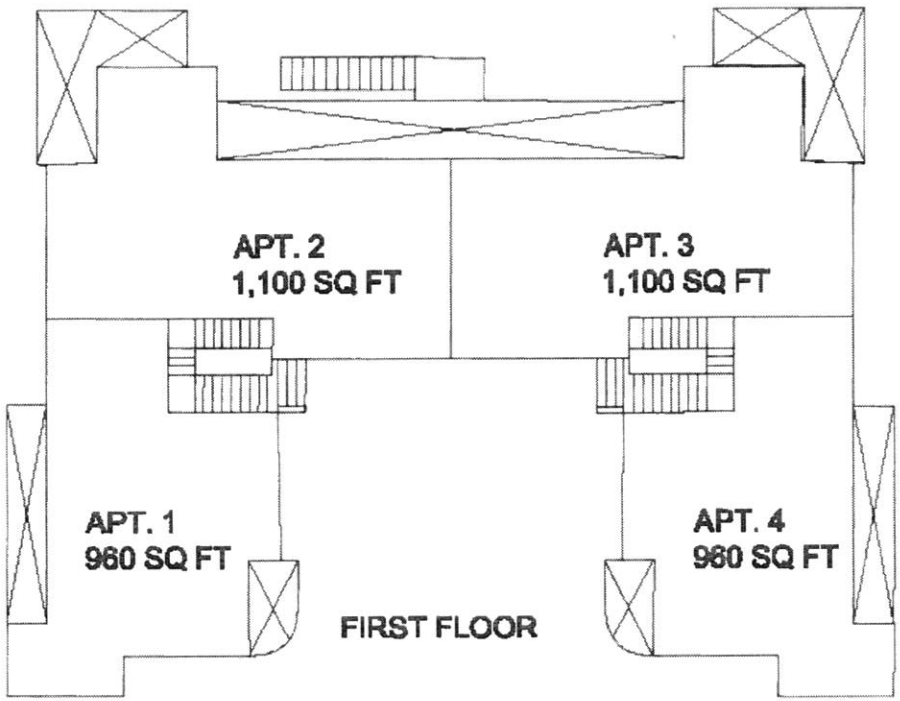


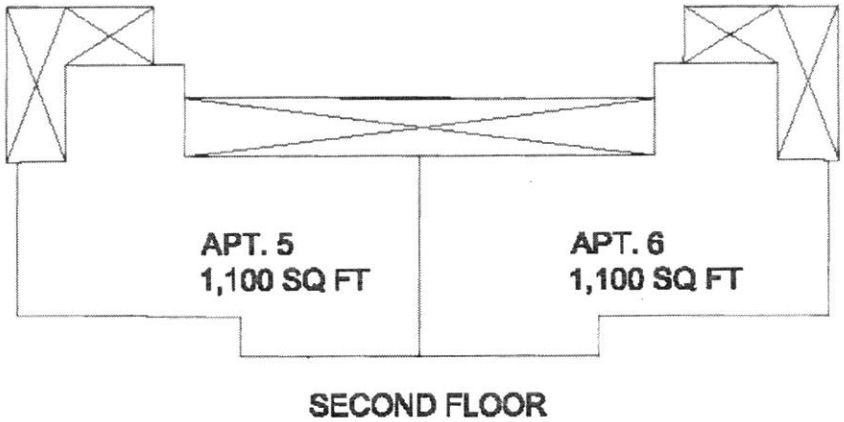
NEW MULTIPURPOSE BUILDING

- MULTIPURPOSE
- KITCHEN
- CLASS ROOM
- STORAGE
- MECH/CUST
- MEN'S RESTROOM
- WOMEN'S RESTROOM

Existing Structure

- Reinforced Concrete Masonry Construction & Stucco Exterior.
- Load Bearing exterior and interior walls.
- Sound construction but, has termites and damage from leaking (now reported repaired) roof.
- Mechanical & Electrical systems are marginal for present use.


APT. 2
1,100 SQ FT
APT. 3
1,100 SQ FT
APT. 1
960 SQ FT
APT. 4
960 SQ FT
FIRST FLOOR

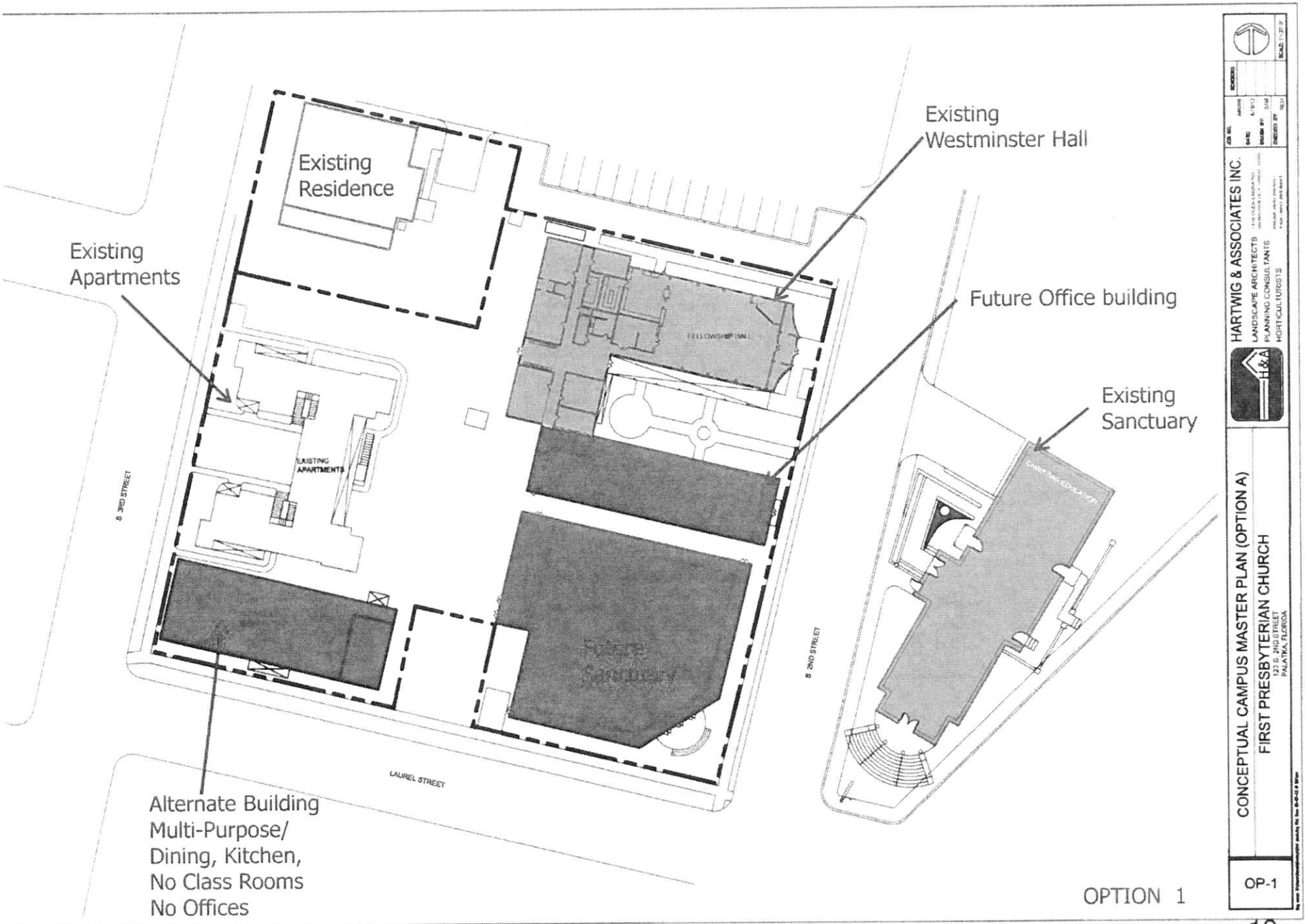

APT. 5
1,100 SQ FT
APT. 6
1,100 SQ FT
SECOND FLOOR

Consider Renovations to Existing Building to accommodate Churches long range plans

- Present Structure is a two story building with four Apartments on the First Floor and two Apartments on the Second Floor.
- Exterior and interior walls are Load Bearing, difficult to use existing spaces for Classrooms and Bible Study.
- Modifications to convert Bathrooms, Kitchens and other Living Spaces will be expensive
- Even then, renovated spaces will not be of adequate size for anything but Classrooms and Bible Study.
- Existing Building is not adaptable to providing for basketball or rooms large enough for dinners and church wide gathering activities.
- Economic value of renovating building to fit Church functions would not be justifiable.
- Even with renovations structure would still not meet needs of Church.
- To meet ultimate expansion needs of Church and allow for desired activities, it would be better served by removal of the existing structure and to build the Multi-purpose Building.

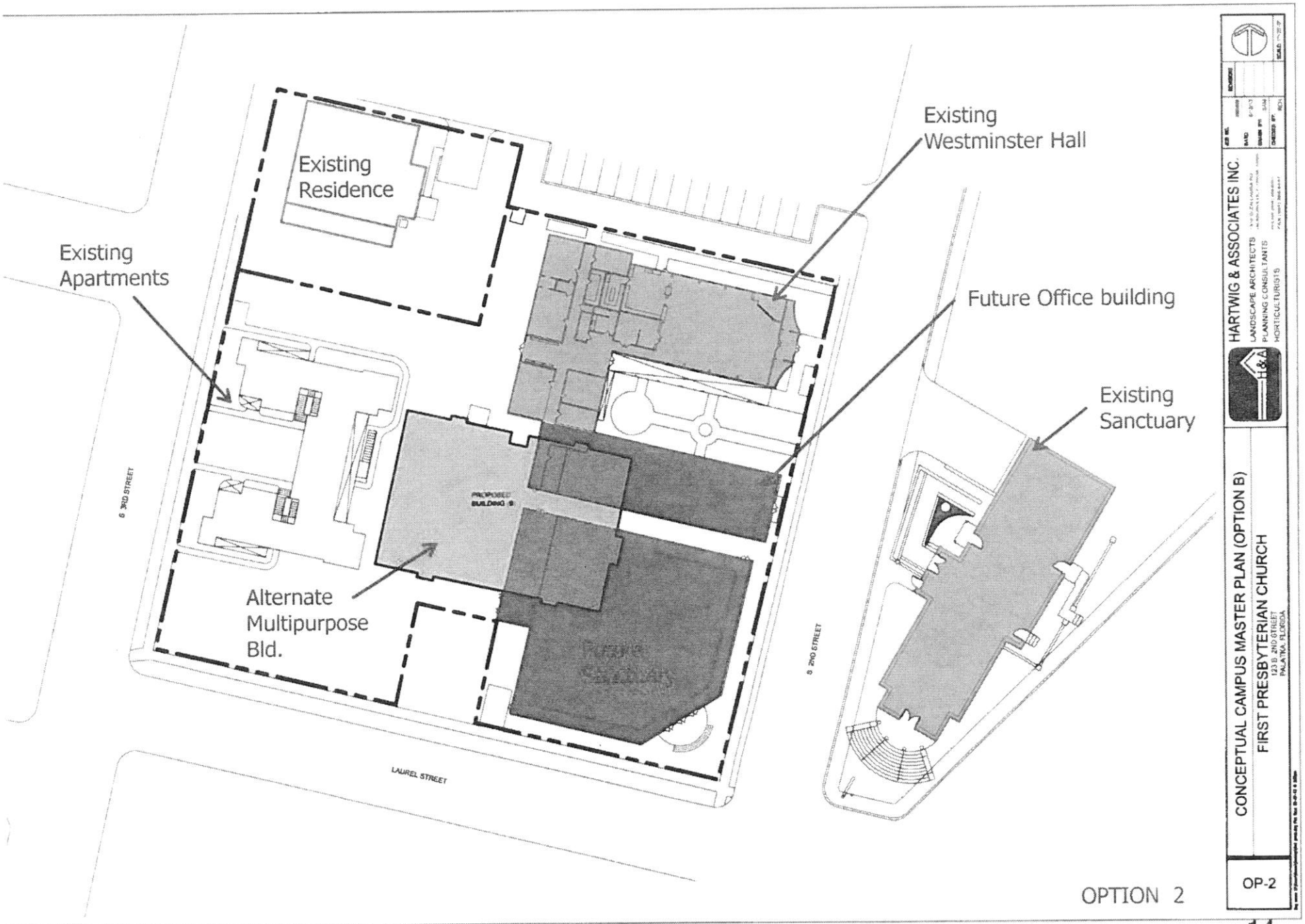
Consider Other Land Use Opportunities Option 1

- Replot land for existing Apartment and use southerly 50 feet on Laurel street side for a new Building.
- Consider designing a structure to maximize the use of this southwest parcel.
- A structure of approximately 40' x 110' or about 4,400 sq. ft. could be built.
- This would net out to approximately 2,800 sq. ft. of open space for Basketball, gatherings and Dinners.
- This does not allow for additional Classrooms and only nominal space for student activities and basketball.
- Existing Church property includes Westminster Hall that has a large gathering space for dinners and meetings and is approximately 2,300 sq. ft.
- It is not economically practical to build a new Building, only 665 sq. ft. larger than existing Westminster Hall and satisfy 46% of the Church's program.
- The southeast corner site is being set aside for a future Church Sanctuary.

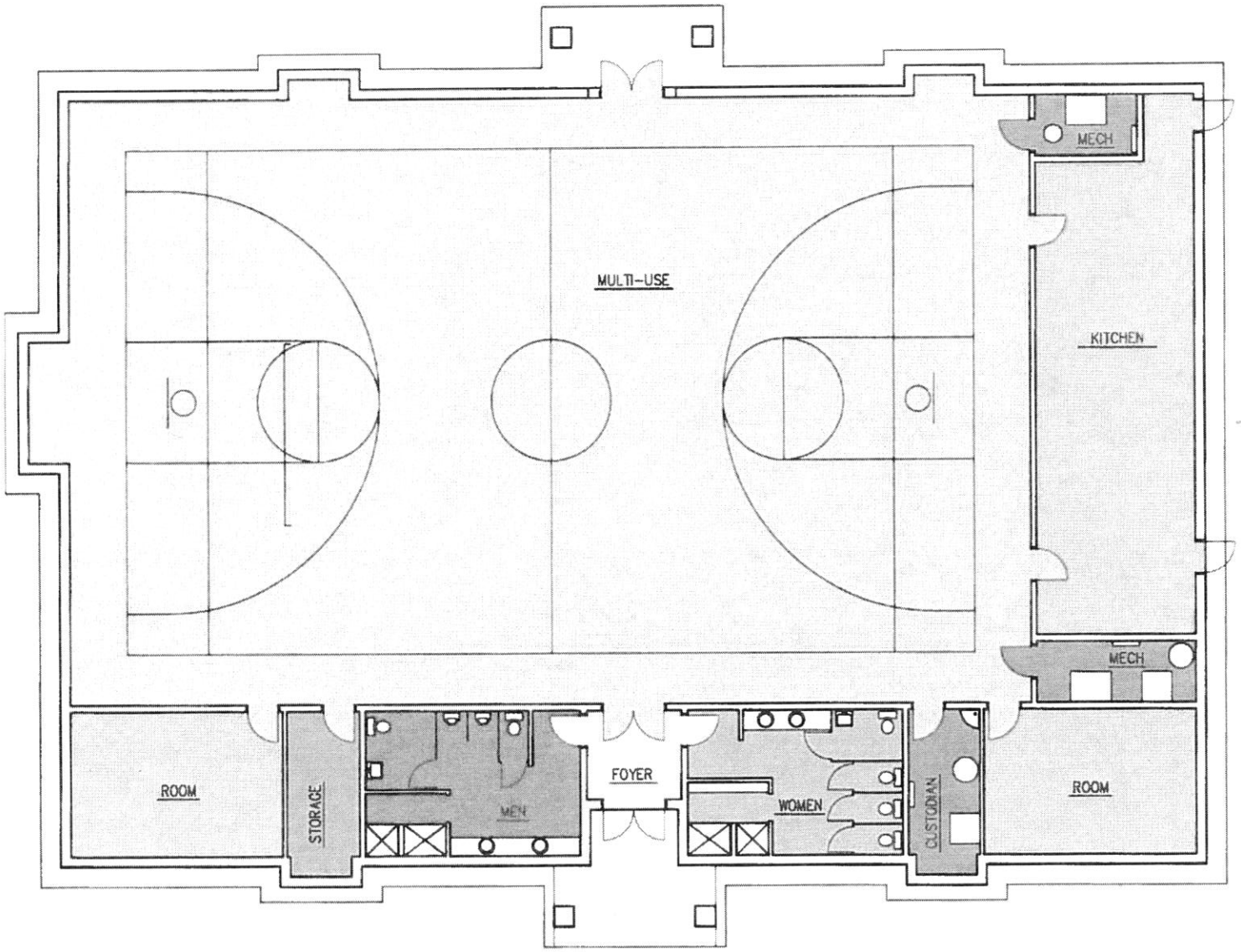

Existing Residence
Existing Apartments
Existing Westminster Hall
Future Office building
Existing Sanctuary
Alternate Building
Multi-Purpose/
Dining, Kitchen,
No Class Rooms
No Offices
EXISTING APARTMENTS
S 3RD STREET
S 2ND STREET
LAUREL STREET
OPTION 1
HARTWIG & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
PLANNING CONSULTANTS
HORTICULTURISTS
CONCEPTUAL CAMPUS MASTER PLAN (OPTION A)
FIRST PRESBYTERIAN CHURCH
123 S. 2ND STREET
PALATKA, FLORIDA
OP-1

Build a Family Services Building behind existing Apartments Option 2

- Structure could be 75 ft. by 115 ft., approximately 8,625 sq. ft. satisfying approximately 77% of the Church's program.
- Building a structure in this area would compromise the site set aside for future Classrooms and new Sanctuary.
- This structure would not meet Long-Range Plans of the Church for Growth and support of the Congregation.


Existing Residence
Existing Apartments
Existing Westminster Hall
Future Office building
Existing Sanctuary
Alternate Multipurpose Bld.
PROPOSED BUILDING B
FUTURE CHURCH
S 3RD STREET
S 2ND STREET
LAUREL STREET
OPTION 2
HARTWIG & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
PLANNING CONSULTANTS
HORTICULTURISTS
CONCEPTUAL CAMPUS MASTER PLAN (OPTION B)
FIRST PRESBYTERIAN CHURCH
123 S. 2ND STREET
PALATKA, FLORIDA
OP-2

OPTION 2
MULTIPURPOSE BUILDING



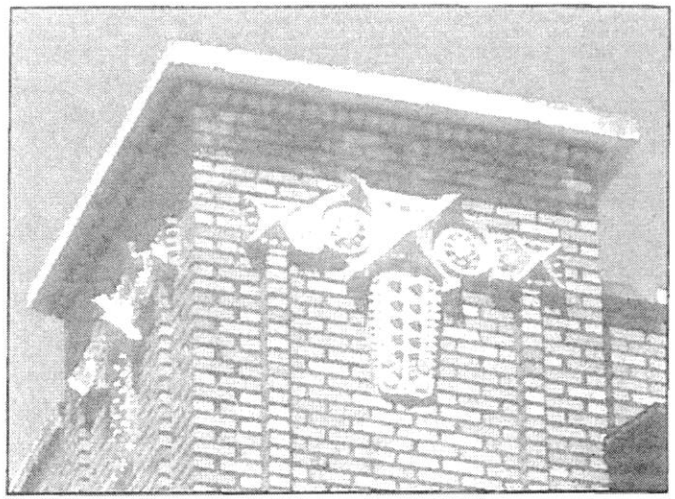
- MULTIPURPOSE
- KITCHEN
- CLASS ROOM
- STORAGE
- MECH/CUST
- MEN'S RESTROOM
- WOMEN'S RESTROOM

Church Appt. Cost Analysis

	2011 Jan-Dec	2012 Jan-Dec	2013 Jan-Aug
Income	$27,425	$35,450	$16,297
Expenses	$24,628	$40,693	$16,554
Balance	+$2,797	-$5,243	-$257

This building was not purchased by the Church to be in the Apartment Business to make money.

It was purchased by the Church to expand doing God's Business.

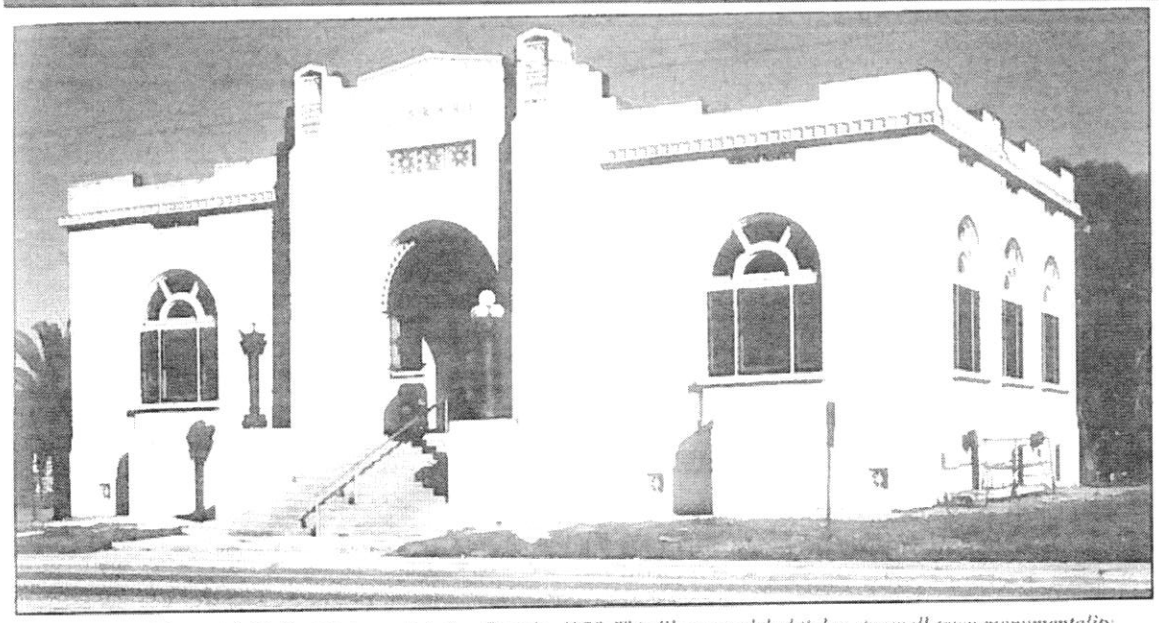


The James Hotel, Palatka, Florida; detail of the Kluthoesque terra cotta ornament at the faces of the corner pilasters.

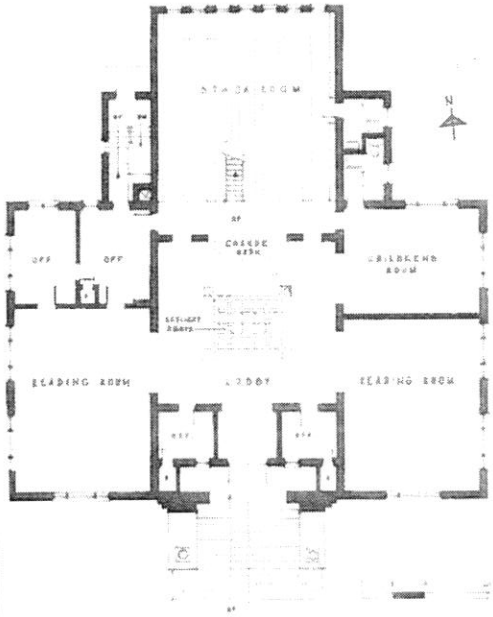
Klutho at age 51

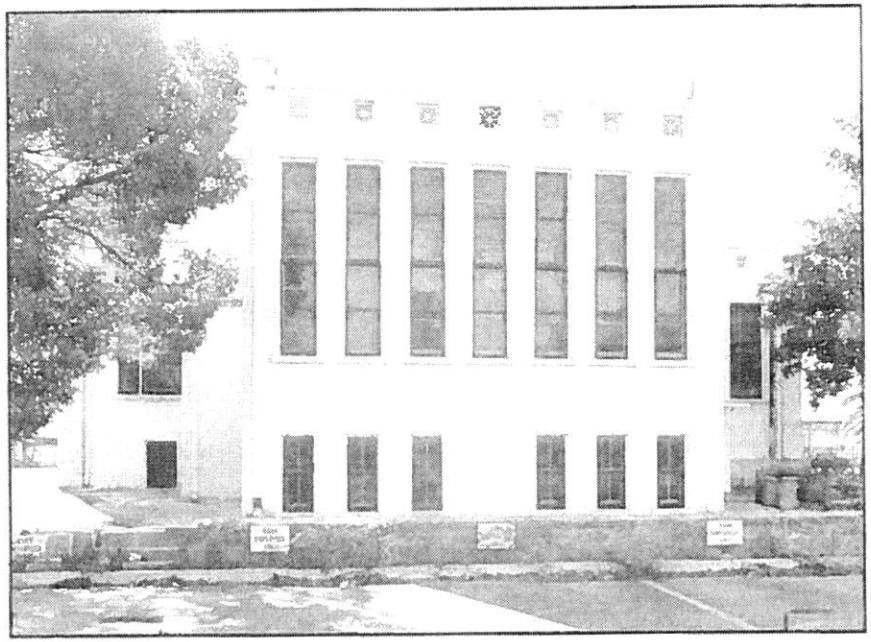
The James Hotel, Palatka, Florida. This hotel seems to have been influenced by Frank Lloyd Wright's City National Bank Building (Mason City, Iowa, 1909) in basic form and upper fenestration.

See Appx. slide 37



The Larimer Memorial (Mellon) Library, Palatka, Florida, 1929. This library is delightful in its small-town monumentality. Simple and straightforward in design, it retains enough restrained ornamentation to lift it above standard Florida architecture of the late Twenties.





See Appx. slide 37

Larimer Memorial Library. Left: Floor plan. Right: Rear elevation with vertical slit windows expressing the library's stack room.

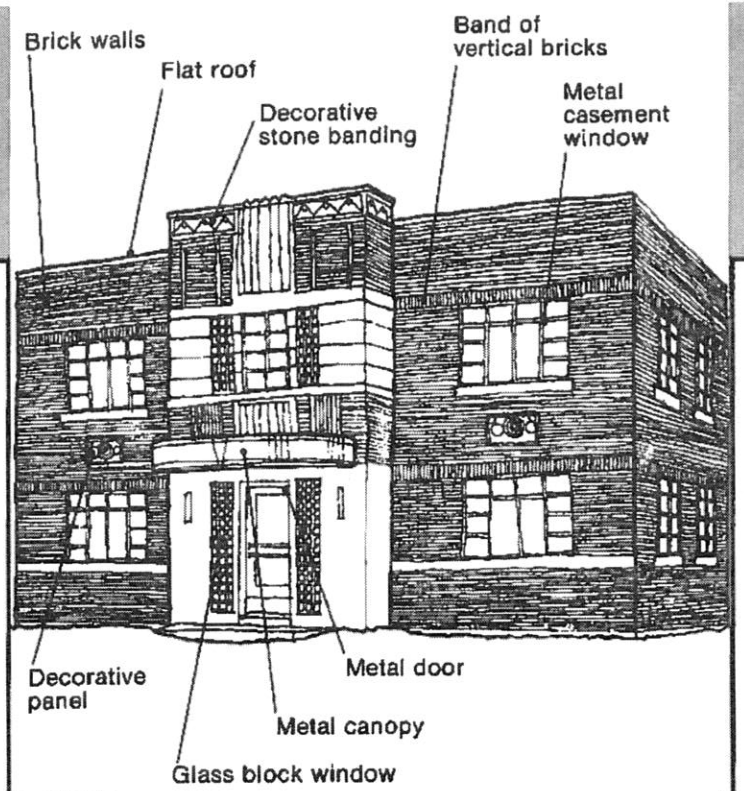
Art Deco: The Jazz Age

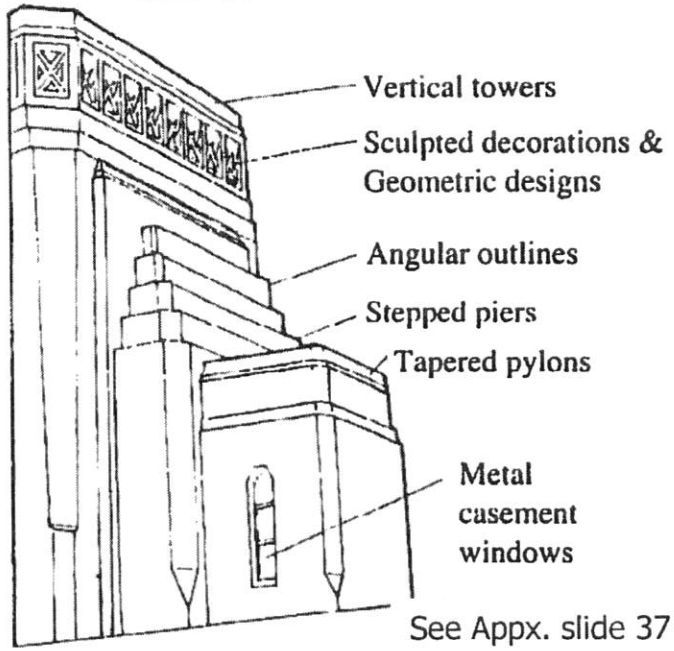
STYLE FILE

Notable Features:
Simple, streamlined, geometric forms, emphasis becoming curvilinear;
Stylized decorative motifs, but gradually becoming plainer than early Art Deco buildings;
Curved, wraparound corner windows.

Major Influences:
Early Art Deco;
Ocean liners;
Modernist ideas of purity of form.

Where and When:
The United States, spreading to Western Europe; 1930s.





See Appx. slide 37

Art Deco: Streamline

STYLE FILE

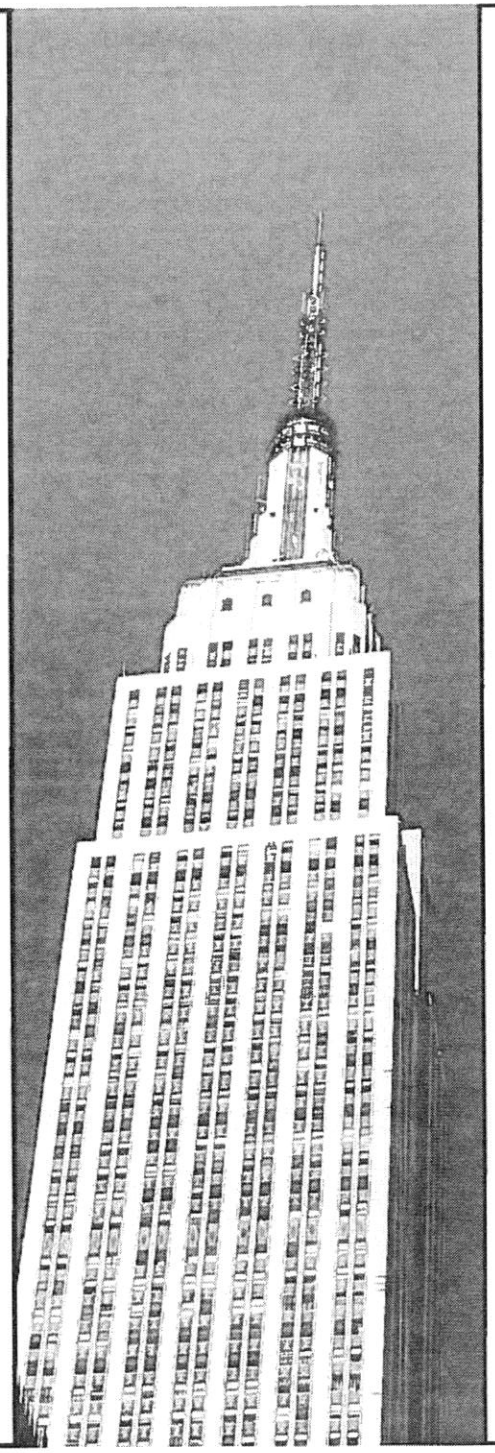
Notable Features:
Simple, streamlined, geometric, rectilinear lines and forms;
Stylized decorative motifs, particularly sunbursts;
The repetition of forms and motifs.

Major Influences:
Modernist styles;
Ancient Egyptian, Roman, and Greek art;
"Primitive" art, symbols, and motifs;
Modern machines;
The capitalist ethos.

Where and When:
Western Europe and the United States; 1920s.

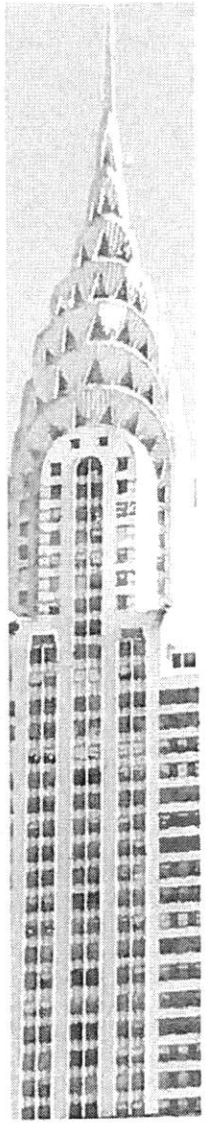
THE EMPIRE STATE BUILDING

Location: 350 Fifth Avenue, New York City.
Completed: 1931.
Architect: William Lamb, of Shreve, Lamb, and Harmon Associates.
Height: 1,454 feet (on its completion, it was the world's tallest skyscraper).
Number of Stories: 102.
Exterior Materials: Indiana limestone and marble.
Notable Features: The Observatory, an observation deck on the 86th floor, is one of two viewing platforms from which more than 100 million visitors have admired New York. The floodlights are lit nightly, illuminating the upper stories; colored lights are used for special occasions. Originally planned as a mooring mast for zeppelins, the antenna also functions as a lightning conductor.



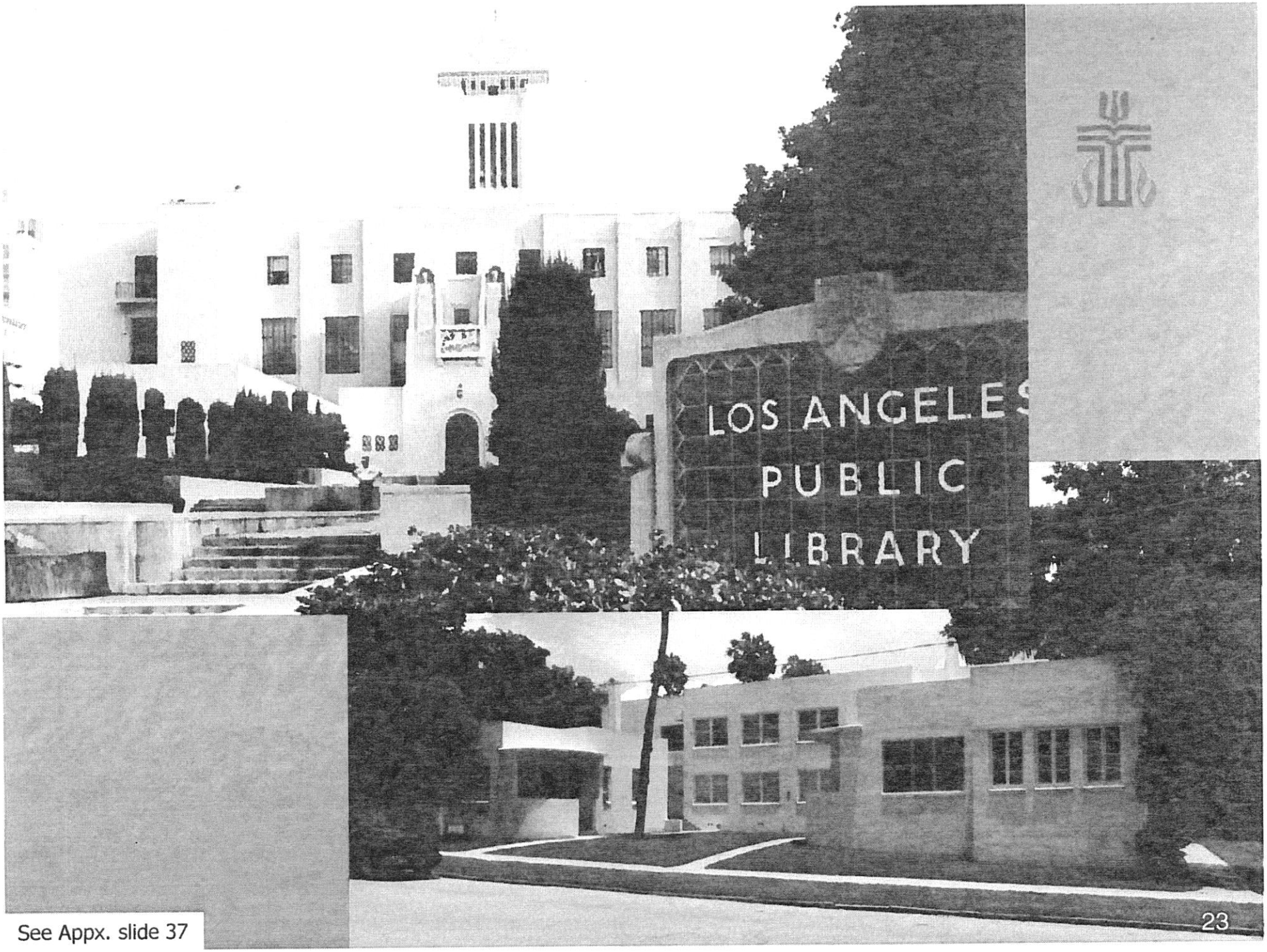
CHRYSLER BUILDING

Location: 405 Lexington Avenue, New York City.
Completed: 1930.
Architect: W. Van Alen.



Height: 1,048 feet (to the top of the spire).
Number of Stories: 77.
Exterior Materials: Stainless steel.
Notable Features: The radiator-cap gargoyles, sunburst motif, and tiered spire are among its best-loved exterior features. The lobby is of pink African marble.

See Appx. slide 37



See Appx. slide 37

Building Style

- "Post War Architecture was typically 1950's modern. It was encouraged by uncontrolled sprawl and lax planning efforts of the era. The Architecture was insensitive to other parts of the City."
- Not designed by a known Architect - probably designed by Builder Ed Banks. (Bobby Dailey's parents commissioned the project.)
- Design probably derived from modernists ideas but, has no outstanding elements of a particular style.
- Just a simple concrete block and stucco building, a marginal example of Art Deco design.

See Appx. slide 37

May 15, 2013

Florida Master Site File

Johanna Amber, Project Manager
Robert E. Taylor, A.I.A., Architect, P.A.
710 St. Johns Avenue, Palatka, Florida 32177
www.ret-tbd.com jamber@ret-tbd.com
386-325-7341 386-325-0608 fax

In response to your inquiry of May 15, 2013, the Florida Master Site File lists no previously recorded historic structures or any cultural resources at the current address for **205 South Third Street,** in Palatka, Putnam County, Florida.

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, State and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Kind Regards,

Eman M. Vovsi
Historical Data Analyst
Florida Master Site File
EMVovsi@DOS.MyFlorida.com

May, 1978,
A Case Study for Preservation, Palatka, Florida

By: Charles J. Quagliana

- A final project presented to the graduate council of the University of Florida in partial fulfillment of the requirements for the degree of Master of Arts in Architecture.
- College of Architecture, University of Florida.
- Graduate Committee:
  - F. Blair Reeves, Professor of Architecture, FAIA, Chairman
  - Carl Feiss, Professor of Planning, FAIA, AIP
  - Phillip Wisley, Assistant Professor of Architecture

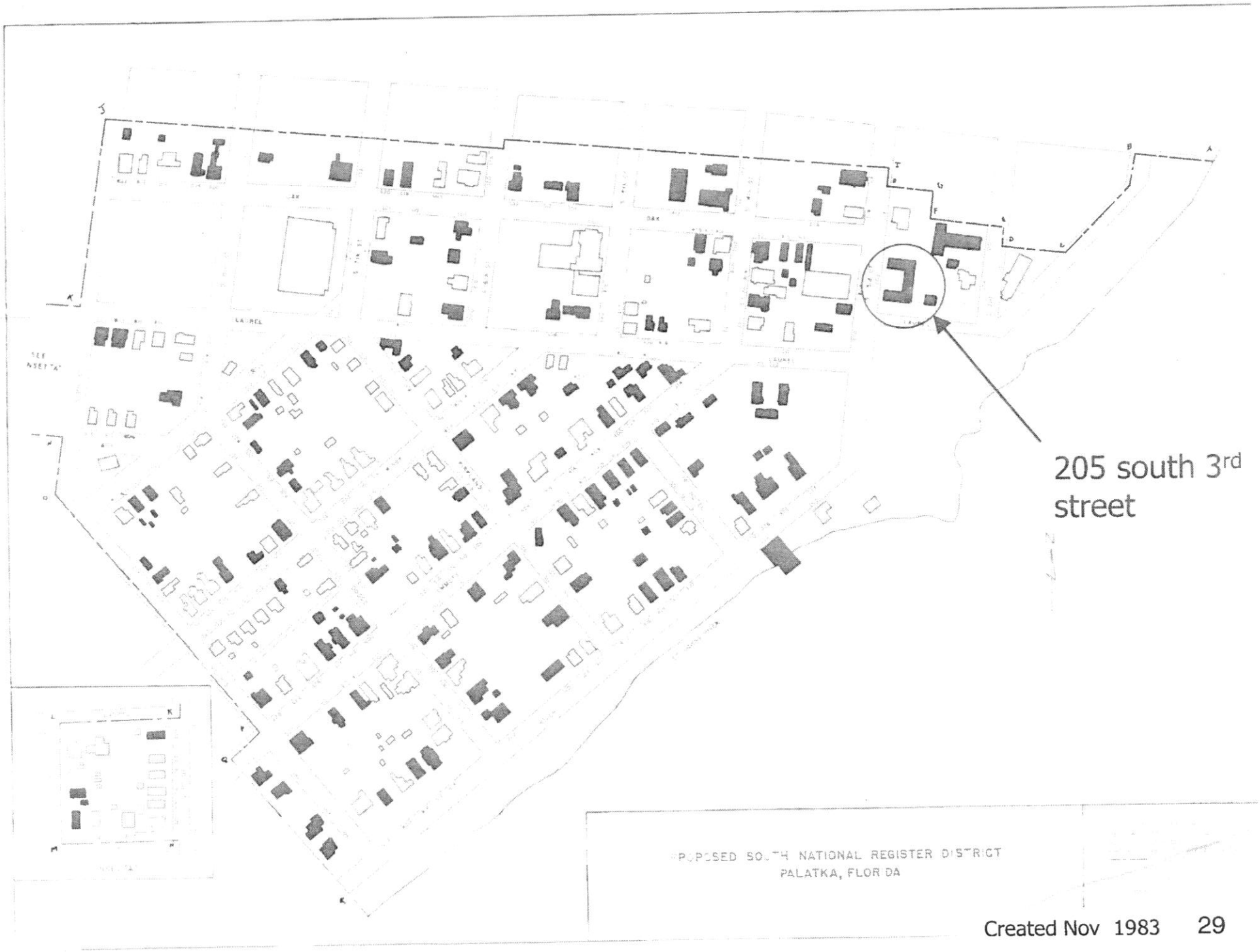
May 1981, Cultural Resource Survey of Palatka, Florida

By: Historic Property Associates, St, Augustine Florida.

- Project Staff (briefly):
  - Michael C. Scardaville, PhD, - Coordinator
  - Robert Steinbach and Stanley Bond, - Archaeology
  - James Edwards, AICP; Wayne Dewhirst, AIA; - Architectural Research
  - William R. Adams, PhD; Paul George, PhD; Michael C. Scardaville; PhD, - Historical Research

CRITERIA FOR CLASSIFICATION

Contributing Buildings: (Red)	buildings which generally date from the nineteenth or early twentieth century and reflect the district's development during this time. Use and function are not factors, although scale and building materials are important considerations.
Contributing but Altered Buildings: (Yellow)	generally these meet the same criteria as conforming buildings except alterations have occurred which have changed the buildings' basic character, such as inappropriate siding, replaced window sashes, enclosed porches, and major additions.
Non-Contributing Buildings: (Blue)	pre-1930 buildings which have been severely and irrevocably altered or post 1930 buildings which do not respect the scale, set-back, or materials used in the buildings of earlier years. Examples would include one-story brick or concrete block ranch houses.



Created Nov 1983

CONTINUATION SHEET

List of non-contributing buildings in the South Historic District:

South Second Street

120

South Third Street

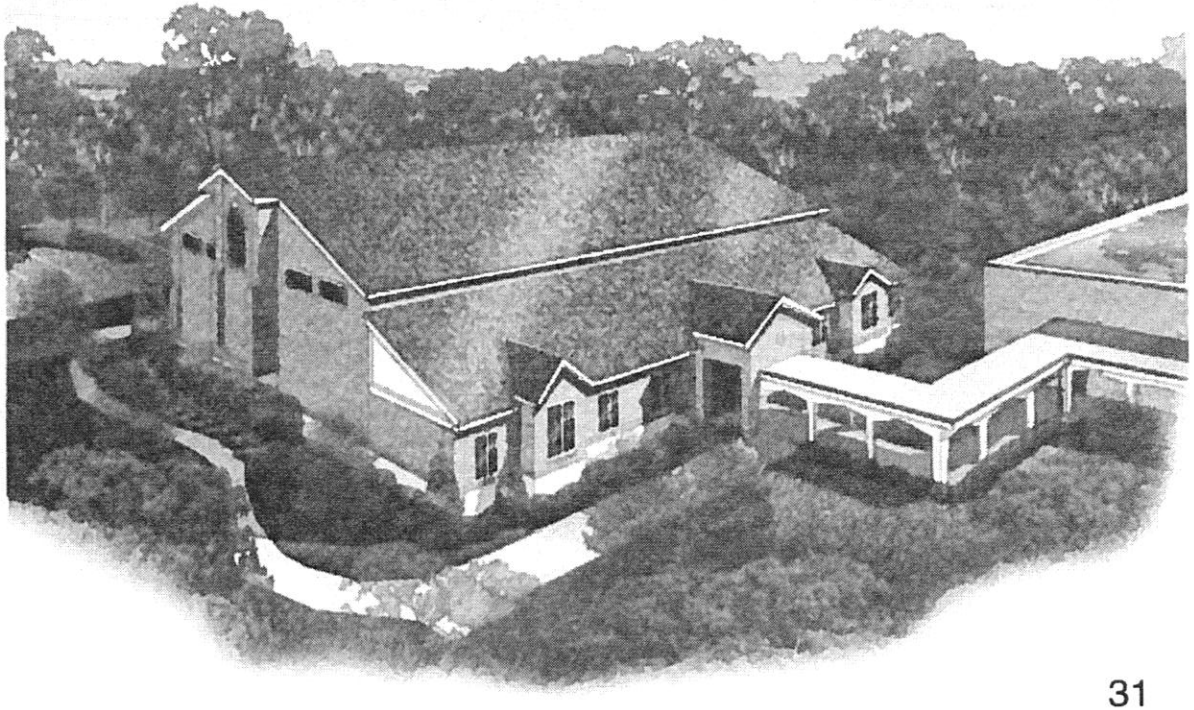
205
114

South Fourth Street

206

South Sixth Street

202



Conclusion

- The Church purchased the 205 South Third Street Site, with the intent of demolishing the Apartment Building
- The existing Apartment Building and Site was purchased in 1998.
- Historic Districts were established in 1982 and added to the National Register of Historic Places in 1983.
- Style is not representative of the neighborhood.
- Not a good example of Art Deco, but a collection of features, common in Post War Architecture.
- Previous research and accreditation recommendations did not recognized it as an example of a Historical or Architectural Style.

1981 Cultural Resource Survey
Draft Historic District Ordinance
Recommendations

The demolition of a structure located within a district may occur only upon a determination that such structure has no historical, cultural, or architectural value to the City. This determination shall be made on the basis of the following criteria.

- Its value as part of the development, heritage or cultural characteristics of the City of Palatka or the State of Florida; (No)
- The extent to which it is a reminder of past eras, events, or persons important in local or state history; (No)
- Its significance as architecture of urban design; (No)
- Its uniqueness and the extent to which it is an irreplaceable asset to the city or its neighborhoods; (Marginally)
- The extent to which it provides for this and future generations examples of the physical surroundings in which past generations lived: and (Marginally)
- The extent to which it adds to the enhancement of property values, the stabilization of neighborhoods end areas of the city, the increase of economic and financial benefits to the city and its inhabitants, and the promotion of local interest. (No)

THE FIRST PRESBYTERIAN CHURCH

July 1, 2013

City of Palatka Planning & Zoning
201 North 2nd Street
Palatka, Florida 32177

Reference: Application for Demolition Permit
Apartment Building
205 Third Street ~ Palatka, Florida

Dear Mr. Mayor, City Commissioners, Putnam County Historical Society Board, and Mr. Thad Crowe:

The First Presbyterian Church of Palatka would like to thank you for taking time to study our request to remove the apartment structure at 205 Third Street.

We, like you, are very concerned with the life and growth of our city. We, likewise, are proud of our heritage and the significance of the North and South Historical Districts.

Our plans would be to build a New Family Service Building in the future that would be in keeping with the architectural features of our 150 year old worship facility. It would be brick, with arched windows, cast stone, and curved entrances with steps and brick columns. We feel this structure would be contributing aesthetically to the historical character of the neighborhood and an asset to the growth of our city. Our goals for preservation for the future are the same.

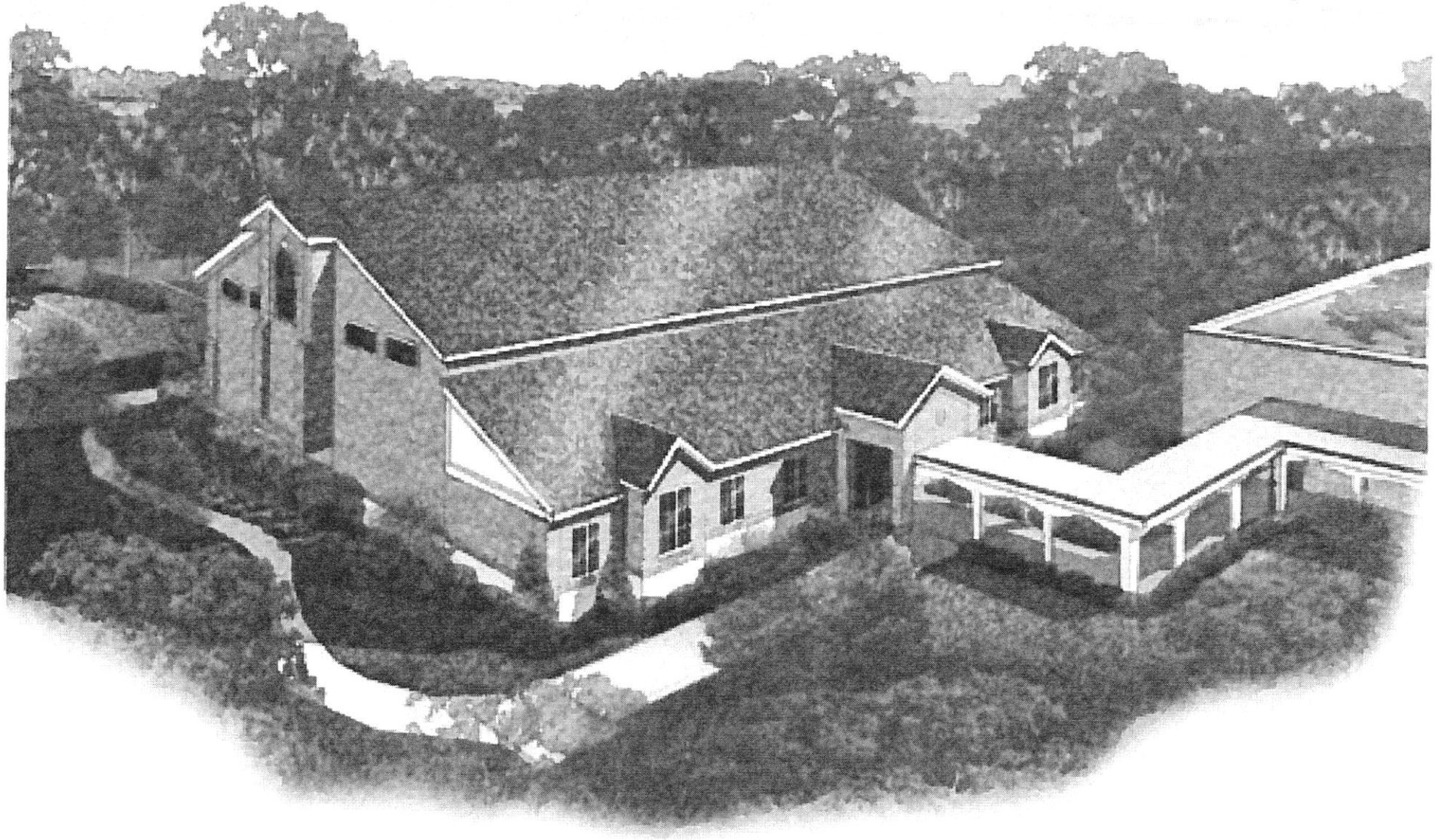
Again, we would like to thank you in advance for your consideration and time in making a decision for our request. We look forward to hearing from you in the near future.

Respectfully submitted,

Dr. Cynthia M. Benz
Pastor
On behalf of First Presbyterian Church of Palatka

APPENDIX

- Slide 16 & 17 - *The Architecture of Henry John Klutho, pages 184, 230 & 231*
- Slide 18 - images from http://www.cincinnati-oh.gov/planning/historic-conservation/major-architectural-styles/art-deco-moderne-1930-to-1950
  - Styles from page 220 &222 *Architecture a spotter's guide*
- Slide 19 - page 221 &223 *Architecture a spotter's guide*
- Slide 20 - page 220 Photo *Architecture a spotter's guide*
- Slide 21 - First bullet, Quagliana, Charles, May,1978 A Case Study for Preservation
  - .Sarah Cunliffe, Sara Hunt, Jean Loussier, *Architecture a spotter's guide, Classical temples to soaring skyscrapers. Copyright 2006 by Saraband (Scotland) limited Copyright 2010 by Metro Books, by arrangement with Saraband New York, NY*
  - .Broward, Robert, *The Architecture of Henry John Klutho, Jacksonville, Fl Hartley Press 2003*



Considerations for Reasonable Justice and Equity

OPTIONS	TOTAL SQUARE FOOTAGE	MULTI-PURPOSE SEATING 7 SF PER PERSON	OR DINING SEATING 15 SF PER PERSON	CLASS ROOMS 20 SF PER PERSON	KITCHEN	BATH ROOMS	OTHER	% OF NEW SF / CHURCH PROGRAM	COST
NEW FAMILY SERVICES BUILDING	10,450 SF	5,750 SF 820 people 55% Bld SF 100% Program	5,570 SF 380 people	1,500 SF 75 people 5 Classrooms 14% Bld SF 100% Program	KITCHEN 730 SF 6% Bld SF 100% Program	600 SF 5% Bld SF 100% Program	Storage, Mech, Circ. Walls 2,050 SF 20% Bld SF 100% Program	100% New Bld SF / 100% Program	$1,618,000 $155 SF
Enviornmental Analysis - $2,500 Study - Assume no Hazardus Materials, included in Total Cost									
Demolition Selective - $30 per SF, for example 800 SF for each Apartment, approximately $144,000, included in Total Cost									
DEMO EXISTING APPARTMENT BUILDING	6,315 SF 3,240 SF USED (4,200 SF 1st Floor, 2,200 SF 2nd Floor UN-USEABLE)	Enviornmental Analysis - $2,500 Study - Assume no Hazardus Materials Demolition Building - $7.50 per SF approximately $47,365 Total. $49,865, included in Total Cost							
NEW FAMILY SERVICES BUILDING, 10,450 SF + NEW SANCTUARY 10,250 SF + NEW OFFICE BUILDING, 4,000 SF + EXISTING WESTMINSTER, 7,542 SF = 32,242 SF = 100% Building Site Development							100% Site Development		
RENOVATE EXISTING APPARTMENT BUILDING	6,315 SF 3,240 SF USED (4,200 SF 1st Floor, 2,200 SF 2nd Floor UN-USEABLE)	NONE 0% Program	NONE 0% Program	1,200 SF 75 people 4 Classrooms 19% SF 80% Program	NONE 0% Program	240 SF 4% SF 40% Program	1,800 SF 2 Meeting Rooms 29% SF 0% Program	31% "New" Bld SF / 24% Program	$1,093,750 $173 SF
Enviornmental Analysis - $2,500 Study - Assume no Hazardus Materials, included in Total Cost									
Demolition Selective - $30 per SF, for example 800 SF for each Apartment, approximately $144,000, included in Total Cost									
EXISTING WESTMINSTER	7,542 SF Total 3,735 SF Multi-Purpose 3,807 SF Rooms	2,330 SF 330 people	2,330 SF 155 people	NONE	KITCHEN 360 SF	NONE	Stor., Mech. Circ., Walls	NA / ETR	NA
NEW BUILDING OPTION 1 W/ EXISTING TO REMAIN APARTMENTS	4,400 SF (40' x 110')	2,790 SF 398 people 63% Bld SF 48% Program	2,790 SF 186 people	NONE 0% Bld SF 0% Program	730 SF 17% Bld SF 100% Program	240 SF 5% Bld SF 40% Program	Storage, Mechanical, Circ., Walls 880 SF 20% Bld SF 43% Program	42% New Bld SF / 46% PROGRAM	$660,000 $150 SF
NEW BUILDING OPTION 1, 4,400 SF with EXISTING TO REMAIN APARTMENTS + NEW SANCTUARY, 10,250 SF + NEW OFFICE BUILDING, 4,000 SF + EXISTING WESTMINSTER, 7,542 SF = 26,192 SF = 81% Building Site Development							81% Site Development		
NEW BUILDING OPTION 1, 4,400 SF with RENOVATE EXISTING APARTMENTS BUILDING, 3,240 SF + NEW SANCTUARY, 10,250 SF + NEW OFFICE BUILDING, 4,000 SF + EXISTING WESTMINSTER, 7,542 SF = 29,432 SF = 91% Building Site Development							91% Site Development	73% New Bld SF / 70% PROGRAM	$660,000 + $1,093,750 = $1,753,750 at $230 SF
NEW BUILDING OPTION 2 W/ EXISTING TO REMAIN APARTMENTS	8,625 SF (75' x 115')	5,750 SF 820 people 67% Bld SF 100% Program	5,570 SF 380 people	600 SF 90 people 2 Classrooms 17% Bld SF 40% Program	KITCHEN 730 SF 8% Bld SF 100% Program	600 SF 7% Bld SF 100% Program	Storage, Mechanical, Circ., Walls 945 Bld SF 11% SF 46% Program	82% New Bld SF / 77% PROGRAM	$1,293,750 $150 SF
NEW BUILDING OPTION 2, 8,625 SF with EXISTING TO REMAIN APARTMENTS + NEW SANCTUARY, 7,490 SF + NEW OFFICE BUILDING 2,050 SF + EXISTING WESTMINSTER 7,542 SF = 25,707 SF = 80% Building Site Development							80% Site Development		
NEW BUILDING OPTION 2, 8,625 SF with RENOVATE EXISTING APARTMENTS BUILDING, 3,240 SF + NEW SANCTUARY, 7,490 SF + NEW OFFICE BUILDING 2,050 SF + EXISTING WESTMINSTER, 7,542 SF = 29,947 SF = 93% Building Development							93% Site Development	113% New Bld SF / 101% PROGRAM	$1,093,750 + $1,293,750 = $2,387,500 at $201 SF

RECEIVED
SEP 05 2013
BY: _____

2016 Kirby St.
Palatka, FL 32177
September 5, 2013

Historical Preservation Board Members,

As a long standing member of the 1st Presbyterian Church of Palatka I'm writing this letter to voice my concern about the discussion of the property that is owned by the First Presbyterian Church on 3rd Street.

The apartment building was bought with the purpose of owning the land, so at a future time it would be available to enlarge the facilities of our Church.

In the past we have rented the apartments at a reasonable rate and this has taken care of the up-keep. That is not the way it is now. The building is old and needs repairs more often and the Church cannot afford to maintain the building as it should be.

We are asking the board to approve our tearing down the building at a future date, so we can use the property for what it was intended for.

Thank you for your consideration

Sincerely,
Mrs. J. H. Bryan Jr.
(Betty Jean)

Agenda Item

7

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:

FIRST PUBLIC HEARING - Small Cities Community Development Block Grant FFY 2013 - Jonathan Griffith, Grants Manager, & Fred Fox, Fred Fox Associates, Inc.

SUMMARY:

The City of Palatka is considering applying to the Florida Department of Economic Opportunity (DEO) for a FFY 2013 Small Cities Community Development Block Grant (CDBG) of up to Seven Hundred Fifty Thousand Dollars ($750,000.00). These funds must be used for one of the following purposes:

1. To benefit low and moderate income persons;
2. To aid in the prevention or elimination of slums or blight; or
3. To meet other community development needs of recent origin having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and where other financial resources are not available to meet such needs.

The categories of activities for which these funds may be used are in the areas of housing, neighborhood revitalization, commercial revitalization, or economic development and include such improvement activities as acquisition of real property, loans to private-for-profit business, purchase of machinery and equipment, construction of infrastructure, rehabilitation of houses and commercial buildings, and energy conservation. This Public Hearing is to receive citizen views concerning the community's economic and community development needs.

RECOMMENDED ACTION:

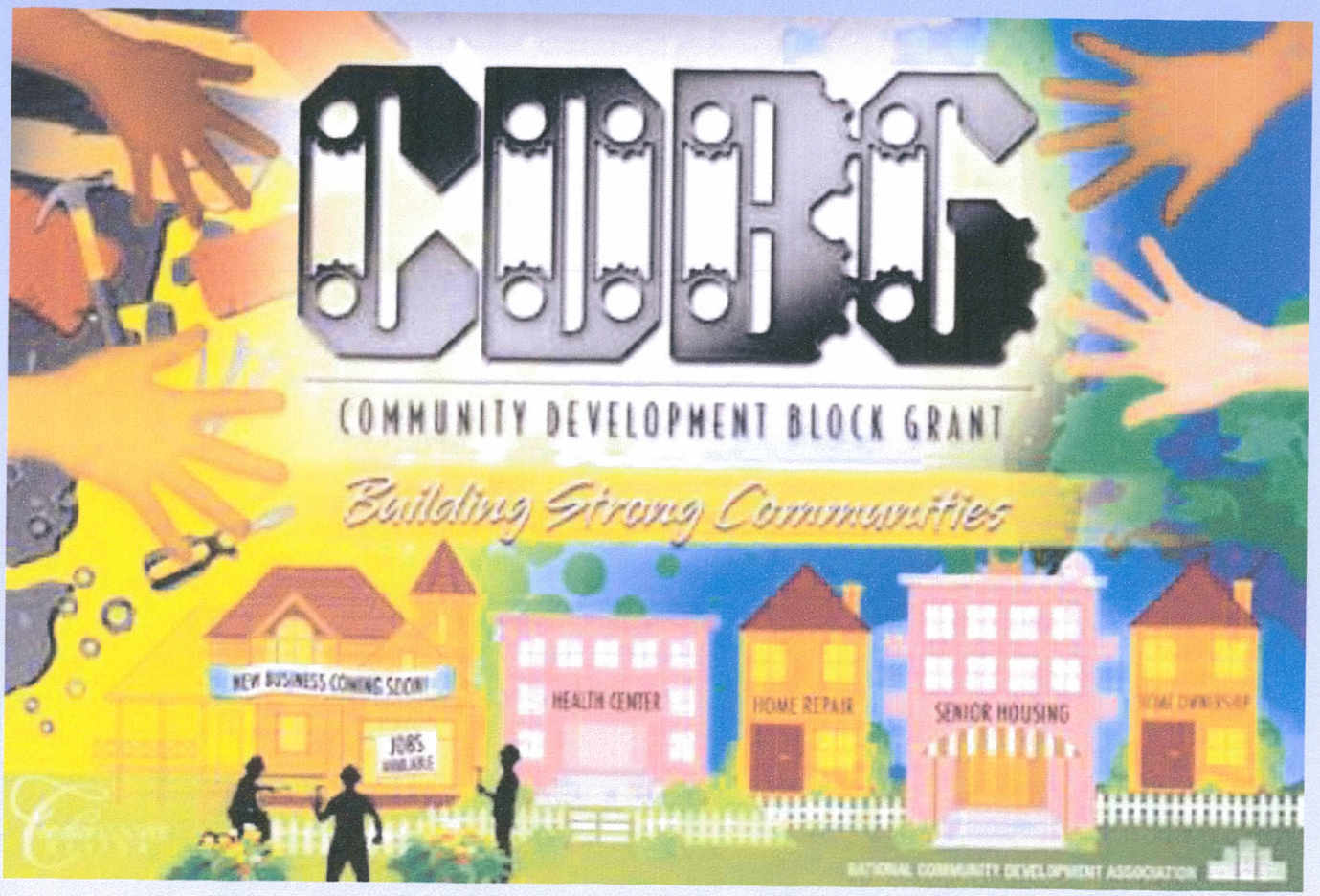
No action required.

ATTACHMENTS:

Description	Type
CDBG Public Hearing and Category Information	Presentation

2013 CDBG SMALL CITIES
1st PUBLIC HEARING

City of palatka



Presented By:

Fred Fox Enterprises, Inc
26 Spanish St
St Augustine, Fl 32084

Funding Sources:

CITY OF PALATKA

Community Development Block Grant (CDBG) Application Process

Maximum CDBG Grant Amount: $ 750,000.00

Community
Development
Block
Grant

CDBG Categories:

1. Housing Rehabilitation – Rehab/replacement of owner occupied low income to Low to Moderate Income (LMI) homes.

2. Commercial Revitalization – Streetscape, Building Façade work, etc. to the Downtown Commercial Area. City/Service Area needs to be a minimum of 51% LMI

3. Neighborhood Revitalization- Infrastructure items in residential LMI areas. Examples – water line repair/replacement, sewer line repair/replacement, water system improvements, sewer system improvements, paving, community center, etc. Beneficiaries must be at minimum 51% LMI and inside City Limits

4. Economic Development – Provide infrastructure on City easement/property to a new business or expansion of existing business. Business must create new long term jobs and be included as the developer in the application. A waiver can be requested in this category to exceed the maximum $ 650,000.00 amount

Additional Points in Application:

- Leverage Points:

  Each $ 5,000.00 of leverage results in 1 extra point in final score of the application. Maximum of 25 points or $ 125,000.00. Local community can exceed $125,000.00 towards projects but will not receive additional points for leverage over the 25 point maximum.

- Neighborhood Revitalization and Commercial Revitalization Projects Only:

  Engineer stamped construction plans and specifications submitted with the application by the application deadline will receive an additional 100 points for being shovel ready. All permits must be submitted for prior to application submittal to obtain these points.

- Local Government will not be reimbursed for shovel ready design cost with CDBG funds, even if application is funded.

CDBG

Agenda Item

8

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
ORDINANCE revising Zoning Code Section 94-200(e) to reduce the minimum size of required buildings associated with non-temporary outdoor sales from 1,500 to 1,200 SF -- Bob Hatcher, Florida Carports & Sheds, LLC, Applicant - First Reading

SUMMARY:
This is the first reading of an ordinance that will reduce the minimum size of the required structure or building associated with non-temporary outdoor sales from 1,500 SF to 1,200 SF.

The Commission recently approved an ordinance that allows non-temporary outdoor sales. This would include sales of items like sheds, outdoor furniture, etc. Such activities require an element of landscaping and screening to avoid a cluttered an unattractive appearance. This ordinance also requires that such activities occur in conjunction with a permanent building of at least least 1,500 square feet for offices, restrooms, storage, etc. The intent of this requirement is to ensure that such a business had a permanent presence instead of just being a collection of outdoor sales items.

This ordinance is brought forward as a result of an application made by Bob Hatcher of Florida Carports & Sheds, LLC, who has requested that the minimum building size be reduced to 1,200 square feet. Staff does not believe that this change would change the intent of the permanent structure requirement, and therefore supports the request.

RECOMMENDED ACTION:
Pass on First Reading an ordinance reducing minimum size of structure associated with non-temporary outdoor sales from 1,500 to 1,200 square feet

ATTACHMENTS:

Description	Type
Draft Ordinance	Ordinance
Planning Board Staff Report	Backup Material

This instrument prepared by:
Thad Crowe, AICP
201 North 2nd Street
Palatka, Florida 32177

ORDINANCE NO. 13 -

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, REDUCING THE MINIMUM SIZE FOR PERMANENT STRUCTURES ASSOCIATED WITH NON-TEMPORARY OUTDOOR SALES USES FROM 1,500 TO 1,200 SQUARE FEET; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, application has been made by the Building and Zoning Department for certain amendments to the Zoning Code of the City of Palatka, Florida, and

WHEREAS, all the necessary procedural steps have been accomplished, including a public hearing before the Planning Board of the City of Palatka on November 5, 2013, and two public hearings before the City Commission of the City of Palatka on November 14, 2013 and December 12, 2013; and

WHEREAS, the City Commission of the City of Palatka has determined that said amendment should be adopted.

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

Section 1. The following Zoning Code Section shall be amended as follows.

Sec. 94-200. - Outdoor promotional sales, special event sales and the sale of seasonal or temporary goods and commodities.

(a) through (d) - no change

(e) Non-temporary outdoor sales. Non-temporary outdoor sales are allowed as a principal use in the C-2 zoning district through the conditional use process in conjunction with a permanent enclosed structure that is minimum ~~1,500~~ 1,200 square feet in size and is used for storage of

goods, sales and display area, office, restrooms, etc. The following standards shall be met:

a. Minimum lot size of 1.0 acres, with a minimum frontage of 200 feet and a minimum lot depth of 300 feet.

b. A 30-foot setback is required from any right-of-way for outdoor display areas and parking areas, and shall include a landscaped area with a three to four-foot high visual screen consisting of a hedge, masonry wall, or wood or aluminum fencing, maintained in a neat appearance. One shade tree every fifty feet is required to further screen activities (when power lines or other obstructions are present, understory trees may be utilized, or trees may be planted in the right-of-way with the approval of the controlling jurisdiction).

c. When adjacent to residential uses or zoning, six-foot high masonry wall, privacy fence, or hedge contained within thirty foot landscape buffer, and 100-foot setback from residential property lines.

d. Adequate refuse containers must be provided and must be screened with a six-foot tall privacy fence with a swinging gate.

e. All outdoor areas shall be cleaned of litter and refuse after each day of operation.

f. Adequate restroom facilities must be provided.

g. Sales may be operated by an individual vendor or by multiple vendors under the control of a central sales manager.

h. One parking space for each vendor must be provided, with an additional space for every 300 square feet of outdoor and indoor sales area.

i. Uses are subject to Sign Code. Signs are allowed for individual vendors and displays, limited to each display area and not more than 20 square feet in size. The following signs are prohibited: "human" signs, inflatable figures or objects, pennants and banners other than the allowance of two banners as defined in the Sign Code, snipe signs, and any other sign not allowed by the Sign Code.

j. Display items are to be arranged in an organized and neat manner, on tables or racks, and may not be sold from vehicles.

k. No automobiles, motorcycles, boats, or other motorized vehicles; heavy equipment; live animals; or personal services shall be offered for sale.

l. The sale of perishable goods or produce is allowed with a limitation that sales area not exceed 30% of outdoor display area.

m. All merchandise shall be brought into the building at the end of each business day except for larger items that are not easily moved, with such items being screened by fencing or vegetation that shall be maintained in an attractive and neat appearance.

n. The conditional use site plan shall require at a minimum the following elements: access roads, entrances and exits, parking, traffic lanes, fire lanes, refuse containers, fences, buildings, restroom facilities, lighting, landscaping and other improvements as required.

o. The conditional use site plan or narrative shall include verbiage regarding days and hours of operation; the means, such as stalls, tables or other structures by which merchandise is to be displayed; and the specific types of goods requested for sale.

p. The Planning Board may assign additional restrictions and standards to the use to ensure that the conditional use criteria will be satisfied.

(f) - no change

Section 2. To the extent of any conflict between the terms of this ordinance and the terms of any ordinance previously passed or adopted, the terms of this ordinance shall supersede and prevail.

Section 3. A copy of this Ordinance shall be furnished to the Municipal Code Corporation for insertion in the Code of Ordinances for the City of Palatka, Florida.

Section 4. This Ordinance shall become effective immediately

upon its final passage by the City Commission.

PASSED AND ADOPTED by the City Commission of the City of Palatka on this 12th day of December, 2013.

CITY OF PALATKA

BY:_____
Its MAYOR

ATTEST:

_____
City Clerk

Case 13-49
Request to Amend Zoning Code
(Reduce minimum permanent enclosed structure size from 1,500 to 1,200 SF in association with non-temporary outdoor storage and sales)
Applicant: Bob Hatcher, Florida Carports & Sheds, LLC

STAFF REPORT

DATE: October 21, 2013

TO: Planning Board Members

FROM: Thad Crowe, AICP
Planning Director

APPLICATION REQUEST

This is a request to amend the Zoning Code to allow for the reduction of minimum size for permanent structures associated with non-temporary outdoor storage and sales. Public notice included newspaper advertisement.

APPLICATION BACKGROUND

The Board at its April, 2013 meeting recommended that non-temporary outdoor sales be allowed within C-2 zoning districts as a principal use, with the condition that there be a permanent building on the site that was at least 1,500 square feet in size. The code change included the following additional standards:

a. *Minimum lot size of 1.0 acres, with a minimum frontage of 200 feet and a minimum lot depth of 300 feet.*

b. *A 30-foot setback is required from any right-of-way for outdoor display areas and parking areas, and shall include a landscaped area with a three to four-foot high visual screen consisting of a hedge, masonry wall, or wood or aluminum fencing, maintained in a neat appearance. One shade tree every fifty feet is required to further screen activities (when power lines or other obstructions are present, understory trees may be utilized, or trees may be planted in the right-of-way with the approval of the controlling jurisdiction).*

c. *When adjacent to residential uses or zoning, six-foot high masonry wall, privacy fence, or hedge contained within thirty foot landscape buffer, and 100-foot setback from residential property lines.*

d. *Adequate refuse containers must be provided and must be screened with a six-foot tall privacy fence with a swinging gate.*

e. *All outdoor areas shall be cleaned of litter and refuse after each day of operation.*

f. *Adequate restroom facilities must be provided.*

g. *Sales may be operated by an individual vendor or by multiple vendors under the control of a central sales manager.*

h. *One parking space for each vendor must be provided, with an additional space for every 300 square feet of outdoor and indoor sales area.*

i. *Uses are subject to Sign Code. Signs are allowed for individual vendors and displays, limited to each display area and not more than 20 square feet in size. The following signs are prohibited: "human" signs, inflatable figures or objects, pennants and banners other than the allowance of two banners as defined in the Sign Code, snipe signs, and any other sign not allowed by the Sign Code.*

j. Display items are to be arranged in an organized and neat manner, on tables or racks, and may not be sold from vehicles.

k. No automobiles, motorcycles, boats, or other motorized vehicles; heavy equipment; live animals; or personal services shall be offered for sale.

l. The sale of perishable goods or produce is allowed with a limitation that sales area not exceed 30% of outdoor display area.

m. All merchandise shall be brought into the building at the end of each business day except for larger items that are not easily moved, with such items being screened by fencing or vegetation that shall be maintained in an attractive and neat appearance.

n. The conditional use site plan shall require at a minimum the following elements: access roads, entrances and exits, parking, traffic lanes, fire lanes, refuse containers, fences, buildings, restroom facilities, lighting, landscaping and other improvements as required.

o. The conditional use site plan or narrative shall include verbiage regarding days and hours of operation; the means, such as stalls, tables or other structures by which merchandise is to be displayed; and the specific types of goods requested for sale.

p. The Planning Board may assign additional restrictions and standards to the use to ensure that the conditional use criteria will be satisfied.

Please note there is a companion amendment, Case # 13-45, for the specific shed sales activity on the Board's agenda.

PROJECT ANALYSIS

Per Section 94-38(f)(2) of the Zoning Code, the Planning Board must study and consider proposed zoning text amendments in relation to the following criteria (if applicable), shown in underlined text (staff response follows each criterion).

The planning board shall consider and study:

a. The need and justification for the change.

Staff comments: An example of the need and justification for the change is the Applicant's desire to establish a shed sales business on a property located on Reid Street, east of SR 19. The 1,500 SF minimum permanent building size prohibits this from occurring, which could also apply to similar properties. The reasoning behind the permanent structure rule was to ensure that a business had a permanent presence on a site instead of just a collection of outdoor sales items. The building is intended to house offices, sales display, restrooms, inside storage, and other needed activities. Staff believes that there is not a substantive difference between a 1,500 and 1,200 SF building, and that the smaller building will suffice in establishing a permanent presence for the business that can accommodate the central office activities.

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

Staff comments: no specific Comprehensive Plan policies are applicable to this amendment and the amendment is not in conflict with the goals, objectives, and policies of the Comprehensive Plan. This amendment is in keeping with the goals, objectives, and policies of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends approval of Case 13-49 revising Zoning Code Section 94-200(e) to reduce minimum size of required building associated with non-temporary outdoor sales from 1,500 to 1,200 SF.

Agenda Item

9

CITY of Palatka FLORIDA

CITY COMMISSION AGENDA ITEM

SUBJECT:
ORDINANCE amending the City of Palatka Code of Ordinances revising Chapter 2, Article V, Division I, entitled Code Enforcement Board, to allow for the utilization of a uniform method to impose and collect costs associated with the abatement of nuisance properties - 1st Reading - ***Tabled on 10/24/13 for Public Workshop held on 11/5/13***

SUMMARY:

This item was tabled on 10/24/13 so that a public workshop on the proposed changes could be held. This workshop was held on 11/5/13; as a result of this workshop, there was consensus of the Commission to bring this ordinance forward for first reading at the November 14th meeting.

Under the City's current ordinance, collection of abatement costs is placed against real property as a lien and can only be enforced up to (20) years. Additionally, the City's current ordinances do not allow for liens against properties that enjoy the "Homestead Exemption" status.

In order to collect the costs and expenses associated with nuisance abatement in a more effective manner, Chapter 197 of the Florida Statutes allows municipalities to utilize a uniform method to impose and collect costs associated with nuisance abatement through the non-ad valorem tax assessments, which would be levied as part of the City's taxing authority.

RECOMMENDED ACTION:
Pass on first reading an ordinance amending the City of Palatka Code of Ordinances to revise Chapter 2, Article V, Division 1, Code Enforcement, to allow for the imposition and collection of cost associated with abatement of property nuisances through non-ad valorem tax liens.

ATTACHMENTS:

Description	Type
Ordianance amending Ch2 Art V Div 1 Code Enf	Ordinance
Attchment "A" - 82 pages	Exhibit

ORDINANCE NO 13 –

AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF PALATKA, FLORIDA TO REVISE CHAPTER 2, ARTICLE V, DIVISION 1, CODE ENFORCEMENT, BY AMENDING SECTION 2-281, DEFINITIONS; SECTION 2-283, JURISDICTION; 2-285, ENFORCEMENT PROCEDURES; SECTION 2-286, CONDUCT OF HEARINGS; SECTION 2-288, FINES; SECTION 2-289, APPEAL AND OTHER ENFORCEMENT METHODS; ADDING PROVISIONS FOR AUTHORIZING THE IMPOSITION AND LEVY OF SPECIAL ASSESSMENTS FOR ADMINISTRATIVE COSTS INCURRED BY THE CITY AND NOT REIMBURSED BY THE PROPERTY OWNER; REQUIRING NOTICES OF ASSESSMENT; ESTABLISHING THE CITY AS A SPECIAL ASSESSMENT DISTRICT; AUTHORIZING THE LEVY OF NON-AD VALOREM ASSESSMENTS IN CONNECTION WITH VIOLATIONS; INSERTING PROVISIONS FOR THE COLLECTION OF NON-AD VALOREM ASSESSMENTS; AUTHORIZING AN AGREEMENT WITH THE PUTNAM COUNTY TAX COLLECTOR REGARDING THE CITY'S USE OF THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS; PROVIDING FOR ANNUAL NON-AD VALOREM ASSESSMENT ROLLS; PROVIDING TRANSITION PROVISIONS AND RATIFYING ASSESSMENTS TO RECOVER COSTS INCURRED BY THE CITY TO REMEDY VIOLATIONS PRIOR TO THE ORDINANCE'S ENACTMENT; PROVIDING FOR THE RENUMBERING OF CHAPTER 2, ARTICLE V, DIVISION 1 IF NECESSARY; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, code violations that create conditions which negatively affect the health, safety and welfare of the community as well as the general livability of the community occur at businesses and residences in the City of Palatka; and

WHEREAS, code violations are enforced by the City of Palatka through its Code Enforcement Officer and the Code Enforcement Board; and

WHEREAS, the City of Palatka wishes to utilize the Code Enforcement Board as its Nuisance Abatement Board; and

WHEREAS, the City of Palatka incurs costs for the enforcement of code violations to include fines, fees, prosecution costs and abatement costs that need to be paid to the City of Palatka by the party or parties responsible for the code violations; and

WHEREAS, the City of Palatka wishes to collect fines, fees, prosecution costs and abatement costs owed to the City of Palatka by all legal means; and

WHEREAS, the City of Palatka wishes to use the uniform method to impose and collect non-ad valorem assessments against properties on which violations of City of Palatka Code occur or have occurred as allowed by Florida Statute 197.3631 and prescribed in Florida Statute 197.3632; and

WHEREAS, the City of Palatka in its entirety, as its boundaries exist on the effective date of this adoption of this ordinance and as they may be expanded or contracted from time to time, is declared a special-assessment district for the purpose of collecting unpaid costs and expenses incurred by the City for lot clean-up. A legal description of the City is attached as Attachment A.

WHEREAS, this Ordinance amends the Palatka Municipal Code of Ordinances, Chapter 2, Article V, Code Enforcement Board, Division 1, Generally.

NOW, THEREFORE, BY IT ENACTED BY THE PEOPLE OF THE CITY OF PALATKA, FLORIDA, AS FOLLOWS:

Section I. **Recitals.** The above-listed "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby rendered a specific part of this Ordinance upon adoption and shall serve as its legislative history.

Section II: **That *Sec. 2-281, Definitions*, is hereby amended to read as follows:**

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~*Code inspector* and~~ *Code enforcement officer* ~~mean the city manager or his designee~~ means any designated employee or agent of the city whose duty it is to enforce codes and ordinances enacted by the city, as well as a city law enforcement officer as defined in this section; provided, however, nothing in this definition shall be construed to

authorize any person designated as a code enforcement officer, other than a law enforcement officer, to perform any function or duties of a law enforcement officer other than as specified. A code enforcement officer, other than a law enforcement officer, shall not make physical arrests or take any person into custody and shall be exempt from bonding, and the requirements of the criminal justice standards and training commission, as defined and required by general law.

Commission means the governing body of the city.

Enforcement board means the code enforcement board.

Section III **That *Sec. 2-283, Jurisdiction*, shall be amended to read as follows:**

The code enforcement board created by this article pursuant to F.S. Ch. 162 shall exist pursuant to the intent of that statute until and unless the city commission shall determine that such intent is not being implemented. The code enforcement board shall enforce and have jurisdiction of the following provisions of this Code:

(1) Chapter 3, Adult Entertainment Establishments.
(2) Chapter 6, Advertising.
(3) Chapter 14, Animals.
(4) Chapter 18, Buildings and Building Regulations.
(5) Chapter 30, article II, Nuisances.
(6) Chapter 30, article III, Junked Automobiles and Abandoned Property.
(7) Chapter 30, article VI, Minimum Standards for Maintenance.
(8) Chapter 46, article IV, Nuisances
(9) Chapter 54, article III, Historic Districts.
(10) Chapter 62, Signs.
(11) Chapter 70, Streets, Sidewalks, and Other Public Places.
(12) Chapter 78, article V, Occupational License Tax.
(13) Chapter 86, Utilities.
(14) Chapter 94, Zoning.

Section IV: **That Sec. *2-285, Enforcement procedures*, is hereby amended to read as follows:**

(a) *Initiation of enforcement proceedings.* It shall be the duty of the code enforcement officer ~~inspector~~ to initiate enforcement proceedings of the various codes over which the code enforcement board has jurisdiction pursuant to this ordinance. No board member shall have the power to initiate enforcement proceedings.

(b) Notice of violation; request for hearing. If a violation of the codes is found, the code enforcement officer ~~inspector~~ shall notify the violator, unless subsection (c)

of this section applies, and give the violator a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code enforcement officer ~~inspector~~ shall notify the enforcement board and request a hearing pursuant to the procedure in section 2-286. Written notice shall be mailed to the violator as provided in this division.

(c) Emergencies. If the code enforcement officer ~~inspector~~ has reason to believe a violation presents a serious threat to the public health, safety ~~and~~ or welfare, and the normal procedure for noticing and citing a violation is not feasible, the code enforcement officer may issue a notice to the violator to appear before the code enforcement board at a designated time and place. ~~proceed directly to the procedure in section 2-286 without notifying the violator by the written notice *and citation* provided in subsection (b) of this section.~~

Section V: That *Sec. 2-286, Conduct of hearings*, shall be amended to read as follows:

(a) *Calling of hearings.* The chairperson of the enforcement board may call hearings of the enforcement board, and hearings may also be called by written notice signed by at least three members of the enforcement board. The enforcement board at any hearing may set a future hearing date. The enforcement board should attempt to convene no less frequently than once every two months, but may meet more or less often as the demand necessitates.

(b) *Minutes; hearings to be open to public; personnel.* Minutes shall be kept of all hearings by the enforcement board and all hearings shall be open to the public. The commission shall provide clerical and administrative personnel as may be reasonably required by the enforcement board for the proper performance of its duties.

(c) Presentation of cases. Each case before the enforcement board shall be presented by the code enforcement officer ~~inspector. or the City Attorney.~~

(d) Hearing of cases; testimony. The enforcement board shall proceed to hear the cases on the agenda for that day. All testimony shall be under oath and shall be recorded. The enforcement board shall take testimony from the code enforcement officer ~~inspector~~, any other witnesses and alleged violator. Formal rules of evidence shall not apply; however, fundamental due process shall be observed and govern the proceedings.

(e) Decision; issuance of order; voting. At the conclusion of the hearing, the enforcement board shall issue findings of fact and conclusions of law and shall issue an order affording the proper relief consistent with powers granted in this division. The findings shall be by motion approved by a majority of those present and voting, except that at least three members of the enforcement board must vote in favor of the action to be official.

(f) Once the alleged violator(s) has been properly noticed as to the hearing before the board and if the violator(s) fails to appear, the board may proceed with a hearing on the merits of the alleged violation. Any findings or orders resulting from such hearing are valid and binding upon said violator(s) if a violation is found to exist.

(g) Once the owner(s) of the property at which the alleged violation has occurred has been properly notified of the hearing before the board or special master and fails to appear, the board may proceed with a hearing on the merits of the alleged violation and any findings or orders are valid and binding against said owner(s).

(h) If a corporation is either the violator or the owner of the property, notice as outlined herein shall be affected upon the designated registered agent. If the corporation is a foreign corporation that has failed to comply with F.S. § 48.091, notice shall be permitted to be served upon any employee at the corporation's place of business or any agent transacting business for it in this state.

Section VI. **That *Sec. 2-288, Fines,* shall be amended to read as follows:**

(a) The code enforcement board, upon notification by the code enforcement officer ~~inspector~~ that an order of the code enforcement board has not been complied with by the set time, or upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code ~~inspector~~ enforcement officer. In addition, if the violation is a violation described in F.S. § 162.06(4), the code enforcement board ~~shall notify the city commission, which~~ may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. If a finding of a violation or a repeat violation has been made as provided in this division, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, the code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in subsection (b) of this section.

(b) A fine imposed pursuant to this section shall not exceed $250.00 per day for a first violation and shall not exceed $500.00 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (a) of this section. However, if the code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000.00 per violation. In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

(1) The gravity of the violation;

(2) Any actions taken by the violator to correct the violation; and
(3) Any previous violations committed by the violator.

The enforcement board may reduce a fine imposed pursuant to this section.

(c) A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this division shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the city commission, and the city commission may execute a satisfaction or release of lien entered pursuant to this section. After three months from the filing of any such lien which remains unpaid, the enforcement board may authorize the city attorney to foreclose on the lien. No lien created pursuant to the provisions of this division may be foreclosed on real property which is a homestead under Section 4, Article X of the state constitution.

(d) No lien provided under the Local Government Code Enforcement Boards Act (F.S. § 162.01 et seq.) shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the foreclosure. The city commission shall be entitled to collect all costs incurred in recording and satisfying a valid lien. The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice, unless a notice of lis pendens is recorded.

<u>Section VII</u>: That Sec. *2-28, Appeals; other enforcement methods*, shall be amended to read as follows:

(a) An aggrieved party, including the city, may appeal a final administrative order of the enforcement board to the circuit court of the county. An appeal shall be filed within 30 days of the execution of the order. <u>Regardless of the outcome of the appeal, each party shall pay their own respective costs and attorney's fees as incurred in prosecuting and/or defending the appeal.</u>

(b) Nothing contained in this article shall prohibit the city from enforcing its codes by any other means. It is the intent of this article to provide an additional or supplemental means of obtaining compliance with city codes.

Section VIII: That a new section entitled *Assessments for code violations* shall be added to read as follows:

(a) Establishment of special assessment district.
The City of Palatka in its entirety, as its City boundaries exist on the date of enactment of this section and as they may be expanded or contracted from time to time, is hereby declared a special assessment district for the purposes of abating and remedying violations of City of Palatka Code. Individual properties within the City's boundaries, as they may exist from time to time, may be assessed for the costs incurred by the City in abating and remedying violations of City of Palatka Code

(b) Levy of non-ad valorem assessments. There is hereby levied, and the City Commission is authorized to levy from time to time, a non-ad valorem assessment against each and every property in the City: on which there occurs or has occurred a violation of City of Palatka Code on which the City undertakes or has undertaken action to abate and/or remedy the violation and, thereby, incurs or has incurred costs; and the property owner of the property fails or refuses, or has failed or refused, for whatever reason, to pay timely the amount owed to the City under this section for the costs incurred by the City in carrying out such abatement and remedy and any associated fines and fees.

(c) Collection of non-ad valorem assessments.
The City Commission elects to use the uniform method to impose and collect non-ad valorem assessments against properties on which violations of City of Palatka Code occur or have occurred. The non-ad valorem assessments collected pursuant to this section will be included in the combined notice for ad-valorem taxes and non-ad valorem assessments as provided in F.S. § 197.3635. Non-ad valorem assessments collected pursuant to this section are subject to all collection provisions in F.S. § 197.3632, including provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for nonpayment.

(1) Agreement to reimburse the Putnam County Property Appraiser and the Putnam County Tax Collector.
In order to use the uniform method for the levy, collection, and enforcement of the non-ad valorem assessments, the City is authorized to enter into a written agreement with the Putnam County Property Appraiser and the Putnam County Tax Collector providing for the reimbursement of

their costs incurred in the administration and collection of the non-ad valorem assessments levied under this section.

(2) Adoption of a resolution.

The City will comply with all statutory notice prerequisites set forth in F.S. § 197.3632. The City Commission will adopt a resolution at a public hearing prior to January 1, 2014 in accordance with F.S. § 197.3632(3), which resolution shall state the following:

a. The City's intent to use the uniform method of collecting non-ad valorem assessments.

b. The City's need for the imposition of the non-ad valorem assessments.

c. The entire City is declared a special assessment district, with individual properties being subject to the non-ad valorem assessment from time to time if and when violation of City of Palatka Code occur.

(3) Annual non-ad valorem assessment roll.

Each year, the City Commission will approve a non-ad valorem assessment roll at a public hearing between January 1 and September 15. The non-ad valorem assessment roll will be comprised of properties that have had levied against them non-ad valorem assessments under this section, and such assessments have not otherwise been paid in full prior to approval on the roll.

a. The City Manager, or his/her designee, is authorized and directed each year to prepare the notice that must be sent by first class United States mail, as required by F.S. § 197.3632(4)(b).

b. The notice to be sent by first class United States mail will be sent to each person owning property that will be on the non-ad valorem assessment roll and will include the following: (i) the purpose of the assessment; (ii) the total amount to be levied against the parcel, which includes the actual cost incurred by the City; (iii) a statement that failure to pay the assessment will cause a tax certificate to be issued against the property, which may result in a loss of title; (iv) a statement that all affected property owners have a right to appear at the hearing and to file written objections with the local governing board within 20 days of the notice; (v) the date, time, and place of the hearing.

c. Upon its approval by City Commission, the non-ad valorem assessment roll will be certified to the tax collector as required by law.

Section IX. That all other sections or portions of Chapter 2, Article V, Division 1 that are not specifically herein amended shall be and remain the same.

Section X. That all sections and/or subsections of Chapter 2, Article V, Division 1 of the Palatka Municipal Code be renumbered accordingly to accommodate the changes described in this Ordinance, if necessary.

Section XI. That all ordinances or parts of ordinances in conflict therewith are hereby repealed to the extent of such conflict.

Section XII. That if any section or portion of a section or subsection of this ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or portion of a section, subsection, or part of this ordinance.

Section XIII. That this ordinance shall take effect upon its passage as provided by law.

Section XIX. That a copy of this Ordinance shall be furnished to the Municipal Code Corporation for insertion in the Code of Ordinances for the City of Palatka, Florida.

PASSED AND ADOPTED by the City Commission of the City of Palatka on second reading this 14th day of November, 2013.

CITY OF PALATKA

By: _____
Its MAYOR

ATTEST:

_____
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS:

_____
City Attorney

ARTICLE I. IN GENERAL

Sec. 1. Old municipality abolished.

That the existing municipality of the City of Palatka, in the County of Putnam, State of Florida, be, and the same is hereby abolished.
(Laws of Fla., ch. 9875(1923), § 1)

Sec. 2. New municipality established; right of perpetual succession, use of common seal.

That all the inhabitants comprehended within the limits of the territory hereinafter described shall be and are hereby constituted a municipal corporation, as a body politic and corporate, under and by the name of the City of Palatka, and as such shall have perpetual succession and shall have and use a common seal and change the same as [at] its pleasure.
(Laws of Fla., ch. 9875(1923), § 2)

Sec. 3. Vesting of choses in action, property, etc., of old municipality.

That the title, rights and ownership of property, uncollected taxes, dues, claims, judgments, decrees and choses in action, held or owned by the municipality of Palatka shall pass to, and be vested in the municipal corporation organized under this act to succeed the municipality abolished.
(Laws of Fla., ch. 9875(1923), § 4)

Sec. 4. Contracts, debts, etc., of old municipality.

That no obligation or contract of the said municipality including bonds heretofore issued, shall be impaired or avoided by this act, but such debts and obligations shall pass to and be binding upon the new municipality hereby created.
(Laws of Fla., ch. 9875(1923), § 5)

Sec. 5. Boundaries as of March 22, 1973.

The City of Palatka, as herein established, shall constitute all that territory in Putnam County, Florida, embraced within the following boundaries:

[Original Boundaries.] Beginning at the intersection of the Township line dividing Townships 9 and 10 on the North boundary of Section 6, Township 10 South, Range 27 East, and the West shore of the St. Johns River and running from thence West, along the Township line to the intersection of the Northeast boundary line of the B.A. Copp Grant, thence North 40 [degrees] West, along the said Northeast boundary of the said B.A. Copp Grant to the North corner thereon in Township 9 South, Range 27 East, thence South 50 [degrees] West, along the Northwest boundary line of the said B.A. Copp Grant to the intersection of the North boundary line of Government Lot Number 3 of Section 1, Township 10 South, Range 26 East, thence West, along the North lines of Lots 3 and 5 to the Northwest corner of Lot 5 of said Section 1, Township 10 South, Range 26 East, thence South, along the West lines of the said Lot 5 of said Section 1 and the East half of the Northwest quarter of Section 12 of the aforesaid Township and Range to the Southwest corner of the said East half of the Northwest Quarter of the said Section 12, thence East, along the South line of said East half of the Northwest quarter to the Northwest corner of Government Lot 3 of said Section 12, thence South, along the West line of said Lot 3 to the Northwest corner of Government Lot 2 of Section 13 of the aforesaid Township and Range, thence continuing South along the West line of said Lot 2 to the Southwest corner thereof, thence East, along the South line of Government Lots 2 and 1 to the Southeast corner of said Government Lot 1 of the aforesaid Section, Township and Range, thence North along the Range line dividing Ranges 26 and 27 to the half mile post on the West line of Section 18, Township 10 South, Range 27 East, thence East, along the South lines of Government Lots 3, 4 and 5 in said Section 18 to the intersection of the Westerly boundary line of the G.W. Perpall Grant, thence North 17 [degrees] West, along the Westerly boundary of the said Perpall Grant to the Westerly shore of the St. Johns River, thence Northerly, along said Westerly shore of the St. Johns River to the place of beginning,

AND [Tract 1]

Country Club Heights Subdivision, according to plat recorded in Plat Book 4, Page 30, recorded in the office of the Clerk of the Circuit Court, Putnam County, Florida,

AND [Tract 2]

Part of the SW ¼ of the SE ¼ of Section 13, Township 10 South, Range 26 East, and more particularly described as follows: From the Northwest corner of said SW ¼ of SE ¼ run Easterly along the North line of said SW ¼ of SE ¼ for a distance of 224 feet to the Northeast corner of that certain land described at Deed Book 219, Page 564, for the point of beginning of the lands to be described herein: (1) thence East 3 feet, more or less, to the Northwest corner of those lands described in Deed Book 181, Page 261; (2) thence South 259 feet to a point on the West line of those lands described in Deed Book 181, Page 261; (3) thence West and parallel with the North line of said SW ¼ of SE ¼ for a distance of 212 feet to a point, which is 15 feet Easterly of the West line of said SW ¼ of SE ¼; (4) thence North 50 feet to the Southwest corner of those lands described in Deed Book 219, Page 564; (5) thence Easterly and along the Southerly line of those lands described in Deed Book 219, Page 564, for a distance of 209 feet to the Southeast corner of those lands described in Deed Book 219, Page 564; (6) thence North 209 feet to the point of beginning,

AND [Tract 3]

Part of the SW ¼ of SE ¼ of Section 13, Township 10 South, Range 26 East, and more particularly described as follows: Beginning at a point on the North line of the SW ¼ of SE ¼, 227 feet East of the Northwest corner thereof, for the point of beginning of the parcel of land to be described: (1) thence Easterly along said North line for a distance of 78 feet, more or less, to the Northwesterly corner of that certain parcel of land conveyed to Palatka Rentals & Sales, Inc., by Thos. J. Butler, Inc., by deed dated August 17, 1955, recorded at Deed Book 229, Page 285, said point being 14 chains Westerly of the Northeast corner of said SW ¼ of SE ¼; thence (2) Southerly and along the Westerly line of the lands described in Deed Book 229, Page 285, for a distance of 350 feet to a point; (3) thence Westerly and parallel with Call 1 above for a distance of 78 feet; (4) thence Northerly and parallel with Call 2 above to the point of beginning,

AND [Tract 4]

Beginning at the Southwest corner of the E ½ of the NW ¼ of Section 12, Township 10 South, Range 26 East, and run thence South and along the West line of the E ½ of the SW ¼ of said Section 12 to the point where the said West line of the E ½ of the SW ¼ of said Section 12 intersects the Southerly right of way line of State Road No. 20; thence run Westerly and along the Southerly right of way line of said State Road No. 20 to the West line of said Section 12; thence continue along the South line of said State Road No. 20 in Section 11, Township 10 South, Range 26 East, to a point where the West line of the lands described in Official Records Book 46, Page 310, of the public records of Putnam County, Florida, extended Southerly, intersects the South right of way line of said State Road No. 20; thence run North to the Southwest corner of the lands described in said Official Records Book 46, Page 310; thence continue North and along the West line of the lands described in said Official Records Book 46, Page 310, to the Northwest corner thereof; thence East and along the North line of the lands described in said Official Records Book 46, Page 310, to a point 38 feet Westerly from the East line of said Section 11; thence North and parallel to the East line of said Section 11 to intersect with the North line of the SW ¼ of the NW ¼ of Section 12, Township 10 South, Range 26 East, extended Westerly; thence East to the Northwest corner of the SW ¼ of the NW ¼ of Section 12; Thence East along the North line of the SW ¼ of the NW ¼ of said Section 12 to the East line of the W ½ of the NW ¼ of said Section 12; thence run South and along the East line of the W ½ of the NW ¼ of said Section 12 to the point of beginning and to close,

AND [Tract 5]

Beginning at the Northeast corner of Lot 4 of Block 3 of Husson's Addition To Palatka Heights, according to map thereof recorded in the office of the Clerk of the Circuit Court of Putnam County, Florida, in Map Book 1, at Pages 18 and 19, and running thence Westerly and along the North line of said Block 3 to the Westerly right-of-way line of Westover Drive, thence running Southerly and along the Westerly right-of-way line of Westover

Drive, to a point where said Westerly right-of-way line intersects the South line of Lot 1 of said Block 3, extended Westerly, and running thence Easterly and along the South line of Lots 1 and 4 of Block 3, to the Southeast corner of Lot 4 thereof and running thence Northerly along the East line of said Lot 4 to the point of beginning and to close, EXCEPT the Easterly 105 feet of the North half of Lot 4 of said Block 3,

AND [Tract 6]

All of Webb-Nichols Subdivision of part of Government Lot 9, Section 18, Township 10 South, Range 27 East, as recorded in Map Book 1, Page 40, of the public records of Putnam County, Florida; ALSO all that part of the West half of said Government Lot 9 lying Northerly of said Webb-Nichols Subdivision, EXCEPTING from said above described lands those lands described in Deed Book 124, Page 136, of said public records of Putnam County, Florida.

AND [Tract 7]

Commence at the Northwest corner of Government Lot 3, Section 13, Township 10 South, Range 26 East, thence South 01° 04′ 03″ East along the West boundary of said Government Lot 500.00 feet; thence North 89° 01′ 42″ East 30.00 feet to the Point of Beginning; thence North 89° 01′ 42″ East parallel to the North Boundary of Government Lot 636.05 feet to the West Boundary of Country Club Heights Subdivision; thence South 01° 04′ 03″ East along said West Boundary 492.24 feet; thence South 80° 02′ 57″ West along the North Boundary of said Subdivision 516.91 feet; thence North 01° 04′ 03″ West 150.00 feet; thence South 89″08′ 57″ West 120.00 feet to the East Right of Way Line of Husson Avenue; thence North 01° 04′ 03″ West along said Right of Way Line 342.01 feet to the Point of Beginning.

AND [Tract 8]

All of that property: W ½ of N ¾ of NW ¼ of SE ¼ EX OR 52, P 702 RD, OR 95, P 592, as described in Deeds from Claude U. Tillis and Bonnie Tillis (husband and wife) dated 12th day of November, 1968, and recorded in OR Book 212, Page 108, and deed of P.R.&S. Construction Company, dated the 28th day of January, 1969, and recorded in OR Book 213, Page 571. EXCEPT: Property in that certain deed dated February 8, 1972, from Loveland & Tanner, Inc., to College Housing, Ltd.

AND [Tract 9]

All that part of Government Lot 1, Section 1, Township 10 South, Range 26 East, and all that part of Government Lots 4 and 5 of Section 6 (West of River) Township 10 South, Range 27 East, lying South of the Seaboard Coast Line Railroad (formerly Atlantic Coast Line Railroad) and North of the old Palatka-Rice Creek Brick Road, EXCEPT (1) That part conveyed to John Blackwelder and wife Nettie Blackwelder, by Warranty Deed dated August 16, 1958 and recorded in Official Records Book 17 page 549; and (2) That part conveyed to the City of Palatka, a municipal corporation, by Warranty Deed dated July 9, 1968 and recorded in Official Records Book 204 page 673, all references are to the public records of Putnam County, Florida.

AND [Tract 10]

Beginning at the Northeast corner of Lot 3, Block 4 of Husson's addition to Palatka, as per plat recorded in Plat Book 1, pages 18 and 19, and run thence Westerly and along the Northerly line of said Lot 3 a distance of 333.23 feet, to the Northwest corner thereof; thence run Southerly along the West boundary of said Lot 3, 536.03 feet to a concrete monument; thence run Westerly and parallel to the South line of Lot 2, Block 4 of said Husson's addition 150 feet to a concrete monument; thence run Northerly, parallel with the East line of said Lot 2, a distance of 77.5 feet to a concrete monument; thence run Westerly and parallel with the South line of said Lot 2, 154.33 feet to a concrete monument set on the Easterly right-of-way line of Westover Drive; thence run Southerly along said Easterly line to the Southerly right-of-way line of Campbell Street; thence run Easterly and along the South line of Campbell Street to the center line of Husson Avenue (being the present City Limits line of the City of Palatka); thence run Northerly and along the center line of said Husson Avenue (City limits line) to a point where the Northerly line of Westward Street,

extended Easterly, would intersect the center line of said Husson Avenue; thence run Westerly and along the Northerly line of said Westward Street, to the East line of Lot 4, Block 3 of said Husson's addition; thence run Southerly and along the East line of said Lot 4 and Lot 3, Block 3 of said Husson's addition to the Southwest corner of Lot 7, Block 3 of said Husson addition; thence run West and along the North line of the South half of Lots 3 and 2 of Block 3 of said Husson addition, to the West line of said Lot 2; thence Southerly and along the West line of said Lot 2 to the Southwest corner thereof; thence Easterly and along the South line of said Lot 2 to the Northwest corner of Lot 4, Block 4 of said Husson addition; thence run Southerly and along the West line of said Lot 4, 150 feet to a point; thence run Easterly and parallel with the North line of said Lot 4 to the East line thereof; thence run Southerly and along the East line of said Lot 4 to the Southeast corner thereof, which is the point of beginning, and to close. All references are to the Public Records of Putnam County, Florida.

AND [Tract 11]

Lots 5 through 15, inclusive, of Block 8 of Five Points Subdivision as per map thereof recorded in Map Book 4, Page 2, Public Records of Putnam County, Florida.

AND [Tract 12]

Beginning at the Northeast corner of Lot 3, Block 3, of Husson's Addition to Palatka as per plat thereof recorded in Plat Book 1, Pages 18 and 19, thence run Westerly and along the Northerly line of Lot 3 and 2 of said Block 3 to the Westerly right-of-way line of Westover Drive, thence run Southerly and along the Westerly right-of-way line of Westover Drive to the point of intersection with the South line (extended Westerly) of the North ½ of said Lot 2, thence run Easterly and along the South line of the North ½ of said Lots 2 and 3 of Block 3 to the Easterly line of said Lot 3 of Block 3, thence run Northerly and along said Easterly line of said Lot 3 to the Point of Beginning and to close. References are to the Public Records of Putnam County, Florida.

AND [Tract 13]

Lots 1, 2, 5, 6, 7 and 8 of Block 1 of Simpkin's Subdivision of Section 1, Township 10 South, Range 26 East, as recorded in Map Book 1, Page 114, of the public records of Putnam County, Florida.

AND [Tract 14]

Begin at the western terminus of the corporate limits of the City of Palatka on the South right of way line of State Road #20, as State Road #20 exists in the year 1973 (see certified copy of Ordinance in Official Records Book 114, page 237 of the public records of Putnam County, Florida).

(1) Run thence West along the South right of way line of State Road #20, through Section 11, Township 10 South, Range 26 East, and continue West along the South right of way line of State Road #20 into Section 10, Township 10 South, Range 26 East, to a point where the West line of the East 500 feet of the W ½ of the SE ¼ of Section 10 Township 10 South, Range 26 East, intersects the South right of way line of State Road #20.

(2) Run thence North, along the West line of the East 500 feet of the W ½ of the SE ¼ of Section 10, Township 10 South, Range 26 East, to the North line of the SE ¼ of said Section 10, and continue North along the West line of the East 500 feet of the W ½ of the NE ¼ of Section 10, Township 10 South, Range 26 East, to a point 435 feet North of the South line of the NE ¼ of Section 10, Township 10 South, Range 26 East.

(3) Run thence East, parallel with the North line of Section 10, Township 10 South, Range 26 East, for a distance of 67 feet to the West right of way line of the County Road described in Official Records Book 178 page 43 of the public records of Putnam County, Florida.

(4) Run thence North along the West right of way line of the County Road described in Official Records Book 178 page 43 of afore-

said public records to the South right of way line of the Seaboard Coast Line Railroad.

(5) Run thence East, along the South right of way line of the Seaboard Coast Line Railroad to the East line of Section 10, Township 10 South, Range 26 East, and continue East to the East right of way line of a County Road identified as Moody Road.

(6) Run thence South and Southwesterly, along the Easterly right of way line of the County Road identified as Moody Road, as said right of way line is described in Official Records Book 41 page 26 of aforesaid public records to the intersection of the Easterly right of way line of Moody Road and the East line of Section 10, Township 10 South, Range 26 East.

(7) Run thence South along the East line of Section 10, Township 10 South, Range 26 East, to the North right of way line of State Road #20.

(8) Run thence East along the North right of way line of State Road #20, through Section 11 Township 10 South, Range 26 East to the existing corporate limits of the City of Palatka.

(9) Run thence South, along the existing corporate limits of the City of Palatka to the point of beginning to close.

AND [Tract 15]

A part of the West ½ of the SE ¼ of Section 11, Township 10 South, Range 26 East, described as follows:

From the Northeast corner of the SE ¼ of Section 11, run South 1° 01′ East, along the East line of Section 11 for a distance of 33.1 feet to a point 50 feet Southerly from the centerline of State Road #20, thence run South 88° 51′ West approximately parallel with the centerline of State Road #20, for a distance of 1,548.7 feet, to a concrete monument, 50 feet South of the centerline of State Road #20, and at the Northeast corner of lands described in deed recorded in Official Records Book 101 page 622, for the point of beginning of this description. (1) Run thence South 88° 59′ West for a distance of 100 feet. (2) Run thence South 1° 01′ East for a distance of 246 feet, to the Southwest corner of lands described in deed recorded in Official Records Book 90 page 213. (3) Run thence North 88° 59′ East for a distance of 100 feet to the Southeast corner of lands described in Official Records Book 90 page 213. (4) Run thence North 1° 01′ West for a distance of 246 feet to the point of beginning to close.

AND [Tract 16]

A tract of land situated in the W ½ of the NW ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Beginning at the Southwest corner of the W ½ of the NW ¼ of Section 11, said point being 10.5 feet more or less North of the present centerline of State Road 20, and (1) run Northerly, along the west line of said W ½ of the NW ¼, a distance of 792.0 feet, more or less, to the Southwest corner of lands described in Deed Book 163, page 306 of the public records of Putnam County, Florida. (2) Thence Easterly, along the South line of said lands, a distance of 330.0 feet to a concrete monument at the Southeast corner of said lands. (3) Thence Northerly, along the East line of said lands described in Deed Book 163, page 306, a distance of 845.2 feet to a concrete monument set on a Westerly projection of the South line of lands described in Deed Book 64, page 295 of said public records. (4) Thence Easterly, along said Westerly projection and along the South line of lands described in Deed Book 64, page 295 and Deed Book 37, page 311, a distance of 958.12 feet, more or less, to a point 20.0 feet westerly, from the East line of the W ½ of the NW ¼ of said Section 11. (5) Thence Southerly, parallel with said East line, and at a distance of 20.0 feet Westerly therefrom, a distance of 630.0 feet to a concrete monument. (6) Thence Easterly, parallel with call (4), a distance of 20.0 feet to a concrete monument on the East line of said W ½ of the NW ¼. (7) Thence Southerly, along said East line, a distance of 1007.2 feet, more or less, to the Southeast corner of said W ½ of the NW ¼ of Section 11. (8) Thence Westerly, along the South line of said W ½ of the NW ¼, to the point of beginning and to close.

EXCEPTING THEREFROM lands described in Deed Book 123, pages 277 and 333 and lands described in O.R. Book 274, pages 90 and 91 of said public records and SUBJECT to the right-of-ways of State Roads #19 and #20 and the right-of-way of paved County Road along the West line of the W ½ of the NW ¼ of Section 11 (Moody Road).

AND [Tract 17]

Beginning at the Northwesterly intersection of Palm Avenue and Kennedy Street at the present City Limits and

(1) Run Northerly, along the West line of Palm Avenue to the Southeast corner of those lands described in Official Records Book 308, page 1065, of the public records of Putnam County, Florida.

(2) Thence run Westerly and along the South line of the lands described in Official Records Book 308, page 1065, to the Southwest corner thereof.

(3) Thence run North and along the West line of lands as described in Official Records Book 308, page 1065, to the Northwesterly corner thereof.

(4) Thence run East and along the North line of lands described in Official Records Book 308, page 1065, and a projection of said North line to the Easterly right-of-way line of Palm Avenue.

(5) Thence run South and along the East line of said Palm Avenue to its intersection with the present City Limits of Palatka.

(6) Thence run West and along the present City Limits line to the point of beginning and to close.

All being a part of the Northeast ¼ of the Northeast ¼ of Section 11, Township 10 South, Range 26 East, Putnam County, Florida.
(Laws of Fla., ch. 9875(1923), § 3; Laws of Fla., ch. 61-2626, § 1; Laws of Fla., ch. 63-1734, § 1; Laws of Fla., ch. 65-2046, § 1; Laws of Fla., ch. 67-1851, § 1; Laws of Fla., ch. 73-578, § 1; Laws of Fla., ch. 76-454, § 1)

Editor's note—The "original boundaries" embodied in this section are as established by Laws of Fla., ch. 9875(1923); tracts 2—4 were added by Laws of Fla., ch. 61-2626; tract 5 was added by Laws of Fla., ch. 63-1734; tract 6 was added by Laws of Fla., ch. 65-2046; tract 7 was added by Laws of Fla., ch. 67-1851; tracts 8—16 were added by Laws of Fla., ch. 73-578. This act embodies the annexations made by ordinances through Ord. No. 73-5, passed March 22, 1973. Tract 17 was added by Laws of Fla., ch. 76-454; although such act purports to amend Laws of Fla., ch. 9875(1923), § 3, clearly this is not what it was intended to do, for it excludes from the description of the corporate boundaries annexations made by ordinances between March 22, 1973, and August 1976.

Section 1 of Res. No. 5-12, adopted May 11, 1989, provided as follows:

"The City of Palatka hereby acknowledges that Ordinance No. 72-4, passed and adopted May 4, 1972, is a nullity as to the annexation of property owned by Kenneth M. Quigley and Helen Quigley, his wife, as described in O.R. Book 268, Page 248, public records of Putnam County, Florida, in that the said Kenneth M. Quigley and Helen Quigley, his wife, did not petition the City for annexation and that their property was erroneously included in the voluntary petition for annexation filed by College Housing, Ltd. and Joseph F. Chapman, III, and Jeanette Chapman."

Sec. 6. Annexations from March 22, 1973, to present.

The following land was annexed to the city by the indicated ordinance:

Ord. No. 73-8, 4-26-1973

Tract #1
(Rolling Hills Subdivision, Unit 4)

A tract of land situated in the S ½ of Section 13, Township 10 South, Range 26 East, and being more particularly described as follows:

Beginning at the NE corner of the SW ¼ of Section 13, Township 10 South, Range 26 East, and (1) Run West a distance of 40 feet to the West right-of-way line of Husson Avenue; (2) Thence run South and along the West line of Husson Avenue for a distance of 635 feet more or less to

the SE corner of Lot 20, Block E of ROLLING HILLS SUBDIVISION, Unit 2, according to plat thereof recorded in Map Book 4, at page 153 of the public records of Putnam County, Florida; thence (3) Run Westerly and along the South line of said Subdivision a distance of 268.0 feet to a concrete monument; (4) Thence run Southerly and along a line of said subdivision a distance of 0.90 feet to a concrete monument; (5) Thence run Westerly and along the South line of said subdivision a distance of 775.0 feet to a concrete monument at the Southwest corner of lot 12, Block H of said subdivision; (6) Thence run Southerly and parallel with the East line of said Southwest ¼ of said Section 13, a distance of 468.0 feet; (7) Thence run Westerly and perpendicular to call (6) above a distance of 32.0 feet; (8) Thence run Southerly and parallel with said East line a distance of 203.44 feet to the South line of the Southwest ¼ of said Section 13; (9) Thence run Easterly and along said south line a distance of 1075.0 feet to the Southeast corner of said Southwest ¼; (10) Continue East for a distance of 15 feet to the East right of way line of Husson Avenue; (11) Thence run North and along the East line of Husson Avenue for a distance of 1309.33 feet more or less to the North line of the Southwest ¼ of the SE ¼ of Section 13, Township 10 South, Range 26 East; (12) Thence run West 15 feet to the point of beginning and to close.

Tract #2
(Rolling Hills Subdivision, Unit 5)

A tract of land situated in the SW ¼ of Section 13, Township 10 South, Range 26 East, Tallahassee Meridian, and being more particularly described as follows:

Beginning at the Southwest corner of ROLLING HILLS SUBDIVISION, Unit #2, according to plat thereof, recorded in Map Book 4, at page 153 of the public records of Putnam County, Florida and (1) run Northerly, along the West line of said Subdivision, a distance of 375.0 feet to the Southeast corner of Lot 2, Block "H" of ROLLING HILLS SUBDIVISION, Unit #3, according to plat thereof, recorded in Map Book 4, page 202 of said public records. (2) Thence Westerly, along the South line of Unit #3 of said Subdivision, a distance of 627.62 feet to the Southwest corner of Lot 11, Block "C" of said Unit #3, being on the West line of the E ½ of the E ½ of the W ½ of the SW ¼ of Section 13. Return to the point of beginning and (3) run Southerly, parallel with the East line of the SW ¼ of Section 13, a distance of 468.0 feet. (4) Thence Westerly, perpendicular to call (3), a distance of 32.0 feet. (5) Thence Southerly, parallel with said East line, a distance of 203.44 feet to the South line of the SW ¼ of Section 13. (6) Thence Westerly, along said South line, a distance of 595.35 feet to the Southwest corner of the E ½ of the E ½ of the W ½ of the SW ¼ of Section 13. (7) Thence Northerly, along the West line of said E ½ of the E ½ of the W ½ of the SW ¼, a distance of 1045.35 feet to the Westerly end of call (2) and to close.

Ord. No. 73-9, 7-12-1973

Blocks 5 and 8, EXCEPT the West 65 feet of Lots 10 and 11 and West 65 feet of South ½ of Lot 7, of Block 8, MacGregor's Subdivision of Palatka Heights, Map Book 2, page 14 of the Public Records of Putnam County, Florida.

Ord. No. 73-10, 7-26-1973

Lots 5 and 8, Block "E," Rolling Hills Subdivision, Unit #1 as per plat thereof recorded in Map Book 4, page 137 of the public records of Putnam County, Florida.

AND

Lot 9, Block "E," Rolling Hills Subdivision, Unit #2 as per plat thereof recorded in Map Book 4, page 153 of the public records of Putnam County, Florida.

Ord. No. 73-11, 8-9-1973

All of Block 6 and Block 7 in MacGregor's Subdivision of Palatka Heights, according to plat thereof filed April 9, 1915 and recorded in Plat Book 2, Page 14, in the office of the Clerk of the Circuit Court of Putnam County, Florida.

Ord. No. 73-12, 9-13-1973

From the Westerly terminus of the corporate limits of the City of Palatka on the North right of way line of State Road #20, as State Road #20 exists in the year 1973 (see certified copy of

Ordinance in Official Records Book 290 page 1329 of the public records of Putnam County, Florida) run Westerly, along the North line of State Road #20, being the North line of the corporate limits of the City of Palatka in this area, for a distance of 420 feet, more or less, to the West line of Elmwood Avenue, a County Road (see deed recorded in Deed Book 199 page 214 of said public records) for the point of beginning of this description.

(1) Run thence North, along the West line of Elmwood Avenue to a point that is 632 feet North of and 373 feet East of the Southwest corner of the SE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, and is the Southeast corner of lands described in deed recorded in Official Records Book 96 page 637.

(2) Run thence West, along the South line of lands described in Official Records Book 96 page 637 for a distance of 150 feet to the Southwest corner of lands described in Official Records Book 96 page 637 and on the East line of lands described in Official Records Book 67 page 10.

(3) Run thence South, along the East line of lands described in Official Records Book 67 page 10 for a distance of 112 feet to the Southeast corner of lands described in Official Records Book 67 page 10.

(4) Run thence West, along the South line of lands described in Official Records Book 67 page 10 for a distance of 223 feet to the East line of the SW ¼ of the NE ¼ of said Section 11.

(5) Run thence South, along the East line of the SW ¼ of the NE ¼ for a distance of 20 feet, more or less, to a point 500.20 feet North of the Southeast corner of the SW ¼ of the NE ¼ of said Section 11, being the Southeast corner of the Second Description contained in deed recorded in Official Records Book 67 page 10.

(6) Run thence West, along the South line of the Second Description contained in deed recorded in Official Records Book 67 page 10 for a distance of 435.5 feet to the Southwest corner of lands described in Official Records Book 67 page 10, being on the line of lands described in deed recorded in Official Records Book 43 page 263.

(7) Run thence South for a distance of 27 feet, more or less to the Southeasterly corner of lands described in Official Records Book 43 page 263.

(8) Run thence West, along the South line of lands described in Official Records Book 43 page 263 for a distance of 891 feet to the West line of the SW ¼ of the NE ¼ of said Section 11, being the Southwesterly corner of lands described in Official Records Book 43 page 263.

(9) Run thence North, along the West line of the SW ¼ of the NE ¼ of said Section 11 for a distance of 516 feet, more or less to the Southeast corner of the East ½ of the N ½ of the N ½ of the SE ¼ of the NW ¼ of said Section 11 (this being the Southeast corner of lands described in Official Records Book 253 page 552).

(10) Run thence West, along the South line of the E ½ of the N ½ of the N ½ of the SE ¼ of the NW ¼ of Section 11 for a distance of 660 feet to the Southwest corner thereof.

(11) Thence run North, along the West line of the E ½ of the N ½ of the N ½ of the SE ¼ of the NW ¼ for a distance of 330 feet, to the North line of the SE ¼ of the NW ¼ of Section 11.

(12) Thence run East, along the North line of the SE ¼ of the NW ¼ for a distance of 660 feet to the Northeast corner of the SE ¼ of the NW ¼ being the Northeast corner of lands described in Official Records Book 253 page 552.

(13) Run thence North, along the West line of the NW ¼ of the NE ¼ for a distance of 412 feet to a Permanent Reference Marker, being the point of beginning of lands described in Official Records Book 43 page 263.

(14) Run thence North 89° 02′ East, along the line of lands described in Official Records

Book 43 page 263 for a distance of 479.66 feet to a Concrete Permanent Reference Marker, and continue in the same course for an additional distance of 213.07 feet, to the Westerly right of way line of the Florida Power & Light Company Right-of-way as described in instrument recorded in Deed Book 238 page 264, this being also the Southeast corner of lands described in Official Records Book 253 page 536.

(15) Run thence North 1° 03′ 40″ West, along the East line of lands described in Official Records Book 253 page 536, being also the Westerly right of way line of the Florida Power & Light Company, for a distance of 755.6 feet, more or less, to the Southerly right of way line of St. Johns Avenue (formerly Lemon Street Extension). Return to the point of beginning.

(16) Run thence Easterly, along the North line of State Road #20, being the North line of the Corporate Limits of the City of Palatka in this area, for a distance of 66 feet, more or less, to the East line of Elmwood Avenue aforesaid.

(17) Run thence North, along the East line of Elmwood Avenue to a point that is 698 feet North and 439 feet East of the Southwest corner of the SE ¼ of the NE ¼ of said Section 11.

(18) Run thence West, across Elmwood Avenue to the West line thereof at the Northeast corner of land described in Official Records Book 96 page 637, and continue West for an additional Distance of 150 feet to the Northwest corner of land described in Official Records Book 96 page 637, and on the East line of lands described in Official Records Book 67 page 10.

(19) Run thence North along the East line of land described in first description contained in Official Records Book 67 page 10 for a distance of 612 feet, more or less, to the North line of the SE ¼ of the NE ¼ of said Section 11.

(20) Run thence West, along the North line of the SE ¼ of the NE ¼ for a distance of 223 feet to the Northwest corner of the SE ¼ of the NE ¼ of said Section 11, and on the line of lands described in Official Records Book 43 page 263.

(21) Run thence North 1° 03′ 40″ West, along the East line of lands described in Official Records Book 43 page 263 for a distance of 411 feet, more or less, to a Permanent Reference Marker set in a corner of lands described in Official Records Book 43 page 263.

(22) Run thence South 89° 02′ West, along a line of lands described in Official Records Book 43 page 263 for a distance of 377.14 feet to a corner in said lands.

(23) Run thence North 1° 03′ 40″ West along the line of lands described in Official Records Book 43 page 263 for a distance of 806.6 feet, more or less, to the Southerly right of way line of St. Johns Avenue (formerly Lemon Street Extension).

(24) Run thence Westerly, along the Southerly right of way line of St. Johns Avenue, 230 feet, more or less, to the Westerly right of way line of Florida Power & Light Company right-of-way to the Northerly end of Call #15 above to close.

All references according to the public records of Putnam County, Florida.

Ord. No. 74-2, 4-11-1974

A part of the NE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, more particularly described as follows: Begin at the Northerly terminus of Call #15, of that Ordinance of the City of Palatka, certified copy of which is recorded in Official Records Book 298 page 1599, said point being on the South line of St. Johns Avenue (formerly Lemon Street Extension). (1) Run thence Easterly, along the South right of way line of St. Johns Avenue for a distance of 607 feet, more or less to the intersection of the South right of way line of St. Johns Avenue and the West line of the West ½ of the NW ¼ of the NE ¼ of the NE ¼ of said Section 11, Township 10 South, Range 26 East. (2) Run thence South, along the West line of the West ½ of the NW ¼ of the NE ¼ of the NE

¼ for a distance of 582.12 feet, more or less, to the Southwest corner of the West ½ of the NW ¼ of the NE ¼ of the NE ¼. (3) Run thence East, along the South line of the West ½ of the NW ¼ of the NE ¼ of the NE ¼ for a distance of 332 feet, more or less, to the Southeast corner of the West ½ of the NW ¼ of the NE ¼ of the NE ¼. (4) Run thence North, along the East line of the West ½ of the NW ¼ of the NE ¼ of the NE ¼ for a distance of 664 feet, more or less to the Northeast corner of the West ½ of the NW ¼ of the NE ¼ of the NE ¼, said point being in the right of way of St. Johns Avenue. (5) Continue in the same course for an additional distance of 20 feet, more or less, to the Northerly right of way line of St. Johns Avenue. (6) Run thence Westerly along the Northerly right of way line of St. Johns Avenue for a distance of 939 feet, more or less to a point in the North line of St. Johns Avenue that is due North of the Point of Beginning. (7) Run thence South, across St. Johns Avenue for a distance of 80 feet, more or less, to the point of beginning to close.

Ord. No. 74-12, 9-30-1974

Parcel 1

Begin at the East end of Call #5 in that Ordinance of the City of Palatka, a municipal corporation of the State of Florida, certified copy of said Ordinance be [being] recorded in Official Records Book 290 page 1329 of the public records of Putnam County, Florida. (1) Run thence West, along the South line of the Seaboard Coast Line Railroad for a distance of 50 feet, more or less, to the West line of Section 11, Township 10 South, Range 26 East. (2) Run thence North along the West line of Section 11, Township 10 South, Range 26 East for a distance of 80 feet, more or less to the Northwest corner of Section 11, being also the Southwest corner of Section 2, Township 10 South, Range 26 East, and continue North, along the West line of Section 2, Township 10 South, Range 26 East for a distance of 1,610 feet, more or less, to the Southeast corner of Block 26 according to the plat of RIDGEDALE, a subdivision of parts of Sections 2 and 3 in Township 10 South, Range 26 East, according to plat thereof recorded in Plat Book 3 page 164, of aforesaid public records. (3) Run thence East, along the North line of Cadillac Street in said Subdivision, being along the South line of Block 27, 28 and 29 for a distance of 980 feet to the Southeast corner of Block 29. (4) Run thence South across Cadillac Street, to the Northeast corner of Block 16 of said Subdivision, and continue South, along the East line of Block 16 for a total distance of 260 feet to the Southeast corner of said Block 16. (5) Run thence West, along the South line of Block 16 for a distance of 100 feet to the Southwest corner of Lot 9 in said Block 16. (6) Run thence North, along the West line of Lot 9, Block 16 for a distance of 100 feet to the Northwest corner of Lot 9, Block 16. (7) Run thence West, along the North line of Lots 8 and 7 of Block 16 for a distance of 100 feet to the Northeast corner of Lot 6 of Block 16. (8) Run thence South, along the East line of Lot 6 of Block 16 for a distance of 100 feet to the Southeast corner of said Lot, and continue South for an additional distance of 60 feet across Madison Street to the Northeast corner of Lot 5 of Block 13 of said Subdivision. (9) Run thence East, along the North lines of Blocks 13 and 14 of said Subdivision for a distance of 410 feet to the northeast corner of Lot 3 in Block 14. (10) Run thence South, along the East line of Lots 3 and 8 of Block 14 for a distance of 200 feet to the Southeast corner of Lot 8 in Block 14. (11) Run thence West, along the South line of Block 14 for a distance of 50 feet to the Southeast corner of Lot 7 of Block 14. (12) Run thence South, across Pontiac Street to the Northeast corner of Lot 4 in Block 7 of said Subdivision, and continue South, along the East line of said Lot 4 for a total distance of 160 feet to the Southeast corner of said Lot 4. (13) Run thence East, along the North line of Lot 8 in said Block 7 for a distance of 50 feet to the Northeast corner of said Lot 8. (14) Run thence South, along the East line of Lot 8 in Block 7, to the Southeast corner of Lot 8 in Block 7, continue South across Royal Street to the Northeast corner of Lot 3 in Block 6 of said Subdivision, and continue South, along the East line of Lot 3 of Block 6 for a total distance of 260 feet to the Southeast corner of said Lot 3. (15) Run thence West along the South line of Lots 3 and 4 of said Block 6 for a distance of 100 feet to the Southeast corner of Lot 5 of said Block 6. (16) Run thence South, along the East line of Lot 6 of said Block 6 to the Southeast corner thereof and continue South, across Colbalt Street for a total

distance of 160 feet to the South line of Colbalt Street. (17) Run thence West, along the South line of Colbalt Street for a distance of 700 feet to a P.R.M. marking the Northwest corner of area in above recited plat marked "NOT INCLUDED IN THIS PLAT," this point being 30 feet East of the Northeast corner of Block 2 of aforesaid Plat. (18) Run thence South, along the West line of area marked "NOT INCLUDED IN THIS PLAT" being the East line of an unnamed Street 30 feet in width, for a distance of 476 feet to a P.R.M. (19) Run thence West, along the South line of Paige Street for a distance of 315 feet to a point 30 feet South of the Southwest corner of Block 1 of aforesaid Subdivision, this being on the East line of Amos Street of said Subdivision (now called Moody Road). (20) Run thence South, across the Seaboard Coast Line Railroad for a distance of 113.4 feet, more or less, to the point of beginning to close.

Parcel 2

All of Palatka Municipal Airport, being named Kay Larkin Field, being parts of Sections 3 and 4 of Township 10 South, Range 26 East and parts of Sections 33 and 34 of Township 9 South, Range 26 East, being bounded on the North by the Southerly right-of-way line of State Road #100; on the East by the Easterly line of Section 3, Township 10 South, Range 26 East; on the South by the Boundary Line Agreement recorded in Official Records Book 183 Page 177; on the West by said Boundary Line Agreement and by those lands described in Official Records Book 261 Page 458. Omitting, however, those lands described in Official Records Book 243 Page 578.

Parcel 3

Begin at the Northwesterly terminus of the corporate limits of the City of Palatka on the Southerly right-of-way of State Road #100 as State Road #100 exists in the year 1974 (1) run thence West and along the Southerly right-of-way line of State Road #100, to the intersection of said Southerly right-of-way and the East right-of-way of State Road #19; (2) run thence Southerly and along the East right-of-way line of State Road #19 to the intersection of State Road #19 and the South boundary line of Sunny Gardens Subdivision according to plat thereof recorded in Map Book 3, page 108 of the public records of Putnam County, Florida; (3) run thence West 200 feet more or less to the West right-of-way line of State Road #19; (4) run thence North and along the West right-of-way line of State Road #19 to the intersection of the said West right-of-way line and the North right-of-way line of State Road #100; (5) run thence East and along the North right-of-way line of State Road #100 to the Northwesterly terminus of the corporate limits as presently exist; (6) run thence South and along said corporate limits line to the point of beginning to close.

Parcel 4

All that part of Block 17 and that part of Myrtle Street (closed) of Baileyville, recorded in Map Book 2, page 11, and all that part of Blocks 5 and 6, that part of Block 5 entitled "1.08 acres, O.V. Railway right of way," that part of Union, Third and Fourth Streets (closed) of J.J. Simpkin's Subdivision, recorded in Map Book 2, page 31, lying Southerly of the Southerly right-of-way of State Road #100 and Westerly of a Northerly projection of Second Street of said J.J. Simpkin's Subdivision, all according to the public records of Putnam County, Florida.

EXCEPTING THEREFROM the following described Lands:

That part of lands described in Deed Book 222, page 409.

That part of lands described in Deed Book 228, page 456.

That part of lands described in O.R. Book 60, page 231.

That part of lands described in O.R. Book 79, pages 5 and 417.

AND ALSO EXCEPTING THEREFROM that certain parcel of land described as beginning at a point 30 feet West of the East boundary and 40 feet North of the South boundary of Block 5 of said J.J. Simpkin's Subdivision and run Northerly, parallel to the East boundary of said Block 5, and along the West boundary of lands described in Deed Book 222, page 409 of said public records, a distance of 200 feet; thence run Westerly, par-

allel with the South boundary of Block 5, a distance of 250 feet; thence run Southerly, parallel with said East boundary, a distance of 200 feet; thence run Easterly, parallel with said South boundary, a distance of 250 feet to the point of beginning and to close.

Parcel 5

A tract of land situated in the E ½ of Section 2, Township 10 South, Range 26 East being more particularly described as follows:

Commencing at the Southwest corner of Sunny Gardens Subdivision according to plat thereof recorded in Map Book 3, page 108 of the public records of Putnam County, Florida, and run thence Easterly, along the South line of said Subdivision, a distance of 200 feet to the point of beginning of this description. From point of beginning, (1) continue Easterly, along said South line, a distance of 828.9 feet more or less, to a corner of said Subdivision. (2) Thence Northerly, along a line of said Subdivision, a distance of 295.2 feet to the Northeast corner of Block 1 of said Sunny Gardens Subdivision. (3) Thence Easterly, along the South line of Pinewood Avenue, according to said Subdivision, a distance of 295.2 feet more or less, to intersect with the Westerly line of Lot 22 of a Subdivision of Part of the E ½ of Section 2, Township 10 South, Range 26 East by Captain S.H. Fortune, Surveyor, dated November 6, 1948 and recorded in Deed Book 184, page 452 of said public records. (4) Thence Southerly, along the West line of Lot 22, a distance of 52.6 feet more or less, to the Southwest corner of Lot 22 of said Subdivision. (5) Thence Easterly, along the South line of Lots 4 through 22, inclusive of said Subdivision, a distance of 1025.55 feet more or less, to the Southeast corner of lands described in O.R. Book 306, page 1003. (6) Thence Northerly, along the East line of said lands, a distance of 562 feet more or less, to the Southerly right-of-way of State Road 100. (7) Thence Westerly, along said Southerly right-of-way, a distance of 1395 feet more or less, to intersect with the West line of Lot 26 of said Subdivision of part of the E ½ of Section 2 being a point of variation in the right-of-way of State Road #100. Return to the point of beginning, and (8) run Northerly, parallel to the West line of Sunny Gardens Subdivision, a distance of 246.76 feet more or less to the Southeasterly right-of-way of State Road #19. (9) Thence Northeasterly, along said Southeasterly right-of-way, a distance of 1134 feet more or less, to the P.C. of a 100-foot radius curve as described in Minutes of Circuit Court Book 16, page 144 of said public records. (10) Thence along said curve an arc distance of 144.4 feet to the P.T. of said curve, being a point 132 feet Southwesterly, as measured at right angles from the centerline of State Road #100. (11) Thence Easterly, parallel with said centerline and at a distance of 132 feet Southwesterly therefrom, being the Southerly line of lands described in Minutes of Circuit Court Book 16, page 313, a distance of 175 feet more or less to intersect with the Westerly line of Lot 26 of said Subdivision of a part of the E ½ of Section 2. (12) Thence Northerly, along said West line, a distance of 35 feet more or less, to the Westerly end of Call (7) and to close.

LESS AND EXCEPT Lot 15 of said Subdivision of Part of the E ½ of Section 2, Township 10 South, Range 26 East by Captain S.H. Fortune, Surveyor, dated November 6, 1948, and recorded in Deed Book 184, page 452 of said public records.

Ord. No. 74-16, 12-26-1974
(As amended by Ord. No. 76-4, 3-11-1976)

Parcel 1

NW ¼ of SW ¼ of NW ¼ of Section 10, Township 10 South, Range 26 East, shall be zoned R-3.

Parcel 2

SW ¼ of the SW ¼ of the NW ¼ and the E ½ of SW ¼ of NW ¼ of Section 10, Township 10 South, Range 26 East, shall be zoned C-1-A.

Parcel 3

All of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 10, Township 10 South, Range 26 East, lying North of the North right-of-way line of State Road No. 20 and West of the West line of those lands described in Deed Book 175, page 381, public records of Putnam

County, Florida and East of the East line of those lands described in O.R. Book 270, page 358 of said public records, shall be zoned C-2.

Parcel 4

Lot 52 of Block A and Lot 71 of Block C of Webbs Viking Manor Subdivision shall be zoned C-1-A.

Parcel 5

Lots 1 through 11 of Block A and Lots 1 and 2 of Block B of Webbs Viking Manor Subdivision shall be zoned R-3.

Parcel 6

All remaining lots in Webbs Viking Manor Subdivision shall be zoned R-1.

Parcel 7

North 300 feet of NE 1/4 of NW 1/4 of Section 10, Township 10 South, Range 26 East, shall be zoned C-1-A.

Parcel 8

South 660 feet of North 990 feet of NE 1/4 of NW 1/4 of Section 10, Township 10 South, Range 26 East, shall be zoned R-3.

Parcel 9

East 1/2 of NW 1/4 of NW 1/4 of Section 10, Township 10 South, Range 26 East, shall be zoned C-2.

Parcel 10

West 1/2 of NW 1/4 of NW 1/4 of Section 10, Township 10 South, Range 26 East, shall be zoned R-2.

Parcel 11

NE 1/2 [1/4] of SE 1/4 of Section 9, Township 10 South, Range 26 East, Putnam County, Florida, North of State Road No. 20, shall be zoned C-2.

Ord. No. 74-17, 2-27-1975

A part of the SE 1/4 of the NE 1/4 of Section 11, Township 10 South, Range 26 East, more particularly described as follows:

Begin at a point on the North line of State Road #20, that is 894 feet West and 66 feet North of the Southeast corner of the SE 1/4 of the NE 1/4, and is the Easterly end of Call #16 of that Ordinance of Annexation #73-12, certified copy of which is recorded in Official Records Book 298 page 1599 of the public records of Putnam County, Florida. (1) Run thence North, along Call #17 of above recited Ordinance of Annexation, for a distance of 630 feet to the North line of lands described in Official Records Book 22 page 591 of aforesaid Public Records. (2) Run thence East, along the North line of lands described in Official Records Book 22 page 591 for a distance of 857.75 feet to the existing limits of the City of Palatka, according to that Ordinance of Annexation #63-1, certified copy of which is recorded in Official Records Book 114 page 237 of aforesaid public records. (3) Run thence South, along the existing limits of the City of Palatka for a distance of 250 feet to a corner in said limits. (4) Run thence West, along the existing limits of the City of Palatka for a distance of 500 feet to a corner in said limits. (5) Run thence South, along the existing limits of the City of Palatka for a distance of 380 feet to the North right-of-way line of State Road #20. (6) Run thence West, along the North right-of-way line of State Road #20 for a distance of 366 feet, more or less, to the point of beginning to close.

Ord. No. 74-18, 3-27-1975

Lots 9, 10, 11, and 12 of Arden Heights Subdivision according to plat thereof recorded in Map Book 5, page 19, of the Public Records of Putnam County, Florida.

Ord. No. 75-7, 8-14-1975

Parcel #1

The W 1/2 of the following described lands: Beginning at the SE corner of the W 1/2 of the NE 1/4, thence running West 1,000 feet along the South boundary of said W 1/2 of NE 1/4, thence running North 435 feet, thence running East

1,000 feet to the East boundary of said W ½ of NE ¼, thence along said East boundary 435 feet to the point of beginning, containing ten (10) acres more or less, and being a part of the premises conveyed to Jerry Burnham by United States Patent dated the 20th day of November A.D., 1875, and recorded in Book "W" of conveyances page 275 of the records of said Putnam County.

All of the above described land being in Section 10, Township 10 South, Range 26 East, Putnam County, Florida.

Parcel #2

Lots 1, 2, and 3 of Block 2 of Jackson Heights Subdivision as per plat thereof recorded in Map Book 4, page 53 of the public records of Putnam County, Florida.

Ord. No. 76-17, 5-13-1976

Lot 6 of Arden Heights Subdivision, according to plat thereof recorded in Map Book 5, page 19, of the Public Records of Putnam County, Florida.

Ord. No. 76-26, 10-14-1976

Lots 2 and 5 of ARDEN HEIGHTS SUBDIVISION, according to plat thereof recorded in Map Book 5, page 19, of the public records of Putnam County, Florida.

Ord. No. 76-28, 12-9-1976

All that part of the NE ¼ of the NW ¼ of Section 11, Township 10 South, Range 26 East, lying East of the Easterly right-of-way line of State Road #19, as said right-of-way is described in that certain Final Judgment recorded in Minutes Circuit Court Book 16, Page 381, and lying South of the South right-of-way line of Lemon Street Extension as said right-of-way is described in that certain deed recorded in Official Records Book 37, Page 499, EXCEPT (a) That part thereof described in deed and easement to Volkswagen Southeastern Distributor, Inc. and recorded in Official Records Book 172, Page 358. (b) All that part of the West 5 acres of the NE ¼ of the NW ¼ of Section 11, lying EASTERLY of the East right-of-way line of State Road #19. All book and page references are to the public records of Putnam County, Florida.

Ord. No. 77-1, 2-10-1977

Lot 1, Block 4 according to Husson's Addition to Palatka filed in Plat Book 1, pages 18 and 19 in the Office of the Clerk of the Circuit Court of Putnam County, Florida. Together with that part of John Street (closed) see Deed Book 241, page 193, described as follows: From the NW corner of Lot 1 of said block run Northerly for a distance of 20 feet more or less to the center of John Street; return to the point of beginning. (2) Run thence Easterly along the Northerly line of Lot 1 to the NE corner of Lot 1 of said Block 4. (3) Thence run North 20 feet more or less to the center of John Street to the Northerly end of call (1) and to close. Being 5 acres more or less.

EXCEPT those lands conveyed to Putnam County for right-of-way described in Official Records Book 63, page 592.

Ord. No. 77-14, 9-22-1977

Lot 14, ORMAN LEIGH ESTATES, according to plat thereof recorded in Plat Book 4 Page 157 of the public records of Putnam County, Florida.

Ord. No. 77-17, 12-22-1977

All that part of the Northeast ¼ of the Northwest ¼ of Section 11, Township 10 South, Range 26 East that lies West of the Westerly right-of-way line of the State Road No. 19, except that portion thereof lying in the right-of-way of the Atlantic Coast Line Railroad and those lands described in Official Records Book 37, Page 499 (Lemon Street extension) of the Public Records of Putnam County, Florida.

Ord. No. 78-8, 8-24-1978

From the quarter section corner on the Easterly boundary of Section 11, Township 10 South, Range 26 East, run North 1° 1′ West and along the Easterly boundary of said Section 11 a distance of 696 feet; thence run South 89° 9′ West a distance of 38 feet to a concrete marker; thence North 1° 1′ West a distance of 140 feet for the

point of beginning of this description: (1) Run South 89° 9′ West, a distance of 127.5 feet; (2) thence North 1° 1′ West, a distance of 175 feet, more or less, to the lands described in Deed Book 231 page 584; (3) thence run North 89° 9′ East and along the South boundary of the lands described in Deed Book 231, page 584, 127.5 feet to the westerly right-of-way line of Palm Avenue; (4) thence run South 1° 1′ East and along the West right-of-way line on Palm Avenue 175 feet, more or less to the point of beginning and to close.

Ord. No. 78-9, 8-24-1978

A tract of land situated in the N ½ of the S ½ of the SE ¼ of the NW ¼ of Section 10, Township 10 South, Range 26 East, being more particularly described as follows: Commencing at the Southwest corner of the SE ¼ of the NW ¼ of Section 10, Township 10 South, Range 26 East and run thence Northerly, along the West line of said SE ¼ of the NW ¼, a distance of 332.67 feet to the Southwest corner of the N ½ of the S ½ of the SE ¼ of the NW ¼ of Section 10 and the point of beginning of this description. From point of beginning (1) continue Northerly, along said West line, a distance of 332.67 feet to the Northwest corner of the N ½ of the S ½ of the SE ¼ of the NW ¼ of Section 10; (2) thence Easterly, along the North line of said N ½ of the S ½ of the SE ¼ of the NW ¼, a distance of 1326.05 feet to the Northeast corner of the N ½ of the S ½ of the SE ¼ of the NW ¼ of Section 10; (3) thence Southerly, along the East line of said N ½ of the S ½ of the SE ¼ of the NW ¼, a distance of 332.22 feet to the Southeast corner of the N ½ of the S ½ of the SE ¼ of the NW ¼ of Section 10; (4) thence Westerly, along the South line of said N ½ of the S ½ of the SE ¼ of the NW ¼, a distance of 1325.45 feet to the point of beginning and to close.

Ord. No. 79-15, 12-13-1979

From the Northwest corner of the NW ¼ of the SE ¼ of Section 13, Township 10 South, Range 26 East, run South 1° 05′ east and along the Quarter Section Line for a distance of 990.05 feet to the point of beginning; thence (1) run North 89° 02′ East and along the North line of Lots 27 and 26 of Block 1 of Country Club Heights Subdivision, as per Map Book 4, page 30, for a distance of 150 feet to a point; thence (2) run North and parallel to the Quarter Section Line above mentioned 150 feet to a point; thence (3) run Westerly and parallel to Call #1 150 feet to the said Quarter Section Line; thence (4) run South 1° 5′ East, 150 feet to the point of beginning and to close.

Excepting therefrom that part lying within the right-of-way of Husson Avenue.

Ord. No. 80-1, 1-24-1980

The SE ¼ of the SE ¼ of Section 3, Township 10 South, Range 26 East, except Book T, page 329 and Book 65, page 119, public records of Putnam County, Florida.

Ord. No. 80-8, 7-24-1980

A part of the SE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, more particularly described as follows, to wit: From the northwest corner of the SE ¼ of the NE ¼ of Section 11, run south 30 feet to a P.R.M.: Thence run east 373 feet to a P.R.M. Set 30 feet south of the north line of the SE ¼ of the NE ¼ of said Section 11; thence run south along the west side of a 60 feet graded road for a distance of 200 feet to a P.R.M. and the point of beginning of this description: (1) Run thence South along the West side of said graded road for a distance of 100 feet to a point; (2) run thence West for a distance of 150 feet to a point; (3) run thence North for a distance of 100 feet to a P.R.M.; (4) run thence East for a distance of 150 feet to the point of beginning to close.

Ord. No. 80-9, 7-24-1980

NW ¼ of the NE ¼ of the SE ¼ of Section 13, Township 10 South, Range 26 East, subject to County Road on the North and East sides and Florida Power and Light Company right-of-way.

Ord. No. 80-11, 8-28-1980

A tract of land situated in the E ½ of the NW ¼ of the NE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, being a part of lands described in Deed Book 173, page 293 of the public records of Putnam County, Florida and being more particularly described as follows: Com-

mencing at the Northwest corner of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East and run thence Southerly, along the West line of said E ½ of the NW ¼ of the NE ¼ of the NE ¼, a distance of 557.63 feet to the point of beginning of this description. From point of beginning (1) continue Southerly, along said West line, a distance of 102.37 feet, more or less, to the Southwest corner of the E ½ of the NW ¼ of the NE ¼ of Section 11. Return to the point of beginning and (2) run thence Easterly, parallel with the North line of said E ½ of the NW ¼ of the NE ¼ of the NE ¼, a distance of 143.0 feet, more or less, to the West right-of-way of a 30.0 foot Easement to the City of Palatka as described in O.R. Book 141, page 371, of said public records; (3) thence Southerly, along said West right-of-way, being parallel with the East line of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ of Section 11 and at a distance of 187.0 feet Westerly therefrom, a distance of 102.37 feet, more or less, to the South line of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ of Section 11; (4) thence Westerly, along said South line, a distance of 143.0 feet, more or less, to the Southerly end of call (1) and to close.

Subject to Easement to City of Palatka described in O.R. Book 141, page 371 of the public records of Putnam County, Florida.

Ord. No. 80-12, 10-23-1980

All of Block 4, except Book 174, page 470, and O.R. Book 365, page 694 of J.J. Simpkins Subdivision, Map Book 1, page 114 a part of Section 1, Township 10 South, Range 26 East, according to the records of Putnam County, Florida. The property is zoned R-2.

Ord. No. 80-17, 12-11-1980

Lot 9 and the South 25 feet of Lot 10 Block B, Brooks S/D of Hussons Addition in N ½ of the NE ¼ of the NE ¼ of the SW ¼ of Section 12, Township 10 South, Range 26 East.

Ord. No. 81-1, 1-22-1981

Lot 6, Block 2, Jackson Heights Subdivision as per Map Book 4, page 53, public records of Putnam County, Florida.

Ord. No. 81-2, 1-22-1981

Being a part of the SE ¼ of NE ¼ of Section 11, Township 10 South, Range 26 East, particularly described as follows: From the Northwest corner of said SE ¼ of the NE ¼, run South 30 feet to a P.R.M.; thence run East 373 feet to a P.R.M. set 30 feet South of the North line of said SE ¼ of NE ¼; thence run South along the West line of a 60 foot graded road 100 feet to the point of beginning of this description; (1) thence run South 100 feet to a P.R.M.; (2) thence run West 150 feet; (3) thence run North 100 feet; (4) thence run East 150 feet to the point of beginning.

Ord. No. 81-3, 1-22-1981

Lot 5, Block 2, Jackson Heights Subdivision, as per Map Book 4, page 53, public records of Putnam County, Florida.

Ord. No. 81-5, 3-26-1981

A tract of land situated in the NE ¼ of the NW ¼ of Section 11, Township 10 South, Range 26 East, and being more particularly described as follows: Beginning at a point on the Easterly right-of-way of State Road 19 at a distance of 200 feet Southwesterly of P.I. of the intersection of the Easterly right-of-way of State Road 19 and the Southerly right-of-way of St. Johns Avenue and (1) continue Southwesterly along the Easterly right-of-way a distance of 200 feet; (2) thence Easterly parallel with the right-of-way of St. Johns Avenue a distance of 200 feet; (3) thence Northeasterly parallel with the right-of-way of State Road 19, a distance of 200 feet; (4) thence Westerly parallel with the right-of-way of St. Johns Avenue a distance of 200 feet to P.O.B. and to close.

Together with an easement for ingress and egress 16 feet in width the East line of which is described as follows: Beginning at the Northeasterly corner of the above described lands and (1) run Northeasterly, parallel with the right-of-way of State Road 19 a distance of 200 feet to the Southerly right-of-way of St. Johns Avenue and the termination of this description.

Ord. No. 81-6, 3-26-1981

A tract of land situated in the SW 1/4 of Section 3, Township 10 South, Range 26 East, being more particularly described as follows: Commencing at the Southwest corner of Section 3, Township 10 South, Range 26 East and run thence Easterly, along the South line of the SW 1/4 of said Section, a distance of 945.0 feet to the point of beginning of this description. From point of beginning (1) continue Easterly, along said South line, a distance of 666.0 feet; (2) thence Northerly, parallel with the West line of said SW 1/4, a distance of 1310.0 feet, more or less, to intersect with call #5 of that certain Boundary line agreement described in O.R. Book 183, page 177 of said public records. Return to the point of beginning and (3) run thence Northerly, parallel with said West line, a distance of 1310.0 feet, more or less, to intersect with call #5 of said Boundary line agreement described in O.R. Book 183, Page 177; (4) thence Easterly, along call #5, of said boundary line agreement, a distance of 666.0 feet, more or less, to the Northerly end of call (2) and to close.

Excepting therefrom lands described in O.R. Book 350, page 1234 of the public records of Putnam County, Florida.

Containing 18.0 acres, more or less.

Ord. No. 81-14, 7-23-1981

The SW 1/4 of the NE 1/4 of the SE 1/4 of Section 13, Township 10 South, Range 26 East.

Ord. No. 81-15, 7-23-1981

Commencing at 250 feet East of the West section line on the Southwest corner of the NW 1/4 of the NW 1/4 of Section 11, Township 10, Range 26; thence run West 66 feet, thence North 660 feet, thence East 66 feet, thence South 660 feet to point of beginning. Being in the W 1/2 of the NW 1/4 of Section 11, Township 10 South, Range 26 East. Also: That part of the NW 1/4 of the NW 1/4 of Section 11, Township 10 South, Range 26 East, commence at the Northeast corner of said NW 1/4 of the NW 1/4 of Section 11, Township 10 South, Range 26 East, and thence run South 1° 06′ 15″ East and along the East line of said quarter quarter section a distance of 1003.20 feet to a concrete monument; thence run South 89° 00′ 45″ West a distance of 684.09 feet to a concrete monument and the point of beginning; (1) thence run North 1° 06′ 15″ West a distance of 1003.20 feet to the North line of the said quarter quarter section; (2) thence run South 89° 00′ 45″ West a distance of 228.03 feet to a point; (3) thence run South 1° 06′ 15″ East a distance of 1003.20 feet to a concrete monument; (4) thence turn North 89° 00′ 45″ East a distance of 228.03 feet to the point of beginning, to close.

Excepting therefrom so much thereof as lies within road and railroad rights-of-way.

Ord. No. 81-16, 7-23-1981

All of Block 5, except Lot 2 of "Palm Heights" A.M. Ray's Subdivision of part of the W 1/2 of the NW 1/4 of the NW 1/4 of Section 12, Township 10 South, Range 26 East, as per map thereof recorded in Map Book 2, page 40, in the office of the clerk of the circuit court of Putnam County, Florida.

Ord. No. 81-26, 10-21-1981

Lots 1 through 8, Block 7, Palm Heights as per Map Book 2, page 40, public records of Putnam County, Florida.

Ord. No. 81-27, 11-21-1981

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Block H, Tuckers Addition to Palatka Heights as per Map Book 2, page 40, public records of Putnam County, Florida.

Ord. No. 82-1, 1-14-1982

A tract of land situated in the W 1/2 of the NE 1/4 of Section 2, Township 10 South, Range 26 East, being a part of Lot 4 of a Subdivision of said W 1/2 of the NE 1/4, recorded in Miscellaneous Map Book 1, page 83 of the public records of Putnam County, Florida and being more particularly described as follows:

Commencing at the Northeast corner of the W 1/2 of the NE 1/4 of Section 2, Township 10 South, Range 26 East and run thence Westerly, along the North line of said NE 1/4, a distance of 897.60 feet (13.60 chains) to the Northwest corner of Lot 4 of

said subdivision. Thence Southerly, along the West line of Lot 4, being parallel with the East line of the W ½ of the NE ¼ of Section 2, a distance of 2203.73 feet to a concrete monument on the Southerly right-of-way of State Road #100 and the point of beginning of this description. From point of beginning (1) continue Southerly, along said West line, being parallel with the East line of the W ½ of the NE ¼ of Section 2, a distance of 319.535 feet to a concrete monument; (2) thence Easterly, perpendicular to said West line, a distance of 52.55 feet to a concrete monument on the Westerly right-of-way of State Road #19; (3) thence Northeasterly, along said Westerly right-of-way, a distance of 166.196 feet to a concrete monument at the P.C. of a curve, concave to the Southwest, having a radius of 100.0 feet and a central angle of 97° 16′; (4) thence along said curve, being along the right-of-way of a turnout or return connecting the Westerly right-of-way of State Road #19 with the Southerly right-of-way of State Road #100, an arc distance of 169.76 feet to the P.T. of said curve, being on the Southerly right-of-way of State Road #100; (5) thence Westerly, along said Southerly right-of-way, a distance of 88.72 feet to the point of beginning and to close.

Ord. No. 82-9, 5-27-1982

Lot 1, Block E, Rolling Hills Subdivision as per plat thereof recorded in Plat Book 4, page 137, public records of Putnam County Florida.

Ord. No. 82-20, 11-23-1982

A tract of land situated in the SE ¼ of the NW ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Southwest corner of the SE ¼ of the NW ¼ of Section 11, Township 10 South, Range 26 East, and run thence Easterly along the South line of said SE ¼ of the NW ¼, a distance of 440.0 feet. Thence Northerly, parallel with the Western line of said SE ¼ of the NW ¼ a distance of 50.17 feet, more or less, to the Northerly right-of-way of State Road 20 and the point of beginning of this description. From point of beginning (1) continue Northerly, parallel with said West line a distance of 496.5 feet to the Southwest corner of lands described in Deed Book 231, page 160 of said public records; (2) thence Easterly, along the South line of said lands, being the North line of lands described in Deed Book 222, page 594, a distance of 185.5 feet to the Northeast corner of lands described in Deed Book 222, page 594. Return to the point of beginning and (3) run Easterly, along the Northerly right-of-way of State Road 20, a distance of 141.5 feet to the Southwest corner of lands described in Deed Book 218, page 320 of said public records; (4) thence Northerly, along the West line of said lands, a distance of 77.0 feet to the Northwest corner thereof; (5) thence easterly, along the North line of said lands and on an Easterly projection thereof, a distance of 43.0 feet to the Southeasterly corner of lands described in Deed Book 222, page 594; (6) thence Northerly, along the East line of said lands, a distance of 419.5 feet to the Easterly end of Call (2) and to close.

Subject to 16.5 foot easement to American Telephone and Telegraph Company described in Deed Book 170, page 50 of the public records of Putnam County, Florida.

Excepting therefrom lands described in Official Records Book 366, page 773 of the public records of Putnam County, Florida.

Ord. No. 82-21, 11-23-1982

Lots 2 and 3, Block E, Clarke and Browning Subdivision as per Plat Book 2, page 27, public records of Putnam County, Florida.

Ord. No. 82-22, 11-23-1982

From the Southwest corner of the SE ¼ of SE ¼ of NW ¼ of Section 10, Township 10 South, Range 26 East, run North and along the West line of the said SE ¼ of SE ¼ of NW ¼ a distance of 50 feet to the Northerly right-of-way line of State Road 20, being the point of beginning; (1) thence continue North and along the said West line a distance of 126 feet to the Southwest corner of the tract described in Official Records Book 227, page 223 of the public records of Putnam County, Florida; (2) thence run east and along the South line of the said tract a distance of 143 feet to the Southeast corner thereof; (3) thence run North and along the East line of the said tract a distance

of 164 feet more or less to the North line of the South 330 feet of the said SE 1/4 of SE 1/4 of NW 1/4; (4) thence run East a distance of 55 feet to the East line of the West 198 feet of the SE 1/4 of SE 1/4 of NW 1/4; (5) thence run South and along the said East line a distance of 280 feet more or less to the Northerly right-of-way line of State Road 20; (6) thence run Westerly and along the said Northerly right-of-way line a distance of 198 feet to the point of beginning and to close.

Subject to easements and right of way for roads and public utilities.

Subject to restrictions and conditions contained in deed from State of Florida, through the trustees of the internal improvement fund of the State of Florida to Harold G. Schlecht, dated January 21, 1943 and recorded in Deed Book 141, page 193, of the public records of Putnam County, Florida.

Ord. No. 83-6, 3-24-1983

The N 1/2 of the NW 1/4 of the SE 1/4 of the NW 1/4 of Section 11, Township 10 South, Range 26 East, Putnam County, Florida. Including that certain tract of land described in Official Records Book 374, page 1608. Less and except, that part of the above described land lying within the right-of-way of State Road 19 as described in that certain Order Of Taking recorded in Official Records Book 81, page 275. Also, less and except, that certain tract of land more particularly described in Official Records Book 384, page 1076. All references are according to the public records of Putnam County, Florida.

Ord. No. 83-12, 4-28-1983

Lot 8 Arden Heights Subdivision, as per Map Book 5, page 19 of the public records of Putnam County, Florida.

Ord. No. 84-3, 3-8-1984

A tract of land situated in the NE 1/4 of the SW 1/4 of Section 2, Township 10 South, Range 26 East, being more particularly described as follows:

Beginning at the intersection of the South line of the NE 1/4 of the SE 1/4 of Section 2, Township 10 South, Range 26 East with the Westerly right-of-way of State Road 19, said point being 520.72 feet Westerly, as measured along the South line from the SE corner of the NE 1/4 of the SW 1/4 of Section 2 and being on a curve, concave to the Southeast, having a radius of 5829.65 feet and a central angle of 11° 04′, and (1) thence run Northerly, along said curve, an arc distance of 171.08 feet to the P.T. of said curve. (2) Thence run N 27° 48′ 02″ E, along the Northwesterly right-of-way of State Road #19, a distance of 907.88 feet to intersect with the East line of the NE 1/4 of the SW 1/4 of Section 2. (3) Thence run N 1° 11′ 29″ W, along said East line, a distance of 380.60 feet to the NE corner of said NE 1/4 of the SW 1/4. (4) Thence run S 89° 01′ 49″ W, along the North line of the NE 1/4 of the SW 1/4 of Section 2, a distance of 1328.64 feet to the NW corner of said NE 1/4 of the SW 1/4. (5) Thence run S 1° 11′ 12″ E, along the West line of the NE 1/4 of the SW 1/4 of Section 2, a distance of 1327.695 feet to the SW corner of said NE 1/4 of the SW 1/4. (6) Thence run N 89° 01′ 17″ E, along the South line of the NE 1/4 of the SW 1/4 of Section 2, a distance of 808.025 feet to the point of beginning and to close.

And a parcel of land lying in Block 2 of Sunny Gardens Subdivision of a part of the North 1/2 of the NW 1/4 of the SE 1/4 of Section 2, Township 10 South, Range 26 East, as per plat thereof recorded in Map Book 3, Page 108 of the Public Records of Putnam County, Florida, being more particularly described as follows:

As a point of reference, commence at a point lying at the intersection of the South line of the NE 1/4 of the SW 1/4 of Section 2, Township 10 South, Range 26 East with the Westerly right-of-way of State Road 19, said point being 520.72 feet Westerly, as measured along said South line from the SE corner of the NE 1/4 of the SW 1/4 of Section 2 and being on a curve concave to the SE, having a radius of 5829.65 feet and a central angle of 11° 04′, thence run Northerly along said curve, an arc distance of 171.08 feet to the P.T. of said curve, thence run North 27° 48′ 02″ East, along the Northwesterly right-of-way of State Road 19, a distance of 907.88 feet to intersect with the East line of the NE 1/4 of the SW 1/4 of Section 2, at which point lies the Point of Beginning of the parcel conveyed; thence from said Point of Begin-

ning, continue to run North 27° 48′ 02″ East along the Northwesterly right-of-way of State Road 19, a distance of 65.0 feet; thence run North 62° 11′ 58″ West a distance of 36.018 feet; thence run South 01° 11′ 29″ East a distance of 74.31 feet to the end of the herein [described] parcel.

Subject to A.T.&T. Co. Cable right of way as described in Deed Book 170, page 267, of the public records of Putnam County, Florida.

And subject to Drainage Easement to Putnam County over and across the Easterly 30.0 feet thereof.

Containing 34.9 acres, more or less, inclusive of said right-of-way Easement.

Ord. No. 84-5, 4-26-1984

A tract of land situated in the SW ¼ of the SE ¼ of Section 3, Township 10 South, Range 26 East, and being more particularly described as follows:

Commencing at the SE corner of the SW ¼ of the SE ¼ of said Section 3, and run thence Westerly along the South line of said Section, a distance of 66.0 feet. Thence run Northerly, along the Westerly right-of-way of a 66.0 ft. County road as described in O.R. Book 146 at page 223 of the public records of Putnam County, Florida, and parallel with the East line of the SW ¼ of the SE ¼ of said Section 3, a distance of 721.05 feet to the point of beginning of this description. From point of beginning (1) continue Northerly along said County road, and parallel with said East line, a distance of 285.0 feet; (2) Thence run Westerly perpendicular to said Westerly right-of-way, a distance of 150.0 feet; (3) Thence run Southerly, parallel with the East line of the SW ¼ of the SE ¼ of said Section 3, a distance of 285.0 feet; (4) Thence run Easterly, perpendicular to call (3) a distance of 150.0 feet to the point of beginning and to close.

Ord. No. 84-6, 4-26-1984

Parcel 1

The Southeast ¼ of Southwest ¼ East of State Road #19 (except that part described in Deed Book 176, page 282) of Section 2, Township 10 South, Range 26 East, Putnam County, Florida.

Parcel 2

A strip of Seaboard Systems Railroad (Grantor's) right-of-way being 120 feet wide, 60 feet each side of Grantor's former Palatka-Brooksville main line track beginning at the east right-of-way line of State Road 19 and extending 600 feet easterly lying in the Southeast Quarter of the Southwest Quarter of Section 2, Township 10 South, Range 26 East, and the Northeast Quarter of the Northwest Quarter of Section 11, Township 10 South, Range 26 East, Putnam County, Florida, containing 1.65 acres, more or less.

Parcel 3

The East 330 feet of the SE ¼ of the SW ¼ of Section 2, Township 10 South, Range 26 East.

Including the right-of-way for St. Johns Avenue starting along the East right-of-way of State Road 19 and proceeding East for 877.51 ft.

Ord. No. 84-8, 6-14-1984

The Westerly 198 feet of the South ½ of the SE ¼ of the SE ¼ of the NW ¼ of Section 10, Township 10 South, Range 26 East, Except that portion thereof sold to R.E. Newberry, et ux, Deed Book 168, page 214, Except that portion sold to S.K. Rich, Deed Book 179, page 63, public records of Putnam County, FL. Subject to any portion of the above described property lying within the right-of-way of that certain unnamed roadway running North and South on the West side thereof from the above described property to State Road 20 as shown on McLaury's subdivision (West Palatka), as shown in Miscellaneous Map Book 1, page 1, of the public records of Putnam County, Florida.

Ord. No. 84-14, 7-26-1984

That part of the NW ¼ of the [NW] ¼ of Section 11, Township 10 South, Range 26 East, described as follows: Commence at the Northeast corner of the NW ¼ of the NW ¼ of Section 11, Township 10 South, Range 26 East, and thence run South 1° 6′ 15″ East and along the East line of said quarter section a distance of 1003.20 feet to a concrete monument thence run South 89° 0′ 45″ West a distance of 228.03 feet to a concrete

monument and the point of beginning; (1) thence run North 1"6′ 15″ West a distance of 1003.20 feet to the North line of the said quarter section; (2) thence run South 89° 0′ 45″ West a distance of 228.03 feet to a point; (3) thence run South 1° 6′ 15″ East a distance of 1003.20 feet to a concrete monument; (4) thence run North 89° 0′ 45″ East a distance of 228.03 feet to the point of beginning to close.

Excepting therefrom so much thereof as lies within road and railroad rights-of-way.

Ord. No. 84-17, 9-13-1984

The South 330 feet of the SE one-quarter of the NE one-quarter of the NE one-quarter of Section 11, Township 10 South, Range 26 East, excepting the South 30 feet thereof, lying in the right-of-way of Kennedy Street as described in O.R. Book 36, page 515, public records of Putnam County, Florida.

Ord. No. 85-3, 2-14-1985

A tract of land lying between and being a part of the SE ¼ of the SE ¼ of Section 3, Township 10 South, Range 26 East, Putnam County, Florida more particularly described as follows: Begin at the Southwest corner of the SE ¼ of the SE ¼ of said Section 3 and thence run East along the South line of the SE ¼ of the SE ¼ of said Section 3, a distance of 3.16 chains (208.56 feet); thence run North parallel to the West line of the SE ¼ of the SE ¼ of said Section 3, a distance of 15.82 chains (1044.12 feet); thence run West parallel to the South line of the SE ¼ of said Section 3, a distance of 3.16 chains (208.56 feet); thence run South, along the West line of the SE ¼ of the SE ¼ of said Section 3, a distance of 15.82 chains (1044.12 feet) to the point of the beginning to close.

Ord. No. 85-15, 9-12-1985

Part of Section 9, Township 10 South, Range 26 East. The West ½ of the West ½ of the Southeast ¼ all lying north of State Road 20 in Putnam County, Florida. Excepting therefrom the northerly 210 feet of the westerly 103.71 feet.

Ord. No. 85-16, 9-12-1985

A part of the Northeast ¼ of the Southwest ¼ and a part of the Southeast ¼ of the Southwest ¼ and a part of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ all of Section 9, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the Northwest corner of said Northwest ¼ of the Southwest ¼ of the Southeast ¼; thence South 89° 18′ 40″ East along the northerly line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼, a distance of 25.00 feet; thence South 34° 35′ 51″ East, a distance of 47.15 feet; thence South 04° 39′ 39″ East, a distance of 258.90 feet to the northerly right-of-way line of State Road No. 20; thence South 70° 16′ 21″ West, along said northerly right-of-way line of State Road No. 20, a distance of 77.35 feet to the westerly line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼; thence north, along said westerly line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼ a distance of 179.55 feet; thence North 24° 05′ 47″ West, a distance of 158.18 feet to the southerly line of said Northeast ¼ of the Southwest ¼; thence North 89° 23′ 58″ West, along said southerly line of said Northeast ¼ of the Southwest ¼, a distance of 516.75 feet to the Southwest corner of the lands described in Deed Book 203, page 176 of the public records of said county; thence North 00° 21′ 56″ East, along said westerly line of said lands described in Deed Book 203, page 176, and along the westerly line of the lands intended to have been described in Official Records Book 247, page 210 of said public records, a distance of 748.93 feet to the Northwest corner of said lands intended to have been described in Official Records Book 247, page 210; thence South 89° 17′ 08″ East, along the northerly line of said lands intended to have been described in Official Records Book 247, page 210, and along the northerly line of said lands described in Deed Book 203, page 176, a distance of 280.49 feet to the Southwest corner of the lands intended to have been described in Official Records Book 183, page 574 of said public records; thence North 00° 21′ 56″ East, along the westerly line of said lands intended to have been described in Official Records Book 183, page 574, a distance of 165.00 feet to the North-

west corner of said lands intended to have been described in Official Records Book 183, page 574; thence South 89° 17′ 08″ East, along the northerly line of said lands intended to have been described in Official Records Book 183, page 574, a distance of 295.02 feet to the easterly line of said Northeast ¼ of the Southwest ¼; thence south, along said easterly line of said Northeast ¼ of the Southwest ¼, a distance of 912.83 feet to the Point of Beginning. Containing 11.60 acres, more or less.

Ord. No. 85-17, 9-12-1985

A 200-foot-deep strip on the North boundary of the following descriptive parcel: The East ½ of the West ½ of the Southeast ¼ of Section 9, Township 10 South, Range 26 East that lies North of the right-of-way line of State Highway 20, formerly State Highway 14.

Ord. No. 85-18, 9-12-1985

College Park Shopping Center

A part of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, in Putnam County, Florida, being more particularly described as follows:

Commencing at the intersection of the South line of State Road 20 and the West line of said Southwest ¼ of Section 11, Township 10 South, Range 26 East, run easterly along the South right-of-way line of said State Road 20 a distance of 142.0 feet to the Point of Beginning of this description; thence continue easterly along the South line of said State Road 20 for a distance of 158.0 feet to a point; thence run south and parallel to the West line of said Southwest ¼ of Section 11, Township 10 South, Range 26 East a distance of 130.0 feet to a point; thence run westerly and parallel to the South line of said State Road 20 a distance of 158.0 feet to a point; thence run northerly and parallel to said West line of the Southwest ¼ of Section 11, Township 10 South, Range 26 East to the Point of Beginning and close. Contains 0.47 acres, more or less.

Ord. No. 85-19, 9-12-1985

A part of the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a Point of Beginning commence at the point of intersection of the southerly right-of-way line of State Road No. 20, a 100-foot right-of-way and the westerly line of said Section 11; thence easterly along said southerly right-of-way line of State Road No. 20, a distance of 142.00 feet; thence southerly parallel with said westerly line of Section 11, a distance of 130.00 feet; thence westerly parallel with said southerly right-of-way line of State Road No. 20, a distance of 142.00 feet to said westerly line of Section 11; thence northerly along said westerly line of Section 11, a distance of 130.00 feet to the Point of Beginning. Containing 0.42 acres, more or less.

Ord. No. 86-7, 5-22-1986

A tract of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East and being more particularly described is [as] follows:

Commencing at the Northwest corner of the Southwest ¼ of Section 11, and run thence easterly, along the north line of said Southwest ¼, a distance of 555.0 feet. Thence run southerly, parallel with the west line of the Southwest ¼ of said Section 11, a distance of 86.93 feet, more or less, to the southerly right-of-way of State Road No. 20, and the Point of Beginning of this description. From Point of Beginning (1) continue southerly, parallel with said west line, a distance of 150.0 feet. (2) Thence run easterly, parallel with the north line of said Southwest ¼, a distance of 150.0 feet, more or less, to the westerly right-of-way of State Road No. 19. (3) Thence run northerly and westerly, along the right-of-ways of State Roads No. 19 and No. 20, to the Point of Beginning and to close.

Ord. No. 86-8, 5-22-1986

A tract of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 10 South, Range 26 East and being more particularly described as follows:

Beginning at the northwesterly corner of lands described in O.R. Book 367, page 1649 being the southwest corners of lands described in O.R. Book 195, page 343 and parcel No. 2 of lands described in O.R. Book 181, page 248 of the public records of Putnam County, Florida, and (1) run thence westerly, along the southerly lines of lands described in O.R. Book 195, page 343, parcel No. 2 of O.R. Book 181, page 248 and O.R. Book 323, page 762, a distance of 55.0 feet. Return to the Point of Beginning, and (2) run southerly, along the westerly line of lands described in O.R. Book 367, page 1649 being parallel with the westerly right-of-way of State Road No. 19, a distance of 60.0 feet to the southwesterly corner of said lands. (3) Thence easterly, along the southerly line of said lands being parallel with the north line of the Southwest 1/4 of Section 11, a distance of 125.0 feet to the westerly right-of-way of State Road No. 19. (4) Thence southerly, along said westerly right-of-way, a distance of 40.0 feet. (5) Thence westerly, parallel with the north line of the Southwest 1/4 of Section 11, a distance of 181.21 feet more or less, to intersect with a line connecting the westerly end of call (1) above with the northerly end of call No. 2 of an easement for drainage and water retention purposes of part of Tract No. 2 of lands described in O.R. Book 445, page 355 of said public records. (6) Thence northeasterly, along said line, a distance of 100.37 feet more or less, to the westerly end of call (1) and to close.

Reserving unto the grantors, their heirs and assigns, an easement for ingress and egress along the southerly 15.0 feet thereof.

Reserving unto the grantors, their heirs and assigns, an easement 10.0 feet in width, the centerline of which is described as follows:

Beginning 5.0 feet easterly, as measured parallel with the north line of the Southwest 1/4 of Section 11, from the center of an existing sanitary sewer manhole near the northwest corner of the above described lands, and (1) run thence westerly, parallel with the north line of the Southwest 1/4 of Section 11, to the westerly line of the above described lands and the termination of this easement.

Containing 0.23 acres, more or less, inclusive of said easements.

No building shall be constructed nearer than 25.0 feet from the westerly right-of-way of State Road No. 19.

[Also,] a tract of land situated in the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 10 South, Range 26 East, and being more particularly described as follows:

Commencing at the northwest corner of the Southwest 1/4 of Section 11, run thence easterly along the north line of said Southwest 1/4, a distance of 555.0 feet. Thence run southerly, parallel with the west line of the Southwest 1/4 of said Section 11, a distance of 236.93 feet more or less to a concrete monument; thence run easterly, parallel with the north line of said Southwest 1/4, a distance of 18.37 feet to the Point of Beginning of this description. Thence (1) continue easterly and parallel with the north line of the Southwest 1/4 of Section 11 a distance of 125.0 feet to the westerly right-of-way line of State Road No. 19, thence (2) run southerly along the westerly right-of-way line of State Road No. 19 a distance of 60.0 feet, thence (3) run westerly and parallel with the north line of the Southwest 1/4 of Section 11, a distance of 125.0 feet, thence (4) run northerly and parallel with the westerly right-of-way line of State Road No. 19 a distance of 60.0 feet to the westerly end of call (1) and to close.

Ord. No. 86-9, 6-26-1986

Part of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Beginning at the northwest corner of the tract described in O.R. Book 195, page 343, of the public records of Putnam County, Florida; (1) thence run westerly and along the southerly right-of-way line of State Road 20 a distance of 125 feet to a point. Return to the Point of Beginning and (2) thence run south and along the west line of the said tract described in O.R. Book 195, page 343, a

distance of 150 feet to a point; (3) thence run westerly and parallel to call (1) above a distance of 125 feet to a point; (4) thence run north and in a straight line a distance of 150 feet to the westerly end of call (1) and to close.

Ord. No. 86-10, 6-26-1986

A tract of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the southwest corner of the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East and run thence northerly, along the west line of said Northwest ¼ of the Southwest ¼, a distance of 715.0 feet. Thence easterly, parallel with the south line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 219.82 feet. Thence northerly, parallel with said west line, a distance of 55.0 feet to the Point of Beginning of this description. From Point of Beginning (1) run thence easterly, parallel with the south line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 369.55 feet to the northwesterly right-of-way of State Road No. 19. Return to the Point of Beginning and (2) run thence westerly, parallel with said south line, a distance of 65.0 feet. (3) Thence northerly, parallel with the west line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 68.0 feet, more or less, to intersect with the south line of Parcel No. 1 of lands described in O.R. Book 181, page 248 of the public records of Putnam County, Florida. (4) Thence easterly, along said south line, a distance of 225.2 feet, more or less, to the southeast corner of Parcel No. 1 of lands described in O.R. Book 181, page 248. (5) Thence northerly, along the east line of said lands, being parallel with the west line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 300.0 feet to the northeast corner of Parcel No. 1 of lands described in O.R. Book 181, page 248. (6) Thence westerly, along the north line of said lands, a distance of 40.0 feet to the southeast corner of lands described in O.R. Book 402, page 386 of said public records. (7) Thence northerly, along the east line of said lands, a distance of 100.0 feet to the southerly right-of-way of State Road No. 20. (8) Thence easterly, along said southerly right-of-way, a distance of 90.0 feet, more or less, to the northwest corner of lands described in O.R. Book 323, page 762 of said public records. (9) Thence southerly, along the west line of said lands, being parallel with the west line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 150.0 feet to the southwest corner of lands described in O.R. Book 323, page 762. (10) Thence easterly, along the south line of said lands, a distance of 88.0 feet, more or less, to the northwest corner of lands described in O.R. Book 462, page 1491 of said public records. (11) Thence southwesterly, along the westerly line of said lands, a distance of 100.37 feet, more or less, to the southwesterly corner of lands described in O.R. Book 462, page 1491. (12) Thence easterly, along the south line of said lands, being parallel with the north line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 181.21 feet, more or less, to the southeasterly carrier of lands described in O.R. Book 462, page 1491 on the northwesterly right-of-way of State Road No. 19. (13) Thence southwesterly, along said northwesterly right-of-way, a distance of 68.0 feet, more or less, to the P.C. of a curve, concave to the northwest, having a radius of 2764.93 feet and a central angle of 33° 42′. (14) Thence along said curve, being the northwesterly right-of-way of State Road No. 19, an arc distance of 172.0 feet, more or less, to the easterly end of call (1) and to close.

Together with easements reserved in lands described in O.R. Book 445, page 355 and O.R. Book 462, page 1491 of the public records of Putnam County, Florida.

Subject to that part thereof lying within easement for drainage and water retention described in O.R. Book 445, page 355 of said public records.

Ord. No. 86-15, 8-28-1986

A tract of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the northeast corner of the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East and run thence westerly, along the north line of said Northwest ¼

of the Southwest 1/4, a distance of 30.0 feet. Thence southerly, parallel with the east line of the Northwest 1/4 of the Southwest 1/4 of Section 11, being along the west line of lands described in Deed Book 204, page 101, and the east line of lands described in O.R. Book 257, page 477 of the public records of Putnam County, Florida, a distance of 282.47 feet, more or less, to the southeast corner of lands described in O.R. Book 257, page 447 and the point of beginning of this description. From point beginning (1) continue southerly, parallel with the east line of the Northwest 1/4 of the Southwest 1/4 of Section 11 and at a distance of 30.0 feet westerly therefrom, being along the west line of lands described in Deed Book 204, page 101, a distance of 717.0 feet, more or less, to intersect with the north line of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 11 at the northeast corner of lands described in Deed Book 209, page 150 of said public records. (2) Thence westerly, along the north line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4, being along the north line of lands described in Deed Book 209, page 150, a distance of 370.0 feet to the northwest corner of lands described in Deed Book 209, page 150. (3) Thence southerly, along the west line of said lands, a distance of 330.0 feet, more or less, to the southwest corner of lands described in Deed book 209, page 150 on the south line of the Northwest 1/4 of the Southwest 1/4 of Section 11. (4) Thence westerly, along said south line, a distance of 543.3 feet, more or less, to the southeasterly right-of-way of State Road No. 19, being on the arc of a curve, concave to the northwest, having a radius of 2,964.93 feet and a central angle of 33° 42′. (5) Thence northeasterly, along said curve and said southeasterly right-of-way, an arc distance of 985.0 feet, more or less, to the P.T. of said curve. (6) Thence northerly, along the easterly right-of-way of State Road No. 19, a distance of 250.0 feet, more or less, to the most westerly corner of lands described in O.R. Book 152, page 117 of said public records. (7) Thence easterly, along the southerly line of said lands, a distance of 264.69 feet, more or less, to the northerly end of call No. 3 of lands described in O.R. Book 257, page 477. (8) Thence southerly, along call No. 3 of said lands, a distance of 70.9 feet, more or less, to the southwest corner of lands described in O.R. Book 257, page 477. (9) Thence easterly, along the south line of said lands, a distance of 125.0 feet to the point of beginning and to close.

Subject to the right-of-way of a paved County Road (Third Avenue) along call (4) of the above described lands.

Containing 12.75 acres, more or less, inclusive of right-of-way of paved County Road.

Ord. No. 86-26, 10-23-1986

A part of the West 1/2 of the Northwest 1/4 of Section 11, Township 10 South, Range 26 East, more particularly described as follows:

From the northwest corner of Section 11, Township 10 South, Range 26 East, run south, along the west line of said Section for a distance of 1,848 feet to the southwest corner of the tract of land described in Deed Book 66, page 530, being also the northerly end of call no. 1 of Parcel No. 2 described in that certain final decree recorded in Chancery Order Book 45, page 155, for the point of beginning of this description. (1) Run thence east along the course of call no. 2 of Parcel No. 2 in that certain final decree recorded in Chancery Order Book 45, page 155, for a distance of 330 feet to a concrete marker at the easterly end of the aforesaid call no. 2; (2) Thence run north and along the course of call no. 3 of the said tract and along a northerly prolongation thereof a distance of 1,244 feet to the south line of the tract more particularly described in Deed Book 64, page 562; (3) Thence run east and along the south line of the said tract described in Deed Book 64, page 562, a distance of 31 feet to a concrete monument at the southeast corner of the said tract; (4) Thence run north and along the east line of the said tract described in Deed Book 64, page 562, a distance of 280.5 [feet], more or less, to the south line of the tract more particularly described in Deed Book 31, page 510; (5) Thence run east and along the south line of the tract more particularly described in Deed Book 34, page 540, a distance of 61.51 feet, more or less, to intersect the west line of the tract more particularly described in Deed Book 19, page 39; (6) Thence run north and along the said west line a distance of 270 feet to the northeast corner of the tract more particularly de-

scribed in Deed Book 34, page 540; (7) Thence run west and along the north line of the said tract described in Deed Book 31, page 540, a distance of 429 feet, more or less, to the northwest corner of the tract more particularly described in Deed Book 34, page 540; (8) Thence run south along the west line of the said Section 11 a distance of 1,788 feet, more or less, to the point of beginning to close.

Except any part thereof lying within the right-of-way of the Atlantic Coast Line Railway; also except the parts thereof heretofore conveyed for right-of-way purposes by those certain deeds recorded in Official Records Book 38, at page 119 and 121 respectively. All book and page references are to the Public Records of Putnam County, Florida.

And further excepting therefrom that part thereof described as follows: From the Northwest corner of Section 11, Township 10 South, Range 26 East, run south, along the west line of said Section for a distance of 596.47 feet to a point, run thence east for a distance of 50 feet to a concrete marker set on the east right-of-way line of the County Road as granted in Official Records Book 38, page 121, of the Public Records of Putnam County, Florida, which concrete marker is set 420 feet southerly of the south right-of-way line of St. Johns Avenue, for the point of beginning of this exception. (1) Run thence north 88° 53′ 43″ east for a distance of 280 feet to a concrete marker. (2) Run thence south 1° 04′ 11″ east, along the east line of lands first above described, for a distance of 450 feet to a concrete marker. (3) Run thence south 88° 53′ 43″ west for a distance of 280 feet to a concrete marker set on the east right-of-way line of said County Road. (4) Run thence north along the east right-of-way line of said County Road for a distance of 450 feet to the point of beginning to close.

Ord. No. 87-2, 1-22-1987

Lots 1, 3, 5 and 7, Thames Subdivision of North 908 feet of East 377 feet of Northwest ¼ of Northeast ¼ of Section 11, Township 10 South, Range 26 East, Putnam County, Florida as recorded in Map Book 3, page 198 of the public records of Putnam County, Florida excepting therefrom that part of said Lots 1 and 3 lying in St. Johns Avenue as now established together with Lots A and 15, Arden Heights Subdivision as recorded in Map Book 5, page 19 of the public records of Putnam County, Florida.

Ord. No. 87-10, 5-28-1987

Parcel 1

A tract of land situated in the SE quarter of the SW quarter [of] Section 2 and in the NE quarter of the NW quarter of Section 11, Township 10 South, Range 26 East, being a part of the right-of-way of the Seaboard Coast Line Railroad and being more particularly described as follows:

Beginning at a concrete monument at the southwest corner of the SE quarter of the SW quarter of Section 2, Township 10 South, Range 26 East and run thence northerly along the west line of said SE quarter of the SW quarter, a distance of 46.34 feet to a concrete monument on the northerly right-of-way of the Seaboard Coast Line Railroad; thence easterly along said northerly right-of-way a distance of 312.43 feet to a concrete monument on the westerly right-of-way of State Road #19; thence southwesterly along said westerly right-of-way a distance of 126.06 feet to a concrete monument on the southerly right-of-way of the Seaboard Coast Line Railroad, being the northerly right-of-way of St. Johns Avenue (Lemon Street Extension); thence westerly along said southerly and northerly rights-of-way a distance of 273.73 feet to a concrete monument on the west line of the NE quarter of the NW quarter of Section 11; thence northerly along said west line a distance of 73.66 feet to the point of beginning.

Containing .807 acres, more or less.

Parcel 2

A tract of land situated in the SE quarter of the SW quarter of Section 2, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Southwest corner of Lot 22 of College Park Subdivision, according to plat thereof, recorded in Map Book 4, page 147 of the public records of Putnam County, Florida, and

run southerly on a southerly projection of the west line of Lot 22, a distance of 207.23 feet to the point of beginning of this description. From point of beginning (1) continue southerly, on a southerly projection of preceding call, a distance of 10.0 feet to the northerly right-of-way of the Seaboard Coast Line Railroad (formerly Atlantic Coast Line Railroad). (2) Thence easterly, along said northerly right-of-way, a distance of 311.59 feet to the westerly right-of-way of State Road #19. (3) Thence northeasterly, along said westerly right-of-way, a distance of 18.91 feet to the southeasterly corner of lands described in O.R. Book 124, page 374 of said public records. Return to the point of beginning and (4) run thence easterly, parallel with the northerly right-of-way of the Seaboard Coast Line Railroad, a distance of 110.0 feet. (5) Thence northerly, parallel with call (1), a distance of 8.0 feet to intersect with a westerly projection of the southerly line of lands described in O.R. Book 124, page 374. (6) Thence easterly, along said westerly projection and along the southerly line of said lands, a distance of 207.39 feet to the northeasterly end of call (3) and to close.

Ord. No. 87-16, 7-23-1987

Begin at the northern terminus of the corporate limits of the City of Palatka at the intersection of the easterly right-of-way line of State Road 19 and the northerly right-of-way line of State Road 100 in the NE ¼ of Section 2, Township 10 South, Range 26 East (1) thence run northeasterly, along the easterly right-of-way line of State Road 19, to the intersection of said easterly right-of-way line and the south line of those lands described in O.R. Book 308 page 369 and Deed Book 83 page 83; (2) thence run south 86° 30′ 08″ east, along the south line of said lands described in O.R. Book 308 page 369 and Deed Book 83 page 83, a distance of 183.31 feet to the north line of Carver Street as shown on the Map of Shadow Lawn Heights Subdivision as recorded in Map Book 3 page 195; (3) thence run south 89° 23′ 58″ east, along the north line of Carver Street, a distance of 79.36 feet; (4) thence run north 1° 20′ 25″ west for a distance of 144.58 feet; (5) thence run north 89° 05′ 53″ west a distance of 187.52 feet to the easterly right-of-way line of State Road 19; (6) thence continue northeasterly, along the southeasterly right-of-way line of State Road 19, to the intersection of said southeasterly right-of-way line and the north line of South Avenue as shown on the plat of Revised Map of Stinwill Suburban Farms, as recorded in Map Book 2 page 39; (7) thence run easterly, along the north line of said South Avenue, to the west right-of-way line of State Road 15 (U.S. Highway 17); (8) thence run northerly, along the westerly right-of-way line of State Road 15, to intersect with the south line of lands described in Deed Book 231 page 255; (9) thence run westerly, along the south line of said lands described in Deed Book 231 page 255, to the southwest corner of said lands; (10) thence run northerly, along the west line of said lands described in Deed Book 231 page 255 and O.R. Book 57 page 115, a distance of 150 feet to the northwest corner of said lands described in O.R. Book 57 page 115; (11) thence run easterly, along the north line of said lands to the westerly right-of-way line of State Road No. 15; (12) thence run northerly, along the westerly right-of-way line of State Road No. 15 and northwesterly, westerly and southwesterly, along the southeasterly right-of-way line of State Road 19, to intersect with the west line of Stinwill Avenue as shown on said plat of Revised Map of Stinwill Suburban Farms; (13) thence run northerly, along the westerly line of said Stinwill Avenue, to intersect with the north right-of-way line of State Road 19; (14) thence continue northerly, along the west line of Stinwill Avenue, 1155 feet to a point; (15) thence run south 61° 16′ 30″ west for a distance of 2000 feet; (16) thence run southerly, parallel with the west line of Stinwill Avenue, a distance of 855 feet; (17) thence run north 61° 16′ 30″ east for a distance of 1880 feet; (18) thence run southerly, parallel with Stinwill Avenue for a distance of 300 feet to the intersection of the northerly right-of-way line of State Road 19 and the south line of Lot 51 as per said plat of Stinwill Suburban Farms; (19) thence run southwesterly, along the northwesterly right-of-way line of State Road 19, to intersect with the northerly right-of-way line of State Road 100; (20) thence run easterly, along the northerly right-of-way line of State Road 100 to intersect with the easterly right-of-way line of State Road 19 and the point of beginning of this description to close.

All references are according to the public records of Putnam County, Florida.

Ord. No. 87-17, 7-23-1987

Beginning at the westerly terminus of the corporate limits of the City of Palatka at the intersection of the northerly right-of-way line of State Road 20 and the west line of the SE ¼ of Section 9, Township 10 South, Range 26 East and (1) thence run southerly, across the right-of-way of State Road 20, to the intersection of the south right-of-way line of State Road 20 and the west right-of-way line of Round Lake Road (as said right-of-way is presently maintained); (2) thence continue southerly, along the west right-of-way line of Round Lake Road (as said right-of-way is presently maintained) to a point which lies 66.0 feet south of the north line of the NE ¼ of the NW ¼ of Section 16, Township 10 South, Range 26 East; (3) thence run westerly, parallel with the north line of said NE ¼ of the NW ¼, a distance of 1287 feet, more or less, to a point which lies 33.0 feet east of the west line of said NE ¼ of NW ¼; (4) thence run southerly, parallel with the west line of said NE ¼ of NW ¼, a distance of 594 feet, more or less, to the south line of the North ½ of said NE ¼ of NW ¼; (5) thence run easterly, along the south line of the North ½ of said NE ¼ of NW ½ [¼], a distance of 627 feet, more or less, to the southeast corner of the West ½ of the South ½ of the North ½ of said NE ¼ of NW ¼; (6) thence run northerly a distance of 330 feet, more or less, to the northeast corner of the West ½ of the South ½ of the North ½ of said NE ¼ of NW ¼; (7) thence run easterly, along the south line of the North ½ of the North ½ of said NE ¼ of NW ¼, a distance of 660 feet, more or less, to the westerly right-of-way line of Round Lake Road (as said right-of-way is presently maintained); (8) thence continue easterly, to the easterly right-of-way line of Round Lake Road (as said right-of-way is presently maintained); (9) thence run northerly, along the easterly right-of-way line of Round Lake Road (as said right-of-way is presently maintained) through Section 16 and Section 9, Township 10 South, Range 26 East, to the southerly right-of-way line of State Road 20; (10) thence continue northerly to the north right-of-way line of State Road 20; (11) thence run westerly, along the northerly right-of-way line of State Road 20 to the point of beginning and to close.

Ord. No. 87-18, 7-23-1987

Commencing at the NW corner of the SW ¼ of the SW ¼ of Section 1, Township 10 South, Range 26 East (the same being identical with the NW corner of Lot 7 in Jackson's Subdivision as recorded in Deed Book Y page 48) and thence run south, along the west line of aforesaid Lot 7, Jackson's Subdivision, for a distance of 268.6 feet to a concrete permanent reference marker and the point of beginning of this description; (1) thence run north 82° 30′ east for a distance of 153 feet and 9 inches to a concrete permanent reference marker; (2) thence run south 19° east for a distance of 100 feet and 9 inches to a concrete permanent reference marker on the northerly right-of-way line of the Atlantic Coast Line Railroad; (3) thence run south 56° 30′ west, along the northerly right-of-way line of the Atlantic Coast Line Railroad, a distance of 205.5 feet to a concrete permanent reference marker set on the west line of said Lot 7; (4) thence continue south 56° 30′ west to a point which lies 80 feet west of the east line of the SE ¼ of Section 2, Township 10 South, Range 26 East; (5) thence run northerly, parallel to the east line of the SE ¼ of said Section 2 and at a distance of 80 feet westerly therefrom, to a point which lies 33 feet north of the south line of the NE ¼ of the SE ¼ of said Section 2; (6) thence run westerly, parallel with the south line of said NE ¼ of the SE ¼ and at a distance of 33 feet northerly therefrom, a distance of 580 feet to a point; (7) thence run northerly, parallel with the east line of said SE ¼, a distance of 297 feet to a point; (8) thence run easterly, parallel with the south line of said NE ¼ of the SE ¼, a distance of 580 feet; (9) thence run northerly and northeasterly, along the westerly right-of-way line of that county road described in Deed Book 228 page 456, to intersect with the west line of said Section 1, said point of intersection being 567 feet south of the NW corner of Government Lot 6 of said Section 1; (10) thence run east a distance of 80 feet to a point on the east line of said county road right-of-way shown on plat recorded in Deed Book 228 page 456; (11) thence run southerly, along the easterly right-of-way line of said county road right-of-way shown on plat recorded in Deed Book 228 page 456 to the point of beginning and to close.

Ord. No. 87-19, 8-3-1987

A tract of land, lying and being a part of the SW ¼ of Section 3, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

Beginning at a point on the south line of the SW ¼ of Section 3, Township 10 South, Range 26 East, at a distance of 1245 feet easterly from the southwest corner of said Section 3, said point being the southwest corner of a 66 foot roadway described in deed recorded in O.R. Book 350, page 1234, of the public records of Putnam County, Florida; (1) thence run northerly, parallel with the west line of the SW ¼ of Section 3, being along the west line of said roadway described in O.R. Book 350, page 1234, a distance of 435 feet; (2) thence run westerly, parallel with the south line of the SW ¼ of said Section 3, a distance of 500 feet; (3) thence run southerly, parallel with the west line of the SW ¼ of said Section 3, a distance of 435 feet to the south line of said SW ¼; (4) thence run easterly, along the south line of the SW ¼ of said Section 3, a distance of 500 feet to the point of beginning and to close.

Ord. No. 87-29, 10-8-1987

Lots 1 through 12 of Block B of Highlawn, a subdivision of the Northeast ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, all according to plat thereof filed May 26, 1925, and recorded in Plat Book 2, page 49, in the office of the clerk of the circuit court of Putnam County, Florida.

Ord. No. 88-3, 4-28-1988

Commencing at the intersection of the westerly right-of-way line of State Road No. 19 and south line of Section 2, Township 10 South, Range 26 East, said point being 1625.48 feet easterly from the southwest corner of said Section 2 and 13.91 feet northeasterly, as measured along the westerly right-of-way line of State Road No. 19, from the centerline of the Seaboard Coast Line Railroad. From the above described point run northeasterly along said westerly right-of-way line, a distance of 468.40 feet to the P.C. of a curve, concave to the southeast, having a radius of 5829.65 feet and a central angle of 11° 04′. Thence along said curve an arc distance of 463.98 feet to the point of beginning of this description. From point of beginning (1) continue along said curve, being the westerly right-of-way of State Road No. 19, an arc distance of 490.24 feet to a concrete monument on the north line of the Southeast ¼ of the Southwest ¼ of Section 2, Township 10 South, Range 26 East. Return to the point of beginning and (2) run northwesterly, radial to said curve, a distance of 220.55 feet to the easterly boundary of College Park Subdivision as recorded in Map Book 4, page 147 of the public records of Putnam County, Florida, said point being 111.48 feet northerly, as measured along said easterly boundary, from a concrete monument at the northwesterly corner of lands described in O.R. Book 210, page 308 of said public records. (3) Thence northerly, along said easterly boundary of College Park Subdivision, a distance of 361.64 feet to a concrete monument on the north line of the Southeast ¼ of the Southwest ¼ of Section 2, Township 10 South, Range 26 East. (4) Thence easterly, along said north line of the Southeast ¼ of the Southwest ¼, a distance of 409.675 feet to the northerly end of call (1) and to close.

Subject to easement to the American Telephone and Telegraph Company as described in Deed Book 170, page 267 of the public records of Putnam County, Florida.

Ord. No. 88-4, 5-26-1988

A part of Lots 48 and 49, Revised Map of Stinwill Suburban Farms, as recorded in Map Book 2, page 39, of the public records of Putnam County, Florida, being more particularly described as follows: For a point of reference commence at the point of intersection of the westerly right-of-way line of the old Palatka-Jacksonville brick road as now established as a 66-foot right-of-way and the northerly right-of-way line of Eddie Vreen Road as now established as a 66-foot right-of-way; thence North 20° 49′ 37″ West, along said westerly right-of-way line, a distance of 372.72 feet to the point of beginning; thence continue North 20° 49′ 37″ West, along said westerly right-of-way line, a distance of 214.60 feet to the westerly projection of the southerly line of the lands described in Official Records Book 241, page 698, of the public records; thence South 88° 43′ 36″

West, along said westerly projection, a distance of 112.94 feet to the easterly right-of-way line of State Road No. 15; thence southeasterly, along said easterly right-of-way line, along the arc of a curve concave southwesterly and having a radius of 3867.66 feet, a chord bearing of South 02° 56′ 01″ East and a chord distance of 201.99 feet; thence North 88° 49′ 43″ East, a distance of 178.92 feet to the point of beginning. Containing 0.67 acres more or less.

Ord. No. 88-6, 6-9-1988

On a tract of land situated in Government Lot 1, Section 1, Township 10 South, Range 26 East and in Government Lots 4 and 5, Section 6 (west of river), Township 10 South, Range 27 East and being more particularly described as follows:

Commencing at the intersection of the centerline of Nineteenth Street of the City of Palatka and the northeasterly line of the B.A. Copp Grant and run northerly on a projection of said centerline, a distance of 495.69 feet to the point of beginning of this description; from the point of beginning (1) run easterly perpendicular to the northerly projection of said centerline, a distance of 382.19 feet to the northeasterly line of said B.A. Copp Grant. Return to the point of beginning and (2) run westerly, perpendicular to the northerly projection of said centerline, a distance of 17.75 feet. (3) Thence run southerly, parallel with said northerly projection of said centerline and at a distance of 17.75 feet westerly therefrom, a distance of 518.71 feet to the northeasterly line of B.A. Copp Grant. (4) Thence run northeasterly along the northeasterly line of said Grant, a distance of 654.99 feet to the easterly end of Call (1) and to close.

Ord. No. 88-7, 6-23-1988

Parcel 1

Lots 1, 2, 3, 10, 11 and 12 of Well's Subdivision of Lots 3 and 4, Block 2 of Joe Evans Subdivision of NW ¼ of NE ¼ of Section 1, Township 10 South, Range 26 East.

Parcel 2

Part of Lot 12 of Stinwill Suburban Farms, recorded in Map Book 2, page 39, and also that part of South Avenue as shown by plat of said Stinwill Suburban Farms lying east of the old Jacksonville brick road, being more particularly described as follows: Commence at a concrete monument at the North Quarter corner of Section 1, Township 10 South, Range 26 East, said concrete monument being 2703.05 feet easterly of the NW corner of said Section 1, and run thence North 88° 44′ 23″ East along the north line of said Section, a distance of 1266.78 feet to a concrete monument on the westerly right-of-way of the Atlantic Coast Line Railroad as presently located. Thence run North 47° 46′ 07″ West along said right-of-way, a distance of 428.25 feet to a concrete monument. Thence run South 88° 44′ 23″ West, parallel to the north line of said Section 1, a distance of 1233.43 feet to the easterly right-of-way of the old Jacksonville brick road and to a concrete monument. Thence run South 20° 49′ 32″ East along said right-of-way, a distance of 41.87 feet to a concrete monument set on the P.T. of a concave curve to the left, having a radius of 1876.86 feet and a central angle of 27° 59′ 40″. Thence along said curve an arc distance of 278.76 feet [to] the north line of said Section 1. Thence run North 88° 56′ 25″ East along the north line of said Section 1, a distance of 150.82 feet to the point of beginning and to close. Containing 9.00 acres, more or less.

Parcel 3

All that part of Lots 1, 2 and 3 East of Road in Block 3, of J.W. Glisson's Subdivision of a part of the NE ¼ of NW ¼ and the NW ¼ of NE ¼, in Section 1, Township 10 South, Range 26 East, as per map recorded in Map Book 2, page 12. References are to the Public Records of Putnam County, Florida.

Parcel 4

Part of Fractional Section 1, Township 10 South, Range 26 East, and more particularly described as follows: From the intersection of the northwest line of the Copp Grant, Section 37, Township 10 South, Range 26 East, and the southwesterly right-of-way line of the Atlantic Coast Line Railroad, run North 47° 45′ West, and along said southwesterly right-of-way line of said railroad, for a distance of 840.7 feet to a P.R.M., set at the

most easterly corner of John Blackwelder tract for the point of beginning of the parcel of land to be described, said point also being the most northerly point of those lands conveyed by Joseph Patricelli, et ux., to The Board of Public Instruction of Putnam County, Florida, by deed recorded at Deed Book 214, page 345; thence running South 43° 43′ West, and along said lands described at Deed Book 214, page 345, for a distance of 260 feet to a PRM; thence run North 47° 19′ West, and along the lands described at Deed Book 214, page 345, for a distance of 28.9 feet to a point; thence run southwesterly parallel with the aforesaid Copp Grant line, to the north side of the old Palatka-Jacksonville Highway, sometimes referred to as Rice Creek Road; thence north and along the northerly boundary of said highway 381 feet, more or less, to an iron post set on the west line of Government Lot 1; thence North 1500 feet to a stone set on the northwest corner of Lot 1 and on township and section line of the Entralgo Grant; thence east 125 feet to the southerly right-of-way line of the Atlantic Coast Line Railroad; thence South 47° 45′ East and along said right-of-way to the point of beginning.

Excepting therefrom, the following described lands, to wit: Part of Fractional Section 1, Township 10 South, Range 26 East, and more particularly described as follows: From the intersection of the northwest line of the Copp Grant, Section 37, Township 10 South, Range 26 East, and the southwesterly right-of-way line of the Atlantic Coast Line Railroad, run North 47° 45′ West, and along said southwesterly right-of-way line of said railroad, for a distance of 840.7 feet to a P.R.M. set at the most easterly corner of the tract of land to be conveyed herein, known as the "John Blackwelder Tract," for the point of beginning of the parcel of land to be described, said point also being the most northerly point of those lands conveyed by Joseph Patricelli, et ux., to The Board of Public Instruction of Putnam County, Florida, by deed recorded in Deed Book 214, page 345; (1) thence running South 43° 43′ West, and along the lands described in Deed Book 214, page 345, for a distance of 260 feet to a P.R.M.; (2) thence run North 47° 19′ West and along the lands described in Deed Book 214, page 345, for a distance of 28.9 feet to a point; (3) thence continue westerly on the same course for a distance of 270.4 feet to a P.R.M.; (4) thence North 43° 33′ East 257.8 feet to a P.R.M. set on the southwesterly right-of-way line of said railroad; (5) thence South 47° 45′ East, and along the southwesterly right-of-way line of said railroad, 300 feet to the point of beginning, and to close.

Being the same lands which were on the 21st day of August, A.D. 1959, by warranty deed, conveyed by Palatka Rentals & Sales, Inc., to the parties of the first part herein, said deed being recorded in Official Records Book 39, at page 521.

All references herein are to the Public Records of Putnam County, Florida.

Ord. No. 88-8, 6-23-1988

Parcel 2

The north one-half of the following described property, to wit: Part of Lot 11 and South Avenue of Stinwill Suburban Farms, according to plat thereof recorded in Map Book 2 at page 39 of the public records of Putnam County, Florida, described as beginning at the intersection of the south boundary of Section 37, Township 9 South, Range 26 East, with the easterly right-of-way line of the Atlantic Coast Line Railroad, then running easterly along the south boundary of said Section 37 to the southeast corner of said Section 37; thence run northerly along the east boundary of said Section 37 a distance of 935 feet; thence run westerly, parallel with the south boundary of said Section 37, to the easterly right-of-way line of the Atlantic Coast Line Railroad; thence run southeasterly along the easterly right-of-way line of the Atlantic Coast Line Railroad to the point of beginning. Containing 36.6 acres more or less.

Parcel 3

The south one-half of the following described property, to wit: Part of Lot 11 and South Avenue of Stinwill Suburban Farms, according to plat thereof recorded in Map Book 2 at page 39 of the public records of Putnam County, Florida, described as beginning at the intersection of the south boundary of Section 37, Township 9 South, Range 26 East, with the easterly right-of-way line of the Atlantic Coast Line Railroad, then running

easterly along the south boundary of said Section 37 to the southeast corner of said Section 37; thence run northerly along the east boundary of said Section 37 a distance of 935 feet; thence westerly parallel with the south boundary of said Section 37 to the easterly right-of-way line of the Atlantic Coast Line Railroad; thence run southeasterly along the easterly right-of-way line of the Atlantic Coast Line Railroad to the point of beginning. Containing 36.6 acres more or less.

Ord. No. 89-3, 5-25-1989

Part of the southeast ¼ of the southwest ¼ of Section 9, Township 10 South, Range 26 East, and being more particularly described as follows: Beginning at the intersection of the east line of said southeast ¼ of southwest ¼ of Section 9, with the southerly right-of-way line of State Road No. 20, run thence (1) South 70° 20′ West along said southerly right-of-way line 182.48 feet; thence (2) South 19° 58′ 05″ East 110.0 feet; thence (3) North 82° 03′ 39″ East 135.60 feet to the east line of said southeast ¼ of southwest ¼, and continue on same course 14.4 feet to the westerly right-of-way line of Round Lake Road; thence (4) run North 0° 50′ 25″ East along the westerly right-of-way line of Round Lake Road 150.0 feet to the southerly right-of-way line of State Road No. 20; thence (5) run South 70° 20′ West along said southerly right-of-way line 17.52 feet to the point of beginning and to close.

Ord. No. 89-4, 5-25-1989

That part of the northwest ¼ of the northwest ¼ of Section 11, Township 10 South, Range 26 East, described as follows: Commence at the northeast corner of the northwest ¼ of the northwest ¼ of Section 11, Township 10 South, Range 26 East, and thence run South 1° 6′ 15″ East, along the east line of the said quarter section, a distance of 671.46 feet to a concrete monument and the point of beginning; (1) thence run South 1° 6′ 15″ East a distance of 165.87 feet to a concrete monument; (2) thence run South 89° 0′ 45″ West a distance of 228.03 feet to a concrete monument; (3) thence run North 1° 6′ 15″ West a distance of 165.87 feet to a concrete monument; (4) thence run North 89° 0′ 45″ East a distance of 228.03 feet to the point of beginning, to close.

Ord. No. 89-11, 7-27-1989

A portion of the northwest ¼ of the southwest ¼ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida; being more particularly described as follows: Commence at the northwest corner of said northwest ¼ of the southwest ¼ and run thence North 88° 54′ 58″ East, along the north line of said northwest ¼ of the southwest ¼, a distance of 315.00 feet to the point of beginning; thence continue North 88° 54′ 58″ East, along said north line 150.00 feet; thence South 04° 19′ 54″ East, 471.57 feet to a point on the northwesterly right-of-way line of State Road 20 (100-foot right-of-way); thence South 68° 49′ 10″ West along said northwesterly right-of-way line, 150.00 feet; thence North 05° 00′ 36″ West, 523.58 feet to the point of beginning.

Ord. No. 89-19, 10-26-1989

Parcel 1

The west 163 feet of the east 328 feet of the northwest ¼ of the northeast ¼ of the southeast ¼ of Section 11, Township 10 South, Range 26 East (Section 11-10-26), Putnam County, State of Florida.

Excepting from the above-described tract of land the right-of-way for State Road No. 20 alongside the north side thereof.

Parcel 2

The east 132 feet of the west 332 feet of the northwest ¼ feet [sic] of the northeast ¼ of Section 11, Township 10 South, Range 26 East (Section 11-10-26), Putnam County, State of Florida.

Excepting from the above-described tract of land the right-of-way for State Road No. 20 alongside the north side thereof.

Description: Proposed M-1 Zoning.

A tract of land situated in the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of the revised map of Stinwill Suburban Farms, recorded in Map Book 2, page

39, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the easterly right-of-way of the Seaboard Coast Line Railroad with the north line of Lot 69 of the revised map of Stinwill Suburban Farms and run thence S 8° 02′ 30″ E along said easterly right-of-way, being 50.0 feet easterly, as measured at right angles, from the centerline of said Seaboard Coast Line Railroad a distance of 4,630.02 feet to intersect with the southerly line of a 66.0-foot parcel of land described in O.R. Book 100, page 332, of the public records of Putnam County, Florida, and the point of beginning of this description. From point of beginning:

(1) Continue S 8° 02′ 30″ E and southeasterly along the easterly right-of-way of said Seaboard Coast Line Railroad a distance of 3,274.4 feet, more or less, to the northwesterly corner of lands described in O.R. Book 80, page 603, of public records;

(2) Thence easterly, along the northerly line of said lands, being parallel with the south line of the J.B. Entralgo Grant, Section 37, of said township and range, and at a distance of 935.0 feet northerly, as measured parallel with the east line of said grant, a distance of 2,215.4 feet, more or less, to intersect with the east line of the J.B. Entralgo Grant, Section 37, of said township and range;

(3) Thence northerly, along said east line a distance of 1,100.0 feet, more or less, to the waters of the St. Johns River. Return to the point of beginning; and

(4) Run thence N 73° 04′ 55″ E along the southerly line of said 66.0-foot parcel of lands described in O.R. Book 100, page 332, a distance of 370.44 feet, more or less, to a point 366.0 feet easterly, as measured as right angles, from the easterly right-of-way of the Seaboard Coast Line Railroad;

(5) Thence run S 8° 02′ 30″ E and southeasterly parallel with said easterly right-of-way and at a distance of 366.0 feet easterly, as measured perpendicular and radially therefrom, a distance of 1,680.0 feet, more or less, to intersect with the Northerly right-of-way Florida Power & Light Company Easement described in O.R. Book 228, page 48, and O.R. Book 279, page 700, of said public records;

(6) Thence easterly along said northerly right-of-way a distance of 2530.0 feet, more or less, to the waters of the St. Johns River.

(7) Thence southeasterly, meandering said waters, a distance of 290.0 feet, more or less, to the northerly end of call (3) and to close.

Together with all rights of accretion, littoral or riparian rights appertaining thereto.

Containing 99.9 acres, more or less.

Subject to an easement for roadway and utility purposes, 66.0 feet in width, along call (5) of the above-described lands.

Description: Proposed C-3 Zoning.

A tract of land situated in the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of the revised map of Stinwill Suburban Farms, recorded in Map Book 2, page 39, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the easterly right-of-way of the Seaboard Coast Line Railroad with the north line of Lot 69 of the revised map of Stinwill Suburban Farms and run thence S 8° 02′ 30″ E along said easterly right-of-way, being 50.0 feet easterly, as measured at right angles, from the centerline of said Seaboard Coast Line Railroad, a distance of 4,630.02 feet to intersect with the southerly line of a 66.0 foot parcel of land described in O.R. Book 100, page 332, of the public records of Putnam County, Florida. Thence run N 73° 04′ 55″ E, along said southerly line a distance of 370.44 feet, more or less, to a point 366.0 feet easterly, as measured at right angles, from the easterly right-

of-way of the Seaboard Coast Line Railroad and the point of beginning of this description. From the point of beginning:

(1) Continue N 73° 04′ 55″ East along the southerly line of lands described in O.R. Book 100, page 332 and along the southerly line of lands described in O.R. Book 514, page 1251, of said public records a distance of 202.42 feet, more or less, to a point 566.0 feet easterly, as measured at right angles, from the easterly right-of-way of the Seaboard Coast Line Railroad;

(2) Thence run S 8° 02′ 30″ E and southeasterly parallel with said easterly right-of-way and at a distance of 566.0 feet easterly, as measured perpendicular and radially therefrom, a distance of 1,755.0 feet, more or less, to intersect with the northerly right-of-way of Florida Power & Light Company Easement described in O.R. Book 228, page 48, and O.R. Book 279, page 700, of said public records. Return to the point of beginning; and

(3) Run S 8° 02′ 30″ E and southeasterly parallel with the easterly right-of-way of the Seaboard Coast Line Railroad and at a distance of 366.0 feet easterly, as measured perpendicular and radially therefrom, a distance of 1,680.0 feet, more or less, to intersect with the northerly right-of-way of the Florida Power & Light Company Easement described in O.R. Book 228, page 48, and O.R. Book 279, page 700, of said public records;

(4) Thence easterly along said northerly right-of-way a distance of 230.0 feet, more or less, to the southerly end of call (2) and to close.

Containing 8.0 acres, more or less.

Together with an easement for roadway and utility purposes, 66.0 feet in width, the easterly line of which is described as follows:

Beginning at the westerly end of call (1) of the above-described lands and:

(1) Run thence S 8° 02′ 30″ E and Southeasterly parallel with the easterly right-of-way of the Seaboard Coast Line Railroad and at a distance of 366.0 feet easterly, as measured perpendicular and radially therefrom, being along call (3) of the above-described lands, a distance of 1,680.0 feet, more or less, to intersect with the northerly right-of-way of the Florida Power & Light Easement, described in O.R. Book 228, page 48, and O.R. Book 279, page 700, of the public records of Putnam County, Florida and the termination of this description.

Shortening the westerly line of the above-described easement to intersect with the northerly right-of-way of said Florida Power & Light Company Easement and the southerly line of lands described in O.R. Book 100, page 332, of said public records.

Description: Proposed R-3 Zoning.

A tract of land situated in the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of the revised map of Stinwill Suburban Farms, recorded in Map Book 2, page 39, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the Easterly right-of-way of the Seaboard Coast Line Railroad with the North line of Lot 69 of the revised map of Stinwill Suburban Farms and run thence S 8° 02′ 30″ E, along said easterly right-of-way, being 50.0 feet easterly, as measured at right angles, from the centerline of said Seaboard Coast Line Railroad a distance of 4,630.02 feet to intersect with the southerly line of a 66.0-foot parcel of land described in O.R. Book 100, page 332, of the public records of Putnam County, Florida. Thence run N 73° 04′ 55″ E along said southerly line and along the southerly line of lands described in O.R. Book 514, page 1251, of said public records, a distance of 572.86 feet, more or less, to a point 566.0 feet easterly, as measured at right angles, from the easterly right-of-way of the Seaboard Coast Line Railroad and the point of beginning of this description. From the point of beginning:

(1) Continue N 73° 04′ 55″ E, along the southerly line of lands described in O.R. Book

514, page 1251, a distance of 1,165.94 feet, more or less, to the waters of the St. Johns River. Return to the point of beginning; and

(2) Run S 8° 02′ 30″ E and southeasterly parallel with the easterly right-of-way of the Seaboard Coast Line Railroad and at a distance of 566.0 feet easterly, as measured perpendicular and radially therefrom, a distance of 1,755.0 feet, more or less, to intersect with the northerly right-of-way of the Florida Power & Light Company Easement described in O.R. Book 228, page 48, and O.R. Book 279, page 700, of said public records;

(3) Thence easterly along said northerly right-of-way, a distance of 2,300 feet, more or less, to the waters of the St. Johns River;

(4) Thence northwesterly, meandering said waters, a distance of 2,960.0 feet, more or less, to the easterly end of call (1) and to close.

Together with all rights of accretion, littoral or riparian rights appertaining thereto.

Containing 80.0 acres, more or less.

Ord. No. 90-2, 2-22-1990

Description: Proposed R-1AA Zoning.

A tract of land situated in the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of the revised map of Stinwill Suburban Farms, recorded in Map Book 2, page 39, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the easterly right-of-way of the Seaboard Coast Line Railroad with the North line of Lot 69 of revised map of Stinwill Suburban Farms and run thence S 8° 02′ 30″ E, along said easterly right-of-way, being 50.0 feet easterly as measured at right angles, from the centerline of said Seaboard Coast Line Railroad a distance of 1,574.09 feet to the southwesterly corner of lands described in O.R. Book 230, page 580, of said public records. Thence run N 88° 50′ 30″ E, along the southerly line of said lands, a distance of 1,050.36 feet to the northerly end of call (1) of a 66.0-foot roadway easement described in O.R. Book 424, page 1162, of said public records. Thence run S 8° 02′ 30″ E along call (1) of said easement a distance of 100.0 feet to the P.C. of a curve, concave to the west, having a radius of 1,146.28 feet and a central angle of 20° 00′ 00″. Thence along said curve, being call (2) of a 66.0-foot easement described in O.R. book 424, page 1162, an arc distance of 400.13 feet to the P.T. of said curve. Thence run S 11° 57′ 30″ W, along call (3) of said easement, a distance of 804.18 feet to the westerly end of call (5) of lands described in O.R. Book 487, page 1682 of said public records. Thence run N 88° 50′ 30″ E, along call (5) of said lands a distance of 550.71 feet to a concrete monument on the northerly line of lands described in O.R. Book 487, page 1682. Thence run S 1° 09′ 30″ E, perpendicular to said northerly line, a distance of 646.67 feet to the point of beginning of this description. From the point of beginning:

(1) Run thence S 89° 45′ 45″ E a distance of 580.0 feet, more or less, to the waters of the St. Johns River. Return to the point of beginning; and

(2) Run thence N 89° 45′ 45″ W, a distance of 660.0 feet, more or less, to intersect with the westerly line of lands described in O.R. Book 487, page 1682, on the easterly line of a 66.0 foot roadway easement described in O.R. Book 424, page 1162, at a point on a curve concave to the east having a radius of 1,113.28 feet and a central angle of 20° 00′ 00″;

(3) Thence northerly along said curve and said easterly line, being the westerly line of lands described in O.R. Book 487, page 1682, an arc distance of 93.6 feet, more or less, to the P.C. of said curve;

(4) Thence run N 11° 57′ 30″ E along the easterly line of said 66.0-foot easement, being the westerly line of lands described in O.R. Book 487, page 1682, and O.R. book 533, page 1414, a distance of 881.4 feet, more or less, to a point 950.0 feet northerly, as measured at right angles, from call (2);

(5) Thence run S 89° 45′ 45″ E parallel with calls (2) and (1) and at a distance of 950.0 feet northerly, as measured perpendicular therefrom, a distance of 1,140.0 feet, more or less, to the waters of the St. Johns River;

(6) Thence southerly, meandering said waters, a distance of 965.0 feet, more or less, to the easterly end of call (1) and to close.

Together with all rights of accretion, littoral or riparian rights appertaining thereto.

Containing 26.0 acres, more or less.

Description: Proposed R-3 Zoning.

A tract of land situated in the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of revised map of Stinwill Suburban Farms, recorded in Map Book 2, page 39, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the easterly right-of-way of the Seaboard Coast Line Railroad with the north line of Lot 69 of revised map of Stinwill Suburban Farms and run thence S 8° 02′ 30″ E, along said easterly right-of-way, being 50.0 feet easterly as measured at right angles, from the centerline of said Seaboard Coast Line Railroad a distance of 1,574.09 feet to the southwesterly corner of lands described in O.R. Book 230, page 580, of said public records. Thence run N 88° 50′ 30″ E along the southerly line of said lands a distance of 1,050.36 feet to the northerly end of call (1) of a 66.0-foot roadway easement described in O.R. Book 424, page 1162, of said public records. Thence run S 8° 02′ 30″ E along call (1) of said easement a distance of 100.0 feet to the P.C. of a curve, concave to the west, having a radius of 1,146.28 feet and a central angle of 20° 00′ 00″. Thence along said curve, being call (2) of a 66.0-foot easement described in O.R. Book 424, page 1162, an arc distance of 400.13 feet to the P.T. of said curve. Thence run S 11° 57′ 30″ W along call (3) of said easement a distance of 804.18 feet to the westerly end of call (5) of lands described in O.R. Book 487, page 1682 of said public records. Thence run N 88° 50′ 30″ E along call (5) of said lands a distance of 550.71 feet to a concrete monument on the northerly line of lands described in O.R. Book 487, page 1682. Thence run S 1° 09′ 30″ E, perpendicular to said northerly line, a distance of 646.67 feet to the point of beginning of this description. From the point of beginning:

(1) Continue S 1° 09′ 30″ E a distance of 813.0 feet to a concrete monument on the southerly line of lands described in O.R. Book 487, page 1682;

(2) Thence run S 73° 04′ 65″W along said southerly line a distance of 600.0 feet to a concrete monument at the southwest corner of lands described in O.R. Book 487, page 1682, at a corner of lands described in O.R. Book 100, page 332, of said public records. Return to the point of beginning; and

(3) Run thence N 89° 45′ 45″ W a distance of 660.0 feet, more or less, to intersect with the westerly line of lands described in O.R. book 487, page 1682, on the easterly line of a 66.0-foot roadway easement described in O.R. Book 424, page 1162, at a point on a curve concave to the east having a radius of 1,113.28 feet and a central angle of 20° 00′ 00″;

(4) Thence southerly along said curve and said easterly line, being the westerly line of lands described in O.R. Book 487, page 1682, an arc distance of 295.0 feet, more or less, to the P.T. of said curve;

(5) Thence run S 8° 02′ 30″ E along the easterly line of said 66.0-foot easement, along the easterly line of the third call of lands described in O.R. Book 100, page 332, and along the westerly line of lands described in O.R. Book 487, page 1682, a distance of 707.73 feet to the westerly end of call (2) and to close.

Containing 12.2 acres, more or less.

Subject to an easement for roadway and utility purposes, 66.0 feet in width, the easterly and southerly lines of which are described as follows:

Beginning at the northerly end of call (1) of the above-described lands and;

(1) Run thence S 1° 09′ 30″ E along call (1) of said lands a distance of 811.96 feet to a point 1.0 feet northerly, as measured at right angles, from the southerly line of lands described in O.R. Book 487, page 1682, of the public records of Putnam County, Florida;

(2) Thence run S 73° 04′ 55″ W parallel with said southerly line and at a distance of 1.0 feet northerly, as measured perpendicular therefrom, a distance of 600.13 feet to the westerly line of lands described in O.R. Book 487, page 1682, on the easterly line of third call of lands described in O.R. Book 100, page 332, of said public records and the termination of this description.

Extending the westerly right-of-way of the above-described easement N 1° 09′ 30″ W to intersect with call (3) of the above-described lands.

Together with that part thereof lying southeasterly of the arc of a 50.0-foot radius curve at the intersection of the northerly and westerly rights-of-way of the above-described easement.

Excepting therefrom that part thereof lying within lands described in O.R. Book 100, page 332, of the public records of Putnam County, Florida.

Description: Proposed C-3 Zoning.

A tract of land situated in the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of the revised map of Stinwill Suburban Farms, recorded in Map Book 2, page 39, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the easterly right-of-way of the Seaboard Coast Line Railroad with the north line of Lot 69 of revised map of Stinwill Suburban Farms and run thence S 8° 02′ 30″ E along said easterly right-of-way, being 50.0 feet easterly as measured at right angles, from the centerline of said Seaboard Coast Line Railroad, a distance of 1574.09 feet to the southwesterly corner of lands described in O.R. Book 230, page 580, of said public records. Thence run N 88° 50′ 30″ E along the southerly line of said lands a distance of 1,050.36 feet to the northerly end of call (1) of a 66.0-foot roadway easement described in O.R. Book 424, page 1162, of said public records. Thence run S 8° 02′ 30″ E along call (1) of said easement a distance of 100.0 feet to the P.C. of a curve, concave to the west, having a radius of 1,146.28 feet and a central angle of 20° 00′ 00″. Thence along said curve, being call (2) of a 66.0-foot easement described in O.R. Book 424, page 1162, an arc distance of 400.13 feet to the P.T. of said curve. Thence run S 11° 57′ 30″ W along call (3) of said easement a distance of 804.18 feet to the westerly end of call (5) of lands described in O.R. Book 487, page 1682, of said public records. Thence run N 88° 50′ 30″ E along call (5) of said lands a distance of 550.71 feet to a concrete monument on the northerly line of lands described in O.R. Book 487, page 1682. Thence run S 1° 09′ 30″ E perpendicular to said northerly line a distance of 646.67 feet to the point of beginning of this description. From point of beginning:

(1) Continue S 1° 09′ 30″ E a distance of 813.0 feet to a concrete monument on the southerly line of lands described in O.R. Book 487, page 1682;

(2) Thence run N 73° 04′ 55″ E along said southerly line a distance of 654.4 feet, more or less, to the waters of the St. Johns River, passing through a concrete monument set at a distance of 634.0 feet. Return to the point of beginning; and

(3) Run thence S 89° 45′ 45″E a distance of 580.0 feet, more or less, to the waters of the St. Johns River;

(4) Thence southerly, meandering said waters, a distance of 627.5 feet, more or less to the easterly end of call (2) and to close.

Together with all rights of accretion, littoral or riparian rights appertaining thereto.

Containing 10.3 acres, more or less.

Together with an easement for roadway and utility purposes 66.0 feet in width, the easterly and southerly lines of which are described as follows:

Beginning at the westerly end of call (3) of the above-described lands and:

(1) Run thence S 1° 09′ 30″ E along call of said lands at a distance of 811.96 feet to a point of 1.0 feet northerly, as measured at right angles, from the southerly line of lands described in O.R. Book 487, page 1682, of the public records of Putnam County, Florida;

(2) Thence run S 73° 04′ 55″ W parallel with said southerly line and at a distance of 1.0 feet northerly, as measured perpendicular therefrom, a distance of 600.13 feet to the westerly line of lands described in O.R. book 487, page 1682, on the easterly line of third call of lands described in O.R. Book 100, page 332, of said public records and the termination of this description.

Extending the westerly right-of-way of the above-described easement N 1° 09′ 30″ W to intersect with a line N 89° 45′ 45″ W from the northerly end of call (1) of the above described easement.

Together with that part thereof lying southeasterly of the arc of a 50.0-foot radius curve at the intersection of the northerly and westerly rights-of-way of the above-described easement.

Excepting therefrom that part thereof lying within lands described in O.R. Book 100, page 332, of the public records of Putnam County, Florida.

Ord. No. 90-3, 4-26-1990

Parcel 1

A tract of land situated in the NE ¼ of Section 2, Township 10 South, Range 26 East, being a part of Tract 2 of lands described in O.R. Book 455, Page 1215, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the southerly line of lands described in O.R. Book 308, Page 369, and Deed Book 83, page 83, of the public records of Putnam County, Florida, with the southeasterly right-of-way of State Road #19 and run thence easterly along said southerly line, being the southerly line of Tract 1 of lands described in O.R. Book 455, page 1215, a distance of 183.32 feet to a concrete monument on the North right-of-way of Carver Street according to plat of Shadow Lawn Heights Subdivision, recorded in Map Book 3, page 195, of said public records. Continue easterly along said north right-of-way, being the south line of Tract 1 of lands described in O.R. Book 455, page 1215, a distance of 79.36 feet to a concrete monument at the southeasterly monument at the southeasterly corner of said lands and the point of beginning of this description. From the point of beginning:

(1) Continue easterly along the north right-of-way of Carver Street a distance of 225.0 feet. Return to the point of beginning; and

(2) Run thence northerly along the easterly line of Tract 1 of lands described on O.R. Book 455, Page 1215, a distance of 144.58 feet to a concrete monument at the northeasterly corner of said lands;

(3) Thence westerly, along the northerly line of Tract 1 of lands described in O.R. Book 455, Page 1215, a distance of 187.50 feet to a concrete monument at the northwesterly corner of said lands on the southeasterly right-of-way of State Road #19;

(4) Thence northeasterly along said southeasterly right-of-way a distance of 33.65 feet to a concrete monument;

(5) Thence easterly parallel with call (3) and at a distance of 30.0 feet northerly, as measured perpendicular therefrom, a distance of 171.09 feet to a concrete monument on a northerly projection of the easterly line of Tract 1 of lands described in O.R. Book 455, Page 1215;

(6) Thence easterly parallel with the north right-of-way of Carver Street and at a distance of 174.50 feet northerly, as measured perpendicular therefrom, a distance of 225.0 feet;

(7) Thence southerly parallel with call (2) a distance of 174.605 feet to the easterly end of call (1) and to close.

Containing 1.02 acres, more or less.

Subject to the 16.5-foot easement to American Telephone and Telegraph Company.

Parcel 2

A tract of land situated in the NE ¼ of Section 2, Township 10 South, Range 26 East, being a part of Tract 2 of lands described in O.R. Book 455, page 1215, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the southerly line of lands described in O.R. Book 308, page 369, and Deed Book 83, page 83, of the public records of Putnam County, Florida, with the southeasterly right-of-way of State Road #19 and run thence northeasterly along said southeasterly right-of-way a distance of 186.80 feet to a concrete monument at the northerly end of call (4) of lands described in O.R. Book 530, page 1207, of the public records of Putnam County, Florida, and the point of beginning of this description. From the point of beginning:

(1) Run thence easterly along call (5) of said lands a distance of 171.09 feet to a concrete monument at the easterly end thereof;

(2) Thence easterly parallel with the North right-of-way of Carver Street, according to the plat of Shadow Lawn Heights Subdivision, recorded in Map Book 3, Page 195, of said public records and at a distance of 174.50 feet northerly, as measured perpendicular therefrom, same being call (6) of lands described in O.R. Book 530, page 1207, a distance of 225.0 feet to the easterly end thereof;

(3) Thence northerly on a northerly projection of call (7) of said lands a distance of 80 feet, more or less, to a point 40.0 feet southerly, as measured at right angles, from the northerly line of tract 2 of lands described in O.R. Book 455, page 1215;

(4) Thence westerly parallel with said northerly line of Tract 2 and at a distance of 40.0 feet southerly, as measured perpendicular therefrom, a distance of 345 feet, more or less, to the southeasterly right-of-way of State Road #19;

(5) Thence southwesterly along said southeasterly right-of-way a distance of 108 feet, more or less, to the point of beginning and to close.

Containing 0.75 acres, more or less.

Ord. No. 90-9, 8-23-1990

A part of the southeast ¼ of the northwest ¼ of Section 11, Township 10 South, Range 26 East, Putnam County, Florida also being a part of the lands described in Official Records Book 245, page 224, of the public records of said county and being more particularly described as follows:

For a point of reference, commence at the southwesterly corner of said southeast ¼ of the northwest ¼ of Section 11; thence N 89° 05′ 18″ E along the southerly line of said southeast ¼ of the northwest ¼ of Section 11 a distance of 220.00 feet to the southwesterly corner of said lands described in Official Records Book 245, page 224; thence N 01° 06′ 15″ W along the westerly line of said lands described in Official Records Book 245, page 224, a distance of 49.03 feet to the northerly right-of-way line of State Road No. 20 and the point of beginning; thence continue N 01° 06′ 15″ W along said westerly line of the lands described in Official Records Book 245, page 224, a distance of 100.00 feet; thence N 88° 44′ 44″ E parallel with said northerly right-of-way line of State Road No. 20 a distance of 220.00 feet to the easterly line of said lands described in Official Records Book 245, page 224; thence S 01° 06′ 15″ E along said easterly line of the lands described in Official Records Book 245, page 224, a distance of 100.00 feet to said northerly right-of-way line of State Road No. 20; thence S 88° 44′ 44″ W along said northerly right-of-way line of State Road No. 20 a distance of 220.00 feet to the point of beginning.

Containing 0.50 acres more or less.

Ord. No. 91-1, 2-14-1991

All that part of the NE ¼ of the NW ¼ of Section 1, Township 10 South, Range 26 East, Putnam County, Florida, which lies easterly of the easterly right-of-way line of U.S. Highway 17, State Road 15 (a 100.0-foot right-of-way as described in Deed Book 127, page 415).

Excepting therefrom the following described lands, to wit: (a) Those lands lying within the Blocks and platted roads of J.W. Glissons Subdivision, according to plat thereof recorded in Map Book 2, page 12, of the public records of Putnam County, Florida; (b) those lands conveyed by deeds recorded in O.R. Book 39, page 281; O.R. Book 39, page 286; O.R. Book 214, page 244; O.R. Book 305, page 469; O.R. Book 328, page 977; O.R. Book 343, page 419 and O.R. Book 344, page 45, of the public records of Putnam County, Florida.

Also, excepting therefrom the following described parcel of land, to wit:

A part of the northeast ¼ of the northwest ¼ of Section 1, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a point of beginning, commence at the point of intersection of the northerly right-of-way line of Hicks Street as described in Official Records Book 39, page 286, of the public records of said county and the easterly right-of-way line of U.S. Highway No. 17—State Road No. 15; thence N 01° 16′ 44″ W along said easterly right-of-way line of U.S. Highway No. 17—State Road No. 15, a distance of 362.67 feet to the southwesterly corner of Parcel No. 110, Part A, as described in Official Records Book 343, page 419, of said Public Records; thence N 70° 03′ 40″ E along the southerly line of said Parcel No. 110, Part A, a distance of 31.66 feet; thence N 01° 16′ 44″ W, along the easterly line of said Parcel No. 110, Part A, a distance of 12.25 feet to the southerly right-of-way line of Towles Avenue as maintained, said right-of-way line being parallel with and 20.00 feet southerly of as measured at right angles to the centerline of pavement; thence N 88° 42′ 01″ E along said southerly right-of-way line of Towles Avenue a distance of 360.63 feet to the westerly line of the lands described in Official Records Book 214, page 244, of said Public Records and the point of beginning of this description.

(1) Thence run S 00° 51′ 20″ E along said westerly line of the lands described in Official Records Book 214, page 244, and the westerly lines of lands described in Official Records Book 305, page 469, and Official Records Book 328, page 977, all of said Public Records, a distance of 385.32 feet to said northerly right-of-way line of Hicks Street.

(2) Thence S 88° 44′ 21″ W along said northerly right-of-way line of Hicks Street a distance of 65.00 feet.

(3) Thence N 00° 51′ 20″ W parallel with call #1 a distance of 385.28 feet to said southerly right-of-way line of Towles Avenue.

(4) Thence run N 88° 42′ 01″ E along said southerly right-of-way line of Towles Avenue a distance of 65.00 feet to the point of beginning.

Ord. No. 91-4, 6-13-1991

A tract of land lying and being a part of the SW ¼ of Section 3 and the NW ¼ of Section 10, all in Township 10 South, Range 26 East, Putnam County, Florida and being more particularly described as follows:

Commence at the intersection of a southerly projection of the easterly line of Kay Larkin Road as described in Official Records Book 350, Page 1234, and the northerly line of St. Johns Avenue as described in Parcel No. 2 of the lands described in Official Records Book 350, Page 1819. Thence run easterly, along the northerly line of Parcel No. 2 of the lands described in Official Records Book 350, Page 1819, a distance of 300.0 feet to the point of beginning of this description. From said point of beginning:

(1) Continue easterly, along the north line of Parcel No. 2 of lands described in Official Records Book 350, Page 1819, a distance of 400.0 feet.

(2) Thence run northerly parallel with a southerly projection of the easterly line and the

easterly line of lands described in Official Records Book 350, Page 1234, a distance of 680.0 feet. Return to the point of beginning and,

(3) Run thence northerly, parallel with a southerly projection of the easterly line and the easterly line of lands described in Official Records Book 360, Page 1234, a distance of 680.0 feet.

(4) Thence run easterly, parallel with the northerly line of Parcel No. 2 of lands described in Official Records Book 350, Page 1819, a distance of 400.0 feet to the northerly end of Call (2) and to close.

All references are according to the public records of Putnam County, Florida.

Ord. No. 91-9, 7-25-1991

The north 300 feet of property described in Official Records Book 506, Page 307, public records of Putnam County, Florida, more particularly described as follows:

From the northwest corner of the northwest ¼ of the southwest ¼ of said Section 10, Township 10 South, Range 26 East, lying north of State Road No. 20, run east, along the north line of said northwest ¼ of the southwest ¼ for a distance of 165 feet to the point of beginning of this description, thence:

(1) Continue east along said north line for a distance of 150 feet, thence

(2) Run south 5 degrees 36 minutes 06 seconds east along the east line of property described in Official Records Book 506, Page 307, public records of Putnam County, Florida for a distance of 300 feet to a point, thence

(3) Run south 89 degrees 00 minutes 04 seconds, west, a distance of 147.38 feet, more or less to the west line of said lands described in Official Records Book 506, Page 307, public records of Putnam County, Florida, thence

(4) Run north 6 degrees 06 minutes 12 seconds west along the west line of said Official Records Book 506, Page 307, public records of Putnam County, Florida, a distance of 300 feet, more or less, to the point of beginning and close.

Ord. No. 92-5, 5-28-1992

A tract of land situated in that N ½ of Government Lot 6 (NW ¼ of the SW ¼), Section 1, Township 10 South, Range 26 East, being a part of lands described in Deed Book 21, page 290 of the public records of Putnam County, Florida and being more particularly described as follows:

Commencing at a concrete monument at the Northwest corner of Government Lot 6, Section 1, Township 10 South, Range 26 East, same being the Southwest corner of Baileyville, recorded in Map Book 2, page 11 of said public records and run thence Easterly, along the South line of Baileyville, a distance of 1340.0 feet to the East line of lands described in Deed Book 21, Page 290 of said public records. Thence Southerly, along the East line of said lands being parallel with the East line of Simpkin's Subdivision, recorded in Map Book 2, page 31, a distance of 181.12 feet to a R.R. spike set in pavement on the Southerly right-of-way of State Road #100 and the point of beginning of this description. From point of beginning (1) continue Southerly, along said East line and parallel with the East line of Simpkin's Subdivision, a distance of 587.785 feet to the Easterly end of that certain Boundary line agreement described in O.R. Book 62, page 605 of said public records. (2) Thence Westerly, along said Boundary line agreement, a distance of 400.03 feet to a concrete monument on the Easterly line of lands described in Deed Book 222, page 409 of said public records, being the Easterly right-of-way of Pine Street. (3) Thence Northerly, along said Easterly line and said Easterly right-of-way, a distance of 344.92 feet to a concrete monument at the Northwest corner of lands described in O.R. Book 62, page 635 of said public records. (4) Thence Easterly, along the North line of said lands, being parallel with the South line of Baileyville, a distance of 200.0 feet to a concrete monument at the Northeast corner of lands described in O.R Book 62, Page 635, being on the West line of lands described in O.R. Book 62, page 637. (5) Thence Northerly, along said West line, being parallel with the East line of Simpkin's

Subdivision, a distance of 341.545 feet to a R.R. spike set in pavement on the Southerly right-of-way of State Road #100, being on the arc of a curve, concave to the Southwest, having a radius of 1587.28 feet and a central angle of 33 degrees 33 feet [minutes] fifteen inches [seconds]. (6) Thence Easterly, along said curve, being the Southerly right-of-way of State Road #100, an arc distance of 239.53 feet to the point of beginning and to close.

Excepting therefrom that part thereof lying within the right-of-way of the Ocklawaha Valley Railroad, described in Deed Book 71, page 119 of the public records of Putnam County, Florida.

Subject to that part thereof lying within the right-of-way of Mercie Avenue of the City of Palatka.

Ord. No. 92-6, 5-28-1992

A part of Section 33, Township 9 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

For a Point of Reference commence at the Northeast corner of Section 4, Township 10 South, Range 26 East of aforesaid County; thence run West, 3.74 feet to a point on the Westerly Boundary Line of Kay Larkin Field as established per Boundary Line Agreement recorded in Official Records Book 183, Page 177 and 178 of the Public Records of Putnam County, Florida; thence run North 01 deg. 36 min. 55 sec. West along said Westerly line, a distance of 232.66 feet to the Southwest corner of lands described and recorded in Official Records Book 376, Pages 1974 through 1986 of the aforesaid public records; thence continue North 01 deg. 36 min. 55 sec. West along the Westerly boundary line of said lands described in Official Records Book 376, Pages 1974 through 1986, a distance of 303.47 feet to a point on said Westerly boundary line which lies 5.00 feet North of the North top of bank of the existing North ditch of the old road bed of Old Palatka, Springside Road, said point being the Point of Beginning for this description; thence continue 01 deg. 36 min. 55 sec. West along the aforesaid Westerly boundary line of lands described in Official Records Book 376, Pages 1974 through 1986, a distance of 538.83 feet to the southerly right-of-way line of State Road No. 100 (a 66-foot right-of-way); thence North 69 deg. 28 min. 30 sec. West along said southerly right-of-way line a distance of 231.00 feet to a point of curvature of a curve to the right being concave northeasterly and having a radius of 10,706.13 feet; thence northwesterly 531.05 feet along the arc of said curve in said southerly right-of-way line passing through a central angle 02 deg. 50 min. 31 sec., said arc being subtended by a chord bearing and distance of North 68 deg. 03 min. 14 sec. West, 530.99 feet to a point on said curve in said right-of-way line which lies 100.00 feet East of, when measured perpendicular to the East line of lands described as Parcel A-1 in corrective boundary line deed recorded in Official Records Book 552, Page 46 of the aforesaid public records; thence South 00 deg. 39 min. 24 sec. West along a line 100.00 feet East of and parallel with the East line of said lands described in Official Records Book 552, Page 46, a distance of 533.71 feet to a point which lies 5.00 feet North of the aforesaid North top of bank of the existing North ditch of the old road bed of Old Palatka, Springside Road; thence South 68 deg. 43 min. 12 sec. East parallel with and 5.00 feet North of said North top of bank, a distance of 783.58 feet to the Point of Beginning, containing 8.76 acres more or less.

Ord. No. 92-8, 8-7-1992

The East ½ of the Northeast ¼ of the Northeast ¼ of Section 9, Township 10 South, Range 26 East, less those lands owned by the Board of County Commissioners that easement located in O.R. Book 494, Page 1874, public records of Putnam County, Florida.

Ord. No. 92-9, 8-7-1992

A tract of land situated in the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East, being a part of revised map of STINWELL SUBURBAN FARMS, recorded in Map Book 2, page 39 of the public records of Putnam County, Florida and being more particularly described as follows:

Commencing at a concrete monument at the intersection of the Easterly right-of-way of the Seaboard Coast Line Railroad with the North line of Lot 69 of revised map of STINWELL SUBURBAN FARMS and run thence S 8° 02′ 30″ E, along

said Easterly right-of-way, being 50.0 feet Easterly, as measured at right angles, from the centerline of said Seaboard Coast Line Railroad, a distance of 1574.09 feet to the Southwesterly corner of lands described in O.R. Book 230, page 580 of said public records. Thence run N 88° 50′ 30″ E, along the Southerly line of said lands, a distance of 1050.36 feet to the Northerly end of call #1 of a 66.0 foot roadway easement described in O.R. Book 424, page 1162 of said public records. Thence run S 8° 02′ 30″ E, along call #1 of said easement, a distance of 100.0 feet to the P.C. of a curve, concave to the West, having a radius of 1146.28 feet and a central angle of 20° 00′ 00″. Thence along said curve, being call #2 of a 66.00 foot easement described in O.R. Book 424, page 1162, an arc distance of 400.13 feet to the P.T. of said curve. Thence run S 11° 57′ 30″ W, along call #3 of said easement, a distance of 489.05 feet to intersect with a Westerly projection of the Northerly line of lands described in EXHIBIT "A" (R-1AA Zoning) of O.R. Book 559, page 1068 of said public records. Thence run S 89° 45′ 45″ E, along said Westerly projection, a distance of 33.705 feet to the Northwest corner of lands described in EXHIBIT "A" (R-1AA Zoning) of O.R. Book 559, page 1068 and the point of beginning of this description. From point of beginning (1) continue S 89° 45′ 45″E, along the Northerly line of said lands, a distance of 224.685 feet to a point 220.0 feet Easterly, as measured at right angles, from the Easterly line of said 66.0 foot roadway easement described in O.R. Book 424, page 1162. Return to the point of beginning and (2) run thence N 11° 57′ 30″ E, along said Easterly line, being the Westerly line of lands described in O.R. Book 533, page 1414 of said public records, a distance of 225.645 feet. (3) Thence run S 78° 02′ 30″ E, perpendicular to preceding call, a distance of 220.0 feet. (4) Thence run S 11° 57′ 30″ W, parallel with call (2), a distance of 180.0 feet to the Easterly end of call (1) and to close.

Ord. No. 92-22, 11-12-1992

A tract of land situated in Lots 43, 44, 51, 52, 53, 54 and in Stinwell Avenue of Revised Map of STINWELL SUBURBAN FARMS, recorded in Map Book 2, page 39 of the public records of Putnam County, Florida and being more particularly described as follows:

Commencing at the intersection of the Westerly right-of-way of Stinwell Avenue according to Revised Map of STINWELL SUBURBAN FARMS and the Northwesterly right-of-way of State Road #19 and run thence Northerly, along said Westerly right-of-way, a distance of 990.66 feet to intersect with a Westerly projection of the Northerly line of Lot 45 of said STINWELL SUBURBAN FARMS at the Northwesterly corner of lands described in O.R. Book 484, page 227 of said public records and the point of beginning of this description. From point of beginning,

(1) Run Easterly, along said Westerly projection and along the Northerly line of Lot 45, being the Northerly line of lands described in O.R. Book 484, page 227, a distance of 843.50 feet to intersect with the Westerly right-of-way of State Road #15 (U.S. Highway #17) at the Northeasterly corner of lands described in O.R. Book 484, page 227;

(2) Thence Northerly, along said Westerly right-of-way, a distance of 463.5 feet, more or less, to intersect with the Northerly line of Lot 44 at a jog in the right-of-way of State Road #15;

(3) Thence Easterly, along said Northerly line and said jog in right-of-way, a distance of 18.0 feet to the Westerly right-of-way of State Road #15 (U.S. Highway #17);

(4) Thence Northerly, along said Westerly right-of-way, a distance of 466.7 feet to intersect with the Northerly line of Lot 43 at the Southeasterly corner of lands described in O.R. Book 479, page 143 of said public records;

(5) Thence Westerly, along said Northerly line and on a Westerly projection thereof, being the Southerly line of lands described in O.R. Book 479, page 143, a distance of 861.50 feet to the Westerly right-of-way of Stinwell Avenue at the Southwesterly corner of lands described in O.R. Book 479, page 143;

(6) Thence Northerly, along said Westerly right-of-way, being the Westerly line of lands described in O.R. Book 479, page 143, a distance of 466.7 feet to the Northwesterly corner of lands described in O.R. Book 479, page 143;

(7) Thence Easterly, along the Northerly line of said lands, a distance of 15.0 feet to the centerline of Stinwell Avenue;

(8) Thence Northerly, along said centerline, a distance of 101.4 feet to the Easterly end of call (18) of Tract #7 of exceptions as to parcel #1 of lands described in O.R. Book 308, page 1667 of said public records;

(9) Thence Westerly, along call (18) of Tract #7, a distance of 1115.0 feet, more or less, to the Westerly line of the East 1100.0 feet of Lots 51, 52 and 53, at the most Northerly corner of lands described in O.R. Book 478, page 782 of said public records;

(10) Thence Southerly, along said Westerly line, being the Easterly line of lands described in O.R. Book 478, page 782, a distance of 1580.0 feet, more or less, to intersect with the Northerly line of lands described in O.R. Book 414, page 80 of said public records;

(11) Thence Easterly, along said Northerly line, a distance of 1125.0 feet, more or less, to the most Northerly corner of lands described in O.R. Book 414, page 80 on the Westerly right-of-way of Stinwell Avenue.

(12) Thence Southerly, along the easterly line of said lands, being the Westerly right-of-way of Stinwell Avenue, a distance of 164.34 feet to the point of beginning and to close.

Subject to A.T.&T. Co. Easement as described in Deed Book 172, page 294 and Florida Power & Light Co. Easements as described in O.R. Book 228, page 48 and O.R. Book 279, page 700 of the public records of Putnam County, Florida.

Containing 54.8 acres, more or less.

Ord. No. 92-23, 11-12-1992

Lot 1

A tract of land situated in the SW ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East, being more particularly described as follows:

Beginning at the Southeast corner of the SW ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East and

(1) Run thence Westerly, along the South line of said SW ¼ of the SE ¼, a distance of 160.0 feet.

(2) Thence Northerly, parallel with the East line of said SW ¼ of the SE ¼ a distance of 112.5 feet.

(3) Thence Easterly, parallel with said South line, a distance of 160.0 feet to the East line of the SW ¼ of the SE ¼ of Section 2.

(4) Thence Southerly, along said East line, a distance of 112.5 feet to the point of beginning and to close.

Excepting therefrom that part thereof lying within the right-of-way of St. Johns Avenue (Lemon Street Extension) and subject to that part thereof lying within the right-of-way of paved County Road (Holden Road).

Lot 2

A tract of land situated in the SW ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East and run thence Northerly, along the East line of said SW ¼ of the SE ¼, a distance of 112.5 feet to the point of beginning of this description. From point of beginning

(1) Continue Northerly, along said East line, a distance of 175.68 feet to the Southerly right-of-way of the Atlantic Coast Line Railroad (formerly Atlantic Coast Line Railroad). Return to the point of beginning and;

(2) Run thence Westerly, parallel with the South line of the SW ¼ of the SE ¼ of Section 2, a distance of 160.0 feet;

(3) Thence Northerly, parallel with the East line of said SW ¼ of the SE ¼, a distance of 108.69 feet to the Southerly right-of-way of the Seaboard Coast Line Railroad;

(4) Thence Northeasterly, along said Southerly right-of-way, a distance of 173.0 feet, more or less, to the Northerly end of call (1) and to close.

Subject to that part thereof lying within the right-of-way of paved County Road (Holden Road).

Ord. No. 92-24, 12-10-1992

A tract of land situated in Lot 50 and in South Avenue of Revised Map of STINWELL SUBURBAN FARMS, recorded in Map Book 2, page 39 of the public records of Putnam County, Florida, being a part of lands described in O.R. Book 478, page 782 of said public records and being more particularly described as follows:

Beginning on the Southerly boundary of lands described in O.R. Book 414, page 80 of the public records of Putnam County, Florida at the most Westerly corner of lands described in O.R. Book 469, page 654 of said public records and

(1) Run thence Westerly, along said Southerly boundary, a distance of 492.13 feet to the most Southerly corner of lands described in O.R. Book 414, page 80. Return to the point of beginning and;

(2) Run thence Southerly, along the Westerly boundary of lands described in O.R. Book 469, page 654, a distance of 346.37 feet to the most Southerly corner of said lands on the Northerly right-of-way of State Road #19, being on a curve concave to the Southeast, having a radius of 2964.93 feet and a central angle of 33° 30′ 00″;

(3) Thence Southwesterly, along said curve and said Northerly right-of-way, an arc distance of 315.0 feet, more or less, to intersect with the South boundary of Revised Map of STINWELL SUBURBAN FARMS, being the South boundary of the J.B. Entralgo Grant, Section 37, Township 9 South, Range 26 East;

(4) Thence Westerly, along said South boundary, a distance of 400.0 feet;

(5) Thence Northeasterly, a distance of 320.0 feet, more or less, to the Westerly end of call (1) and to close.

Excepting therefrom that part thereof lying within 30.0 foot Drainage Easement described in Final Judgment as SRD #105 in Minutes of Circuit Court Book 16, page 219 of the public records of Putnam County, Florida.

Subject to A.T.&T. Co. Easement as described in Deed Book 172, page 294 of said public records.

Containing 4.71 acres, more or less, inclusive of A.T.&T. Co. Easement.

Ord. No. 93-1, 2-11-1993

Parcel 1 (11 Co.)

A part of the South ½ of the SW ¼ of Section 3 and the SE ¼ of the SE ¼ of Section 4, all in Township 10 South, Range 26 East, Putnam County, Florida, more particularly described as follows:

Beginning at the Southwest corner of said Section 3 and

(1) Run thence Easterly, along the South line of said Section 3, a distance of 745.0 feet to the Southwest corner of the lands described in O.R. Book 514, page 6;

(2) Thence run Northerly, along the West line of said lands, a distance of 435.0 feet to the Northwest corner of said lands;

(3) Thence run Easterly, along the North line of said lands, a distance of 200.0 feet to intersect with the Westerly line of lands described in that Ordinance recorded in O.R. Book 402, page 1877;

(4) Thence run Northerly, along the Westerly line of said lands, a distance of 880.0 feet, more or less, to intersect with call #5 of that certain Boundary Line Agreement described in O.R. Book 183, page 177;

(5) Thence run Westerly, along call #5 of said Boundary Line Agreement, a distance of 185.0 feet, more or less, to the Westerly end of call #5 of said Boundary Line Agreement;

(6) Thence run S 58° 44′ 35″ W, along call #6 of said Boundary Line Agreement, a distance of 933.36 feet to the Southerly end of call #7 of said Boundary Line Agreement;

(7) Thence run N 33° 05′ 55″ W, along call #8 of said Boundary Line Agreement, a distance of 295.0 feet, more or less, to intersect the West line of the East 200.32 feet of the SE ¼ of the SE ¼ of said Section 4;

(8) Thence run Southerly, along the West line of the East 200.32 feet of the SE ¼ of the SE ¼ of said Section 4, a distance of 1095.0 feet, more or less, to the South line of said Section 4;

(9) Thence run Easterly, along the South line of said Section 4, a distance of 200.32 feet to the point of beginning and to close.

All references are according to the public records of Putnam County, Florida.

Parcel 2 (11 Co.)

A part of the South ½ of the SW ¼ of Section 3 and the NE ¼ of the NW ¼ of Section 10, all in Township 10 South, Range 26 East, Putnam County, Florida, more particularly described as follows:

Commence at the intersection of a Southerly projection of the Easterly line of Kay Larkin Road as described in O.R. Book 350, page 1234, and the Northerly line of St. Johns Avenue as described in Parcel #2 of the lands described in O.R. Book 350, page 1819. Thence run Easterly, along the Northerly line of Parcel #2 of said lands described in O.R. Book 350, page 1819, a distance of 700.00 feet to the Southeast corner of lands described in that Ordinance recorded in O.R. Book 586, page 661 and the point of beginning.

(1) Thence run Northerly, along the East line of said lands described in O.R. Book 586, page 661, a distance of 680.0 feet to the Northeast corner of said lands;

(2) Thence run Westerly, along the North line of said lands described in O.R. Book 586, page 661, a distance of 400.0 feet to intersect the East line of lands described in that Ordinance recorded in O.R. Book 402, page 1877;

(3) Thence run Northerly, along the East line of said lands described in O.R. Book 402, page 1877, a distance of 730.0 feet, more or less, to intersect with call #5 of that certain Boundary Line Agreement recorded in O.R. Book 183, page 177;

(4) Thence run Easterly, along call #5 of said Boundary Line Agreement, a distance of 570.0 feet, more or less, to the Easterly end of call #5 of said Boundary Line Agreement;

(5) Thence run S 14° 00′ 20″ E, along call #4 of said Boundary Line Agreement, a distance of 113.27 feet to the Southerly end of said call #4;

(6) Thence run Westerly, parallel with the South line of the SW ¼ of said Section 3, a distance of 50.0 feet;

(7) Thence run Southerly, parallel with the East line of the SE ¼ of the SW ¼ of said Section 3, a distance of 224.46 feet, more or less, to the South line of said SE ¼ of SW ¼;

(8) Thence continue Southerly, along the same course, to the Northerly line of St. Johns Avenue as described in Parcel #2 of the lands described in O.R. Book 350, page 1819;

(9) Thence run Westerly, along the Northerly line of said St. Johns Avenue, a distance of 380.0 feet, more or less, to the point of beginning and to close.

All references are according to the public records of Putnam County, Florida.

Parcel 3 (R4)

A part of the South ½ of the West ¾ of Section 3 and the North ½ of Section 10, all in Township 10 South, Range 26 East, Putnam County, Florida, more particularly described as follows:

Beginning at the Southwesterly end of call #3 of that certain Boundary Line Agreement recorded in O.R. Book 183, page 177 and

(1) Run thence Westerly, parallel with the South line of the SE ¼ of the SW ¼ of said Section 3, a distance of 50.0 feet;

(2) Thence run Southerly, parallel with the East line of the SE ¼ of the SW ¼ of said Section 3, a distance of 224.46 feet, more or less, to the South line of said SE ¼ of SW ¼;

(3) Thence continue Southerly, along the same course, to the Northerly line of St. Johns Avenue as described in Parcel #2 of the lands described in O.R. Book 350, page 1819. Return to the point of beginning; and

(4) Run thence N 75° 24′ 10″ E, along call #3 of said Boundary Line Agreement recorded in O.R. Book 183, page 177, a distance of 720.40 feet to the Northerly end of said call #3;

(5) Thence run N 13° 27′ 50″ E, along call #2 of said Boundary Line Agreement a distance of 72.60 feet;

(6) Thence run Easterly, perpendicular to the West line of the Easterly 816.0 feet of the SW ¼ of the SE ¼ of said Section 3, a distance of 14.83 feet to the Northwest corner of the lands described in O.R. Book 166, page 489;

(7) Thence run Southerly, along the Westerly line of the Easterly 816.0 feet of the SW ¼ of the SE ¼ of said Section 3, a distance of 446.43 feet to the Northerly right of way of the Seaboard Coast Line Railroad;

(8) Thence continue Southerly, along the Easterly line of the lands described in O.R. Book 539, page 44, a distance of 100.0 feet to the Northerly line of St. Johns Avenue as described in Parcel #2 of the lands described in O.R. Book 350, page 1819;

(9) Thence run Westerly, along the Northerly line of said St. Johns Avenue, a distance of 784.0 feet, more or less, to the Southerly end of call (3) and to close.

All references are according to the public records of Putnam County, Florida.

Ord. No. 93-2, 2-11-1993, and Ord. No. 93-3, 3-11-1993

Lots 4, 5, 6, 7, 8 and 9, Block D, Highlawn Subdivision, as per Map Book 2, Page 49, public records of Putnam County, Florida.

Ord. No. 93-26, 10-28-1993

A tract of land situated in the SW ¼ of the SE ¼ of Section 2 and in the NW ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East and run thence Westerly along the South line of said SW ¼ of the SE ¼, a distance of 275.0 feet to a concrete monument and the point of beginning of this description. From a point of beginning (1) run thence Northerly parallel with the East line of the SW ¼ of the SE ¼ of Section 2, a distance of 173.97 feet to a concrete monument on the Southerly right-of-way of the Seaboard Coast Line Railroad (formerly Atlantic Coast Line Railroad). Return to the point of beginning, and (2) run thence Southerly, on a Southerly projection of call (1), a distance of 8.27 feet to a concrete monument on the Northerly right-of-way of St. Johns Avenue (Lemon Street Extension). (3) Thence Easterly, along said Northerly right-of-way, a distance of 115.26 feet to a concrete monument. (4) Thence Northerly, parallel with the East line of the SW ¼ of the SE ¼ of Section 2 and at a distance of 160.0 feet Westerly therefrom, a distance of 220.97 feet to a concrete monument set on the Southerly right-of-way of the Seaboard Coast Line Railroad. (5) Thence

Southwesterly, along said Southerly right-of-way, a distance of 124.02 feet, more or less, to the Northerly end of call (1) and to close.

Ord. No. 93-27, 10-28-1993

All that property lying North of the following described line, to-wit:

Commencing at the SW corner of Section 1, Township 10 South, Range 26 East, as established by John L. Turner, surveyor, in survey dated January 8, 1970, and run thence Northerly, along West line of said Section, a distance of 1327.04 feet to the SW corner of the NW ¼ of the SW ¼ of Section 1, being the SW corner of Simkin's Subdivision of the Sam Wiley Homestead, continue Northerly, along the West line of Section 1 and the West line of J.J. Simkin's Subdivision, a distance of 193.01 feet to a concrete monument, known as an S.H. Fortune monument, which said point is 1134.03 feet South of the NW corner of the SW ¼ of Section 1, as established by said Turner survey, being the point of beginning of this description. From point of beginning (1) run Easterly, on an angle of 88° 59′ 40″, as measured northeasterly from the West line of Section 1, a distance of 85.02 feet (if extended in the same course a further distance of 30 feet from this point said line would intercept a second S.H. Fortune concrete monument) to intersect with a Southerly projection of the East line of lands described in Deed Book 242, page 538, of said public records at a distance of 9.79 feet Southerly of the SE corner of said lands, as located in said Turner survey, and the termination of this description.

Ord. No. 94-15, 4-28-1994

Situated in the SE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East and being a portion of that certain tract of land deeded by J.C. Calhoun to Paul H. Mast and Ada B. Mast, his wife, by deed dated November 3, 1945 and recorded in Deed Book 157 at Page 286 of the public records of Putnam County, Florida, said portion of land being more particularly described as follows:

From the quarter section corner on the Easterly boundary of said Section 11, run North 1 degree 01 minutes West, along the Easterly boundary of Section 11, a distance of 696.0 feet; thence run South 89 degrees 09 minutes West, a distance of 38.0 feet to a concrete marker and the point of beginning of the tract of land herein described: thence from said concrete marker as the point of beginning of the tract of land herein described, run South 89 degrees 09 minutes West, along the Southerly boundary of said tract of land described in Deed Book 157 at Page 286, a distance of 737.5 feet to a concrete marker; thence run North 1 degree 01 minutes West, parallel with the Easterly boundary of said Section 11, a distance of 550.0 feet to a concrete marker; thence run North 89 degrees 09 minutes East, a distance of 550.0 feet to a concrete marker; thence run South 1 degree 01 minutes East, a distance of 235.0 feet to a concrete marker; thence run North 89 degrees 09 minutes East, a distance of 187.5 feet to a concrete marker set 38.0 feet Westerly from the Easterly boundary of Section 11; thence run South 1 degree 01 minutes East, a distance of 315.0 feet to the point of beginning. EXCEPT those certain lands conveyed to the Florida Sanitarium and Benevolent Association, a non-profit corporation, as described in Official Records Book 1, Page 36 of the public records of Putnam County, Florida.

Ord. No. 94-31, 12-8-1994

Schedule A

Parcel No. 1
(Official Records Book 344, Page 1606)

That part of the NW ¼ of the NW ¼ of Section 11, Township 10 South, Range 26 East, described as follows:

Commence at the NE corner of the NW ¼ of the NW ¼ of Section 11 Township 10 South, Range 26 East, and thence run South 01° 06′ 15″ East along the East line of the said quarter section a distance of 837.33 feet to a concrete monument and the Point of Beginning; (1) Thence run South 01° 06′ 15″ East a distance of 165.87 feet to a concrete monument; (2) thence run South 89° 00′ 45″ West a distance of 228.03 feet to a concrete monument; (3) thence run North 01° 06′ 15″ West a distance of 165.87 feet to a concrete monument; (4) thence run North 89° 00′ 45″ East a distance of 228.03 feet to the Point of Beginning, to close.

Excepting therefrom so much there of as lies within road rights of way.

Parcel No. 1 (Per Surveyor)

Part of the Northwest Quarter of the Northwest Quarter of Section 11, Township 10 South, Range 26 East, being those same lands as described in Official Records Book 344, Page 1606 of the Public Records of Putnam County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 11, Township 10 South, Range 26 East; thence run South 01° 06′ 15″ East, along the East line of said Northwest Quarter of the Northwest Quarter, a distance of 837.33 feet to the Southeast corner of lands as described in Official Records Book 227, Page 525 of said Putnam County Public Records, and the Point of Beginning of the herein described parcel; thence continue South 01° 06′ 15″ East, along the East line of said Northwest Quarter of the Northwest Quarter, a distance of 86.64 feet to the Westerly right-of-way line of State Road No. 19 (a 100 foot wide right-of-way as now established); thence South 16° 44′ 24″ West, along said Westerly right-of-way line, a distance of 83.18 feet; thence South 89° 00′ 45″ West, a distance of 202.54 feet; thence North 01° 06′ 15″ West, parallel with said East line of the Northwest Quarter of the Northwest Quarter of Section 11, a distance of 165.87 feet to the Southwest corner of said lands as described in Official Records Book 227, Page 525 of said Putnam County Public Records; thence North 89° 00′ 45″ East, along the South line of said lands, a distance of 228.03 feet to the Point of Beginning.

Ord. No. 95-7, 3-23-1995

Schedule A

A part of the West ½ of the SE ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East and more particularly described as follows:

Beginning at a point 430 feet West of the Southeast corner of the West ½ of the SE ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East, and running thence West 100 feet; thence North to the South line of the right-of-way of the Atlantic Coast Line Railway Company; thence Easterly, along said right-of-way line, to a point due North of the place of beginning; thence South to the place of beginning.

Excepting therefrom that part conveyed to the State of Florida for road purposes and recorded in O.R. Book 37, Page 176 of the public records of Putnam County, Florida.

Property appraiser's Parcel No. 02-10-26-0000-0830-0000

Ord. No. 95-8, 5-16-1995

Schedule A

State Road #19:

All that part that lies within the right-of-way of State Road #19, Southerly from the intersection with the centerline of State Road #15 (U.S. Highway #17), through the J.B. Entralgo Grant (Section 37, Township 9 South, Range 26 East) and through Section 2 to the South line of the NW ¼ of the SW ¼ of Section 11, Township 10 South, Range 26 East.

Together with that part lying within the right-of-way of turnouts at their intersections with the rights-of-way of State Road #15 (U.S. Highway #17), State Road #100 (Reid Street), St. Johns Avenue and State Road #20 (Crill Avenue).

St. Johns Avenue:

All that part that lies within the right-of-way of St. Johns Avenue, Westerly from the intersection with the centerline of Palm Avenue through Sections 2 and 11, Township 10 South, Range 26 East to the West right-of-way of Zeagle Drive as described in Tract #1 of lands described in O.R. Book 350, page 1819 of the public records of Putnam County, Florida.

Also, all that part that lies within the right-of-way of St. Johns Avenue, Easterly from the intersection with the centerline of Palm Avenue through Sections 1 and 12, Township 10 South, Range 26 East to the West right-of-way of Williams Street (present City limits of the City of Palatka).

Palm Avenue:

All that part that lies within the right-of-way of Palm Avenue, Northerly from the intersection with the centerline of Crill Avenue (State Road #20) through Sections 11, 12, 1 and 2, Township 10 South, Range 26 East to the centerline of State Road #100 (Reid Street).

Together with that part lying within the right-of-way of turnouts at their intersection with the right-of-way of St. Johns Avenue.

Moody Road:

All that part that lies within the right-of-way of Moody Road, Northerly from the intersection with the centerline of Stillwell Avenue through Section 2, Township 10 South, Range 26 East to the centerline of State Road #100 (Reid Street).

Ord. No. 95-15, 9-14-1995

Schedule A

A tract of land situated in the NE ¼ of the NW ¼ of Section 1, Township 10 South, Range 26 East, being a part of lands described in O.R. Book 39, Page 281, of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at the intersection of the South line of the NE ¼ of the NW ¼ of said Section 1 and the Easterly right-of-way of State Road #15 and run thence Northerly, along said Easterly right-of-way, a distance of 233.91 feet to a concrete monument and the point of beginning of this description. From point of beginning (1) continue Northerly, along said Easterly right-of-way, a distance of 100.0 feet to a concrete monument set on the Southerly right-of-way of a 50.0 ft. County Road, described in O.R. Book 39, page 286 of said public records. (2) Thence run Easterly, along said Southerly right-of-way, a distance of 175.0 feet to a concrete monument. (3) Thence run Southerly, parallel with the Easterly right-of-way of State Road #15, a distance of 100.0 feet to a concrete monument. (4) Thence run Westerly, parallel the Southerly right-of-way of said 50.0 ft. County Road, a distance of 175.0 feet to the point of beginning and to close.

Ord. No. 96-6, 3-28-1996

Lots 1, 2, 9 and 10, Block 15, Ridgedale Subdivision, according to the plat thereof recorded in Map Book 3, Page 164, of the public records of Putnam County, Florida.

Ord. No. 96-14, 5-22-1996

Lot 4, Block 3, J.W. Glisson Subdivision according to plat thereof recorded in Map Book 2, Page 12 of the public records of Putnam County, Florida.

Together with that portion of the platted road (40 ft. wide and 170 ft. long) lying adjacent to and West of said Lot 4, as vacated by Putnam County Resolution #96-28.

Ord. No. 96-22, 9-12-1996

All of Block "B" of Subdivision known as "Davis Park," a subdivision of the SW ¼ of SE ¼, SE ¼ of SW ¼ and a part of NW ¼ of SE ¼ of Section 10, Township 10 South, Range 26 East, according to plat thereof recorded in Plat Book 3, pages 58 and 59 in the office of the Clerk of the Circuit Court of Putnam County, Florida. Excepting therefrom those lands conveyed to the Board of Bond Trustees by Deed dated February 16, 1926 and recorded in Deed Book 102, page 561, public records of Putnam County, Florida.

Ord. No. 96-30, 10-10-1996

All of Lots 4, 5, 6, 12, 13, 14, 15 and 16, and the South ½ of Lot 17, Block B, Clarke and Browning Subdivision, according to Plat thereof as recorded in Map Book 2 page 27, of the public records of Putnam County, Florida.

Ord. No. 96-31, 10-10-1996

The North 325.6 feet of the South 651.2 feet of Lot 15 of Stinson and Williams Subdivision of part of Section 37 (J.B. Entralgo Grant), Township 9 South, Range 26 East, according to Map recorded in the office of the Clerk of the Circuit Court for Putnam County, Florida, in Book of Maps #2, as page 39, of the public records of Putnam County, Florida. Excepting, however, that part thereof as conveyed to the Board of Bond Trustees of Putnam County, Florida, for State

Road purposes as per Deed Book 127, page 412, and Deed Book 127, page 414, records of Putnam County, Florida, also and excepting therefrom that part conveyed to Atlantic Coast Line Railroad Company, a corporation, by Warranty Deed dated February 7, 1963, and recorded in Deed Book 220, page 300, public records of Putnam County, Florida, and also, excepting therefrom that part thereof taken for right of way purposes by the State of Florida as described in that order dated January 10, 1978 and recorded in O.R. Book 355, page 1048 of the public records of Putnam County, Florida.

Ord. No. 97-1, 1-9-1997

Lots 3 and 4 of Block "A" in A.W. Brooks' Subdivision of Lot Five in Block 3 of Husson's Addition to Palatka, as per map thereof recorded in Map Book 2, page 37 in the office of the Clerk of the Circuit Court of Putnam County, Florida.

Ord. No. 97-6, 1-23-1997

Schedule A

A tract of land situated in the SW ¼ of the SE ¼ of Section 2 and in the NW ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Southeast corner of the SW ¼ of the SE ¼ of Section 2, Township 10 South, Range 26 East, and run thence Westerly, along the south line of said SW ¼ of the SE ¼, a distance of 275.0 feet to a concrete monument and the point of beginning of this description. From point of beginning (1) run thence Northerly, parallel with the East line of the SW ¼ of the SE ¼ of Section 2, a distance of 173.97 feet to a concrete monument on the Southerly right-of-way of the Seaboard Coast Line Railroad (formerly Atlantic Coast Line Railroad). Return to the point of beginning and (2) run thence Southerly, on a Southerly projection of call (1) a distance of 8.27 feet to a concrete monument on the Northerly right-of-way of St. Johns Avenue (Lemon Street Extension). (3) Thence Westerly along said Northerly right-of-way, 317.5 feet, more or less, to intersect with the Westerly line of lands described in O.R. Book 57, page 63 of the public records of Putnam County, Florida. (4) Thence Northerly, along said Westerly line and along the Easterly line of lands described in O.R. Book 56, page 696 to the Southerly right-of-way of the Seaboard Coast Line Railroad. (5) Thence northeasterly along said Southerly right-of-way to the Northerly end of call (1) and to close.

Subject to Easements described in Deed Book 238, page 264 and O.R. Book 120, page 677 of the public records of Putnam County, Florida.

Ord. No. 97-13, 4-10-1997

Part of the NW ¼ of the SW ¼ of Section 11, Township 10 South, Range 26 East, and being more particularly described as follows:

Commencing at the intersection of the West line of said NW ¼ of SW ¼ with the Southerly R/W line of State Road No. 20, run thence S 1° 01′ 20″ along said West line 151.19 feet to the point of beginning; thence (1) run N 89° 30′ 25″ E 343.42 feet, thence (2) S 0° 52′ 05″ W 140.0 feet, thence (3) N 88° 29′ 39″ W 344.02 feet to the West line of said NW ¼ of SW ¼, thence (4) run N 1° 01′ 20″ E along said West line 137.0 feet to the point of beginning.

Excepting therefrom that part lying in Moody Road.

Ord. No. 97-16, 4-10-1997

Lot 15 of a subdivision of part of the East one-half of Section 2, Township 10, Range 26 East, by Captain S.H. Fortune, Surveyor, dated November 6, 1948, and recorded in Deed Book 184, Page 452, Public Records of Putnam County, Florida.

Ord. No. 98-1, 1-18-1998

All of Lots 4 and 5, the Westerly 10 feet of Lot 3, and the Westerly 117 feet of Lots 6 and 7, Block "A", DAVIS PARK SUBDIVISION, according to plat thereof recorded in Map Book 3, pages 58 and 59 of the public records of Putnam County, Florida. Excepting therefrom that portion lying within the right-of-way of State Road #20 as per Deed Book 102, page 561 of said public records. Together with that portion of Fraternal Avenue duly abandoned by resolution recorded in O.R. Book

527, page 1539 of the public records of Putnam County, Florida, which would revert to the above described lands by operation of law.

Ord. No. 98-10, 8-25-1998

All of Lot 1 of Arden Heights Subdivision according to plat thereof recorded in Map Book 5, page 19, public records of Putnam County, Florida.

Ord. No. 98-21, 9-24-1998

Beginning at a point on the Southerly edge of the right of way of State Road 100 as described in that deed recorded in Deed Book 231, page 6, where said road intersects the Easterly edge of a dirt road known as "Discontinued Second Street," running thence due South 413½ feet to the Northwest corner of the lands described in Official Records Book 62, page 635; thence run due East 200 feet to the Westerly lines of those lands described in Deed Book 234, page 232; thence Northerly along the Westerly line of those lands described in Deed Book 234, page 232 and the Westerly line of those lands described in Deed Book 233, page 583 to the Southerly line of the right of way of State Road 100 as the same existed prior to 1966, thence Westerly along the right of way of State Road 100 to the point of beginning. EXCEPT those lands described in Final Judgment in the case of State Road Department vs. Louise Davis, et al. in relation to Parcel SRD-116, recorded in Official Records Book 22, page 166; EXCEPT those lands described in Deed Book 222, page 409 to the Board of Bond Trustees.

Ord. No. 98-24, 9-24-98

The South 300 feet of the following described property:

Commencing at the Southwest corner of SE ¼ of NW ¼ of Section 11, Township 10 South, Range 26 East, thence East along the quarter section line 220 feet (3.335 chains) for point of beginning of this description; (1) thence North 990 feet (15 chains); (2) thence East 220 feet (3.335 chains); (3) thence South 990 feet (15 chains); (4) thence West 220 feet (3.335 chains) to the point of beginning and to close of this description. LESS AND EXCEPT those land described in Official Records Book 652, page 207 of the Public Records of Putnam County, Florida.

Ord. No. 99-1, 1-28-99

Parcel #1

Part of the Entralgo Grant, Section 37, Township 9 South, Range 26 East, and being more particularly described as follows:

Begin at the Southeast corner of Lot 16 of the Stinson and Williams Subdivision in Section 37, Township 9 South, Range 26 East; thence run Westerly along the South line of Lot 16, 348 feet to the Southwest corner thereof; thence run Northerly along the Westerly line of Lot 16, 235 feet; thence run Easterly and parallel with the South line of Lot 16 to the Westerly line of the Atlantic Coast Line Railroad right of way; thence run Southerly along said West lined to the point of beginning and to close.

Parcel #2

The North fifty (50) feet of Lot 15 in Stinson and Williams Subdivision of a part of Section 37, J.B. Entralgo Grant, Township 9 south Range 26 East, according to plat thereof recorded in Map Book 2, page 39 of the public records of Putnam County, Florida.

EXCEPTING THEREFROM those portions conveyed to Board of Bond Trustees of Putnam County, Florida for Right-of-Way for Public Highways as shown in Deed Book 127, page 412 and Deed Book 127, page 46 and also that portion taken for Right-of-Way by Division of Administration, State of Florida Department of Transportation as shown in Order of Taking and being recorded in O.R. Book 347, page 851, all of the above references being in the public records of Putnam County, Florida.

Ord. No. 99-10, 7-29-1999

All that part of the right-of-way of State Road No. 19 that lies within the SW ¼ of the SW ¼ of Section 11, Township 10 South, Range 26 East. Also, all that part of the right-of-way of State

Road No. 19 that lies within the NE ¼ of the SE ¼ of the SE ¼ of Section 10, Township 10 South, Range 26 East.

Together with a tract of land situated in the E ½ of the SE ¼ of Section 10, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Northeast corner of the SE ¼ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida, thence N 89°52'10" W along the North boundary of said SE ¼ a distance of 1336.17 feet to the Northwest corner of the East ½ of the SE ¼ of said Section 10; thence S 00°13'23" W along the West boundary of said East ½ of the SE ¼ a distance of 663.06 feet to the Northwest corner of the South ½ of the NE ¼ of the SE ¼ of said Section 10 and the point of beginning; thence S 89°49'05" E along the North boundary of said South ½ of the NE ¼ of the SE ¼ a distance of 1089.19 feet to the Northwest corner of those lands as described in Official Records Book 190, Page 406, Public Records of Putnam County, Florida; thence S 00°11'38" W along the West boundary of said lands 260.10 feet to the Southwest corner of said lands; thence S 89°50'19" E along the South boundary of said lands 109.98 feet to the Northwest corner of those lands as described in Official Records Book 217, Page 141, Public Records of Putnam County, Florida; thence S 00°12'37" W along the West boundary of said lands 129.83 feet to the Southwest corner of said lands; thence S 89°44'31" E along the South boundary of said lands 100.09 feet to the Southeast corner of said lands, said point also being on the West right-of-way line of Moody Road; thence S 00°08'03" E along said right-of-way line 359.99 feet; thence continue along said right-of-way line S 00°00'00" W 57.27 feet to the point of curvature of a right-of-way curve concave to the Northwest and having a radius of 100.00 feet; thence Southwesterly along and with the arc of said right-of-way curve a central angle of 46°12'52", an arc distance of 80.66 feet and subtended by a chord bearing and distance of S 23°06'26" W 78.49 feet to the point of compound curvature of a curve concave to the Northwest and having a radius of 2764.93 feet, said point also being on the westerly right-of-way line of State Road No. 19 (200 feet wide); thence Southwesterly along and with the arc of said right-of-way curve through a central angle of 05°27'43", an arc distance of 263.57 feet, and subtended by a chord bearing and distance of S 48°56'43" W 263.47 feet to the point of tangency; thence continue along said right-of-way line S 51°40'34" W 170.36 feet; thence departing from said right-of-way line N 38°19'26" W 90.76 feet; thence N 89°49'05" W 883.32 feet to an intersection with the West boundary of the East ½ of the SE ¼; thence N 00°13'01" E along said West boundary 425.13 feet to the Northwest corner of said North ½ of the SE ¼ of the SE ¼, said point also being the Southwest corner of aforesaid South ½ of the NE ¼ of the SE ¼; thence N 00°12'18" E along said West boundary of the East ½ of the SE ¼ a distance of 19.97 feet to the Southwest corner of those lands as described in Official Records Book 744, Page 108, Public Records of Putnam County, Florida; thence S 89°46'41" E along the South boundary of said lands 49.89 feet to the Southeast corner of said lands; thence N 00°16'37" E along the East boundary of said lands 49.98 feet to the Northeast corner of said lands; thence N 89°59'34" W along the North boundary of said lands 49.95 feet to the Northwest corner of said lands, said point also being on the aforesaid West boundary of the East ½ of the SE ¼; thence N 00°12'18" E along said West boundary 593.39 feet to the point of beginning and to close.

Subject to a 20 foot easement as described in Official Records Book 592, Page 1497, Public Records of Putnam County, Florida.

Containing 30.278 acres more or less.

Ord. No. 99-16, 9-23-1999

That part of the Easterly 30.00 feet of Lots 31, 32, 33, 34 and 35, College Park Subdivision as recorded in Map Book 4, page 147 lying northerly of the Westerly projection of the Southerly line of the lands described in Official Records Book 510, page 1283, all of the public records of Putnam County, Florida, said 30.00 feet being measured at right angles to the Easterly line of said Lots 31, 32, 33, 34 and 35.

Ord. No. 99-19, 9-23-1999

Lots 2 and 3 of Block "B", Clark and Browning Subdivision, Palatka, Putnam County, Florida.

Ord. No. 99-22, 9-23-1999

Parcel No. 01-10-26-0000-0410-0000

Part of the NW¼ of the NE ¼, Section 1, Township 10 South, Range 26 East, containing .17 acres, more or less, Book 132, page 310 of the Public Records of Putnam County, Florida.

And:

Parcel No. 01-10-26-0000-0320-0000

Beginning at the NE corner of the S ½ of the NW ¼ of NE ¼ of Section 1, Township 10 south, Range 26 east and running West 2 chains to a point for a true beginning corner of this conveyance, from thence West 4.88 chains, thence South to the Public road leading from Palatka to Sauble and Rice Creek, thence Southeasterly along said road to a lightwood post standing 2 chains West of Quarter-section line, thence Northerly to place of real beginning, containing 3 acres, more or less, except a tract in the SE corner thereof 75 feet North and South by 100 feet East and West, as per deed recorded in Deed Book 132, page 310 of the Public Records of Putnam County, Florida.

And:

Parcel No. 00-00-00-3150-0010-0010

Lots 1 and 2 of Block 1 of GLISSON & WELLS' SUBDIVISION of the S ½ of the NW ¼ of the NE ¼ of Section 1, Township 10 South, Range 26 East, as recorded in Map Book 1, page 138 of the Public Records of Putnam County, Florida.

Lot Three (3) in Block One (1) of Glisson & Wells' Subdivision of the S ½ of NW ¼ of NE ¼ (less 3 acres to Hicks) in Section 1, Township 10 South, Range 26 East, Putnam County, Florida.

And:

Parcel No. 00-00-00-3150-0080-0030

Lots 3 and 4 of Block 8 of GLISSON & WELLS SUBDIVISION of the S ½ of the NW ¼ of the NE ¼ of Section 1, Township 10 South, Range 26 East, as per map thereof recorded in Map Book 1, page 138 of the Public Records of Putnam County, Florida.

And:

Parcel No. 01-10-26-3150-0010-0040

Lot Four (4) of Block One (1) of GLISSON & WELLS SUBDIVISION of the S ½ of the NW ¼ of the NE ¼ of Section 1, Township 10 South, Range 26 East, as per map thereof recorded in Map Book 1, page 138 of the Public Records of Putnam County, Florida.

Ord. No. 00-1, 1-13-2000

A parcel of land, situate in the NW ¼ of the SW ¼ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida, being a part of lands described in O.R. Book 66, Page 140, and O.R. Book 233, Page 165 of the public records of Putnam County, Florida and more particularly described as follows:

Begin at the Northwest corner of said NW ¼ of SW ¼ and (1) run East, along the North line of said NW ¼ of SW ¼ for a distance of 165 feet to the Northwest corner of lands described in O.R. Book 506, page 308 of said public records. (2) Thence run South 6°06'12" East, along the West line of said lands described in O.R. Book 506, page 308 for a distance of 300 feet, more or less, to the Southwest corner of said lands. (3) Thence run South 89°00'04" West, along a Westerly projection of the South line of said lands described in O.R. Book 506, page 308 for a distance of 190 feet, more or less, to the West line of said NW ¼ of SW ¼. (4) Thence run North, along the West line of said NW ¼ of SW ¼, a distance of 300 feet, more or less, to the point of beginning and to close.

Ord. No. 00-28, 12-7-2000

The West ½ of the following described Parcel #1: The South ½ of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida, Less and Except Official Records Book 536, page 736, and Less and Except that part of closed Seventh Street as vacated by Resolution No. 98-57, and recorded in Official Records Book 763, page 1745, all being a part of McLaurys Subdivision (West Palatka), as recorded in Miscellaneous Map Book 1, page 1 of the public records of Putnam County, Florida. Less and Except Streets as shown on said subdivision.

AND

The West ½ of the following described Parcel #2:

TOGETHER WITH that part of Closed Seventh Street as vacated by Resolution No. 99-30, and recorded in Official Records Book 791, page 1983 of the public records of Putnam County, Florida.

RESERVING unto the Grantor an easement for ingress and egress over the North ten (10) feet.

Ord. No. 01-01, 1-11-2001

The South ½ of the Southwest ¼ of the Southeast ¼ of the Northwest ¼ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida, Less and Except Official Records Book 536, page 736, and Less and Except that part of closed Seventh Street as vacated by Resolution No. 98-57, and recorded in Official Records Book 763, page 1745, all being a part of McLaurys Subdivision, (West Palatka) as recorded in Miscellaneous Map Book 1, page 1 of the public records of Putnam County, Florida. (Less and Except streets as shown on said Subdivision).

Together with that part of Closed Seventh Street as vacated by Resolution No. 99-30, and recorded in Official Records Book 791, page 1983 of the public records of Putnam County, Florida.

Ord. No. 01-04, 1-11-2001

A Part of Section 37, Township 9 South, Range 26 East, Putnam County, Florida also being a part of revised map of Stinwell Suburban Farms, as recorded in Map Book 2, page 39 of the public records of said county, being more particularly described as follows:

For a Point of Beginning commence at the Northwesterly corner of the lands described in Official Records Book 584, Page 301 of said public records, said point being on the Easterly right of way line of Comfort Road, thence North 11 degrees 57 minutes 30 seconds East, along said Easterly Right-of-Way line of Comfort Road, a distance of 248.01 feet to the Point of curvature of a curve concave Westerly and having a radius of 1179.28 feet; thence Northerly along the arc of said curve, a chord bearing of North 11 degrees 42 minutes 56 seconds East and a chord distance of 10.00 feet to a point 258.00 feet Northerly of as measured at right angles to the Northerly line of said lands described in Official Records Book 584, Page 301, thence South 78 degrees 02 minutes 30 seconds East, parallel with said Northerly line of the lands described in Official Records Book 584, page 301, a distance of 553.09 feet; thence South 18 degrees 28 minutes 41 seconds West, a distance of 259.68 feet to the easterly projection of said northerly line of the lands described in official records Book 584, Page 301; thence North 78 degrees 02 minutes 30 seconds West, along said Easterly projection and said Northerly line of the lands described in Official Records Book 584, page 301, a distance of 523.56 feet to the Point of Beginning.

Together with an easement for the purpose of maintenance and installation of utility services over and across a strip of land 7.5 feet Northerly of and adjacent to the Northerly line of the above described parcel of land. Intending hereby to terminate the Easterly end of said easement along a Northerly projection of the Easterly line of the above described parcel and to terminate the Westerly end of said easement at the Easterly right of way of Comfort Road.

Subject to an easement for the purpose of maintenance and installation of utility services over and across the Northerly 7.5 feet of the above described parcel of land as set out in Official Records Book 722, page 1779 et seq. of the public records of Putnam County, Florida.

Ord. No. 01-09, 3-22-2001

All of the East ½ of the SW ¼ of the SW ¼ of Section 11, Township 10 South, Range 26 East, excepting that portion of the said East ½ of the SW ¼ of the SW ¼ of Section 11, Township 10 South, Range 26 East lying South of the Right-of-Way of the Ocklawaha Valley Railroad, formerly the Ocala Northern Railroad Company, said Right-of-Way being 100 feet wide across said property. Also excepting therefrom those parcels of land described in: Official Records Book 263, Pages 302 and 303; Official Records Book 292, Pages 605 and 607; Official Records Book 353, Page 1530; and Official Records Book 410, Page 959, of the Official Records of Putnam County, Florida.

Ord. No. 01-20, 9-13-2001

The North 180.0 feet of the West 180.0 feet of Government Lot 3, Section 13, Township 10 South, Range 26 East, EXCEPTING THEREFROM the Northerly 30.0 feet and the Westerly 30.0 feet thereof.

Ord. No. 01-24, 9-13-2001

[The following property is hereby vacated, abandoned, renounced, and disclaimed:]

South ½ of Dunham Street located between 13th Street and 15th Street within the City of Palatka as shown on Dick's Map of Palatka, Map Book 2, Page 46, official records of Putnam County, Florida.

Ord. No. 01-25, 9-13-2001

[The following property is hereby vacated, abandoned, renounced, and disclaimed:]

That portion of 14th Street located between Bronson Street and Dunham Street within the City of Palatka as shown on Dick's Map of Palatka, Map Book 2, Page 46 official records of Putnam County, Florida.

Ord. No. 02-06, 9-12-2002

A tract of land situated in Section 4, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Northeast corner of Section 4, Township 10 South, Range 26 East and run thence S 1°12'52.5" E, along the East line of the NE ¼ of Section 4, a distance of 1267.54 feet to a concrete monument set at a distance of 1040.0 feet Northerly, as measured at right angles, from the centerline of runway 9-27 of Kay Larkin Municipal Airport and the point of beginning of this description. From point of beginning (1) run thence S 87°17'24" W, parallel with said centerline and on a Westerly projection thereof, a distance of 1521.015 feet to a concrete monument set a distance of 1200.0 feet Westerly and 1040.0 feet Northerly, as measured on a Westerly projection and at right angles therefrom, from the Westerly end of the centerline of runway 9-27 of Kay Larkin Municipal Airport. (2) Thence run S 84°06'39.5" W, a distance of 3846.255 feet to a railroad spike set in pavement on the West line of the NW ¼ of Section 4 at a distance of 825.0 feet Northerly, as measured at right angles, from a Westerly projection of said runway 9-27. Return to the point of beginning and (3) run thence N 87°17'24" E, parallel with the centerline of said runway, a distance of 10.215 feet to a concrete monument set on an intersection with call #14 of that certain Boundary Line Agreement described in Official Records Book 183, page 177 of the public records of Putnam County, Florida. (4) Thence run S 1°51'13" E, along call #14 of said Boundary Line Agreement, a distance of 344.18 feet to a concrete monument at the southerly end of call #14. (5) Thence run S 87°15'09" W, along call #13 of said Boundary Line Agreement, a distance of 664.995 feet to a concrete monument at the Westerly end of call #13. (6) Thence run S 2°40'29" E, along call #12 of said Boundary Line Agreement, a distance of 1061.71 feet to a "X" cut in concrete at the Southerly end of call #12. (7) Thence run N 87°12'30" E, along call #11 of said Boundary Line Agreement, a distance of 648.905 feet to a "X" cut in concrete at the Easterly end of call #11. (8) Thence run S 1°47'30" E, along call #10 of said Boundary Line Agreement, a distance of 386.41 feet to a concrete monument at the most Northerly corner of Parcel #4 of lands described in Official Records Book 759, page 304 of said public records. (9) Thence run S 70°41'12" W, along call #4 of said lands, a distance of 1008.875 feet to a concrete monument set at a distance of 1040.0 feet Southerly, as measured at right angles, from a Westerly projection of runway 9-27 of Kay Larkin Municipal Airport. (10) Thence run S 87°17'24" W, parallel with said Westerly projection and at a distance of 1040.0 feet Southerly, as measured perpendicular therefrom, a distance of 536.335 feet to a concrete monument set at a distance of 1200.0 feet Westerly and 1040.0 feet Southerly, as measured on a Westerly projection and at right angles therefrom, from the Westerly end of the centerline of runway 9-27 of Kay Larkin Municipal Airport. (11) Thence run N 89°31'51.5" W, a distance of 3907.565 feet to a railroad spike set in pavement on the West line of the SW ¼ of Section 4 at a distance of 153.13 feet Southerly, as measured along said West line, from the Northwest corner of the SW ¼ of said Section

4 and being at a distance of 825.0 feet Southerly, as measured at right angles, from a Westerly projection of the centerline of runway 9-27 of Kay Larkin Municipal Airport. (12) Thence run N 0°35'07" W, along the West line of the SW ¼ and the West line of the NW ¼ of Section 4, a distance of 1651.14 feet to the Westerly end of call (2) and to close.

EXCEPTING THEREFROM Parcel "A" of lands described in Official Records Book 261, page 458 of the public records of Putnam County, Florida and Subject to that part thereof lying within the right-of-way of Francis-Springside paved County Road (County Road #309-C).

Containing 147.616 Acres, more or less, inclusive of right-of-way.

Ord. No. 02-07, 9-12-2002

The East ½ of the SE ¼ of Section 4, Township 10 South, Range 26 East, lying Southerly and Westerly of that certain Boundary line agreement described in Official Records Book 183 at page 177 and Southerly of the Northerly right-of-way of call #4 of that certain Easement to Putnam County, described in Official Records Book 133 at page 127 of the public records of Putnam County, Florida. Together with: The NW ¼ of the SW ¼ of Section 3 and the East ½ of the SE ¼ of Section 4, Township 10 South, Range 26 East, lying Southerly and Westerly of that certain Boundary Line Agreement described in O.R. Book 183, page 177 and Southerly of the Northerly right-of-way of fourth call of that certain Easement to Putnam County, described in O.R. Book 133, page 127 of the public records of Putnam County, Florida, EXCEPTING THEREFROM the East 200.32 feet of the SE ¼ of the SE ¼ of Section 4, lying Southerly of that certain Boundary Line Agreement described in O.R. Book 183, page 177. Together with: The North ½ of the SW ¼ of the SE ¼ of Section 4, Township 10 South, Range 26 East. Together with: That part of the South ½ of the NW ¼ of the SE ¼ of Section 4, Township 10 South, Range 26 East, lying Southerly of old fence line running from approximately the most Westerly point of drainage ditch Westerly and Southerly to a point approximately 200 feet Northerly of the SW corner of said NW ¼ of the SE ¼ of Section 4. Together with: A tract of land situated in the SE ¼ of the NE ¼ and in the NE ¼ of the SE ¼ of Section 4, Township 10 South, Range 26 East, being more particularly described as follows: Beginning at the intersection of the Northerly right of way of fourth call of that certain Easement to Putnam County described in O.R. Book 133, page 127 and Call (10) of that certain Boundary Line Agreement described in O.R. Book 183, page 177 of the public records of Putnam County, Florida and (1) run Northerly, along Call (10) of said Boundary Line Agreement, a distance of 400.0 feet. Return to the point of beginning and (2) run Southwesterly, along the Northerly right of way of fourth call of said Easement to Putnam County described in O.R. Book 133, page 127, a distance of 1480 feet, more or less, to interest with the West line of the NE ¼ of the SE ¼ of Section 4. (3) Thence Northerly, along said West line, a distance of 400.0 feet. (4) Thence Northeasterly, parallel with Call (2), a distance of 1480 feet, more or less, to the Northerly end of call (1) and to close. TOGETHER WITH Easement described in O.R. Book 514, page 3 of the public records of Putnam County, Florida. SUBJECT to Easement to Putnam County described in O.R. Book 133, page 127 of said public records and EXCEPTING any part thereof that may lie within the right of way of the abandoned Seaboard Coast Line Railroad as described in O.R. Book 460, page 1252 of the public records of Putnam County, Florida. Together with: SW ¼ of NE ¼ of SW ¼; N ½ of SW ¼ of SW ¼; SE ¼ of SW ¼ of SW ¼; S ½ of SW ¼ of SE ¼; S ½ of SE ¼ of NE ¼ of SW ¼; SE ¼ of SW ¼; S ½ of NW ¼ of SW ¼, all in Section 4, Township 10 South, Range 26 East. SUBJECT TO any portion of the above lying within the right of way of FRANCIS-SPRINGSIDE PAVED COUNTY ROAD (309-C) on the Westerly side thereof. Together with: NE ¼ of NW ¼ of NW ¼; NE ¼ of NW ¼; NW ¼ of NE ¼; all in Section 9, Township 10 South, Range 26 East. EXCEPTING THEREFROM any portion of the above lying south of that part conveyed from Seaboard System Railroad, Inc., a Virginia Corporation to Board of County of Commissioners of Putnam County Florida as described in O.R. Book 460, page 1252 of the public records of Putnam County, Florida and lying within PARK AVENUE. Together with: The SE ¼ of the NW ¼ of the NW ¼,

Section 9, Township 10 South, Range 26 East. Together with: A strip or parcel of Grantor's vacated right of way, varying in width, being a portion of Grantor's former Palatka to Brooksville main track, more particularly described as follows: that portion of vacated right of way in the N ½ of Section 9, Township 10 South, Range 26 East of the public records of Putnam County, Florida.

Ord. No. 02-13, 9-26-2002

Lots 1, 2, and 3 of Block 1 of Underwood Estates subdivision, as recorded in Map Book 6, Page 5 of the Official Records of Putnam County, Florida.

Ord. No. 02-16, 9-26-2002

Lot 26 of Orman Leigh Estates, as recorded in Map Book 4, page 157 of the public records of Putnam County, Florida.

Ord. No. 02-19, 9-26-2002

That portion of the South ½ of the Southeast ¼ of the Southeast ¼ of Section 10, Township 10 South, Range 26 East, lying West of State Road 19, as recorded in Official Records Book 434, Page 508 of the Public Records of Putnam County, Florida.

INCLUDING that part of State Road No. 19, located in the South ½ of the Southeast ¼ of the Southeast ¼ of Section 10, Township 10 South, Range 26 East, taken for State Road right-of-way by Order of Taking, as recorded in Official Records Book 81, Page 275 of the Public Records of Putnam County, Florida.

EXCEPT that part described in Official Records Book 845, Page 465, and subject to that easement as described in Official Records Book 849, Page 445 of the Public Records of Putnam County, Florida.

Ord. No. 02-25, 9-26-2002

[The following property is hereby vacated, abandoned, renounced, and disclaimed:]

That portion of West Main Street located between Pine Street and Williams Street, within the City of Palatka as shown on the plat of McGregors subdivision, Map Book 2, Page 14 official records of Putnam County, Florida.

Ord. No. 02-26, 9-26-2002

[The following property is hereby vacated, abandoned, renounced, and disclaimed:]

That portion of Halsey Street located between Catherine Street and the Seaboard Coast Line Railroad right-of-way, within the City of Palatka as shown on the plat of McGregors subdivision, Map Book 2, Page 14 official records of Putnam County, Florida.

Ord. No. 03-12, 4-24-2003

Beginning at a point 316 feet West of the Southeast corner of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 10 South, Range 26 East, and running thence West 114 feet more or less; thence North to the South line of the right of way of the Atlantic Coast Line Railway Company, thence Easterly along said right of way to a point North of the place of beginning; thence South to the place of beginning, as also described in that instrument found at Book 687, Page 521, Official Records of Putnam County Florida.

Ord. No. 03-13, 7-24-2003

Beginning at a point on the North line of the right-of-way of State Road #20 (a/k/a Crill Avenue) at the point where same is intersected by the Westerly line of Section 11, Township 10 South, Range 26 East, said point also lying on the centerline of Moody Road; thence run East along the North line of said State Road #20 right-of-way, a distance of 180 feet; thence run North and parallel to the West line of said Section, a distance of 295 feet; thence run West and parallel to the South line of said Section, a distance of 180 feet to the Westerly line of said Section; thence run South along the Westerly line of said Section, a distance of 295 feet to the point of beginning and to close.

EXCEPT THEREFROM that part conveyed for right-of-way purposes as described in Deed Book 107, page 390 of the public records of Putnam County, Florida.

ALSO, EXCEPT THEREFROM that part taken for right-of-way purposes as described in the Stipulated Final Judgement recorded in Official Records Book 898, page 204 of the public records of Putnam County, Florida.

Ord. No. 03-24, 11-20-2003

For the Point of Beginning commence at the NW corner of the NE $\frac{1}{4}$ of Section 24, Township 10 South, Range 26 East; thence along the North boundary of Section 24 North 89°02'52" East a distance of 15.00 feet; thence departing from said North boundary South 01°17'58" East a distance of approximately 1420.67 feet to the South line of the CSX Railroad (formerly Seaboard System Railroad) right-of-way; thence North 70°23'14" East along said South right-of-way of the CSX Railroad right-of-way a distance of 530.40 feet to the point of curvature of a curve to the left, said curve being concave northwest having a radius of 2,342 feet; thence northeasterly along the arc of said curve through a central angle of 19°39'39" an arc distance of 803.65 feet, said arc being subtended by a chord bearing of North 60°33'25" East and a distance of 799.72 feet to a point on the East line of the West $\frac{1}{2}$ of the northeast $\frac{1}{4}$ of said Section 24; thence South 01°45'40" East along said East line of the West $\frac{1}{2}$ of said northeast $\frac{1}{4}$ a distance of 1,118.32 feet to the southeast corner of the North $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of said Section 24, also being the southwest corner of the parcel described in Official Records Book 557, page 1424; thence North 88°32'48" East and along the South line of Official Records Book 557, page 1424 to the West right-of-way line of Brown's Landing Road; thence southerly and southeasterly along the West right-of-way line of said Brown's Landing Road to a point of intersection with the northwesterly boundary of lands described in Official Records Book 732, page 1447, said point also lying on the North line of the Florida Power and Light right-of-way easement; thence South 46°05'28" West a distance of 1,492.63 feet; thence North 84°43'45" West a distance of 3,374.23 feet; thence South 89°42'27" West a distance of 307.29 feet to intersect the West boundary line of Section 24, Township 10 South, Range 26 East; thence North along said West boundary line to a point of intersection with the South right-of-way line of the CSX railroad; thence northeasterly along the South line of the CSX railroad right-of-way to a point 45 feet westerly of the westerly boundary of the lands described in Official Records Book 433, page 1949; thence North 01°17'58" West a distance of approximately 1,435 feet, more or less, to a point on the North boundary of said Section 24; thence along said North boundary North 89°02'52" East a distance of 45.00 feet to the Point of Beginning and to close. Containing 260.91± acres, more or less.

Ord. No. 04-11, 5-6-2004

A tract of land lying in and being a part of the Southwest ¼ of the Southeast ¼ of Section 13, Township 10 South, Range 26 East, Putnam County, Florida, and more particularly described as follows:

Commencing at the Southwest corner of the said Southwest ¼ of the Southeast ¼ of said Section 13; thence East, 15 feet more or less to a point on the East right-of-way line of Husson Avenue; thence North, 147.27 feet to a point, said point being the point of beginning; thence East, 212.00 feet; thence North, 90.00 feet; thence West 212.00 feet to a point on the East right-of-way line of Husson Avenue; thence South and along the Easterly right-of-way line of said Husson Avenue, 90.00 feet to the point of beginning and to close.

Ord. No. 04-12, 5-6-2004

A tract of land lying in and being a part of the North ½ of Section 2, Township 10 South, Range 26 East, Putnam County, Florida, and more particularly described as follows:

Parcel A

As a point of reference commence at a 4" X 4" concrete monument as per Department of Natural Resources Document Number #0029022 being the West ¼ of Section 2, Township 10 South, Range 26 East; run thence North 89°00'11" East along the South line of the North ½ of said Section 2, a distance of 1327.96 feet to the point of beginning of this description; thence North 01°06'21" West, a distance of 988.98 feet; thence South 69°29'23" East, a distance of 348.33 feet; thence North 20°30'25" East, a distance of 500.42

feet to the Southerly right-of-way line of State Road 100 (also known as Reid Street); thence South 69°30'39" East along said right-of-way line, a distance of 15.0 feet; thence South 20°30'25" West, a distance of 208.00 feet; thence South 69°30'39" East, a distance of 560.98 feet; thence North 20°30'25" East, a distance of 208.00 feet to the Southerly right-of-way line of aforesaid State Road 100; thence South 69°30'39" East along said South right-of-way line, a distance of 110.86 feet; thence South 20°34'24" West, a distance of 215.33 feet; thence South 69°24'34" East, a distance of 100.07 feet; thence South 07°16'55" West, a distance of 292.98 feet; thence South 69°29'23" East, a distance of 225.30 feet; thence South 01°12'41" East, a distance of 465.64 feet to a point on the South line of the North ½ of aforesaid Section 2; thence South 89°00'11" West along said South line, a distance of 1327.96 feet to the point of beginning and to close.

Parcel B

As a point of reference commence at a 4" X 4" concrete monument as per Department of Natural Resources Document Number #0029022 being the West ¼ of Section 2, Township 10 South, Range 26 East; run thence North 89°00'11" East along the South line of the North ½ of said Section 2, a distance of 2784.99 feet to the point of beginning of this description; thence North 01°11'09" West, a distance of 400.00 feet; thence North 89°00'11" East, a distance of 30.00 feet; thence North 01°11'09" West, a distance of 505.79 feet to the Southerly right-of-way line of State Road 100 (also known as Reid Street); thence South 69°29'00" East along said right-of-way line, a distance of 284.74 feet; thence South 01°14'05" East, a distance of 414.67 feet to a point on the Westerly right-of-way line of State Road 100 (a 200 foot right-of-way); thence South 27°46'39" West, a distance of 441.16 feet to a point on the South line of the North ½ of aforesaid Section 2; thence South 89°00'11" West along said South line, a distance of 81.30 feet to the point of beginning and to close.

Ord. No. 04-13, 5-6-2004

A tract of land lying in and being a part of the Northwest ¼ of the Southeast ¼ of Section 2, Township 10 South, Range 26 East, Putnam County, Florida, and more particularly described as follows:

Commencing at the Southwest corner of the said Northwest ¼ of the Southeast ¼ of said Section 2; thence North, 9 feet more or less to a point on the North right-of-way line of Weaver Road, said point being the point of beginning; thence North 00°07'13" West, 528.33 feet to a point on the Southeasterly right-of-way line of State Road No. 19; thence North 28°51'41" East, 340.91 feet; thence Southeasterly along the Southwest boundary line of lands described in Official Records Book 542, page 1408, Putnam County, Florida, a distance of 15.35 feet, more or less, to a point; thence Southwesterly on a Southwesterly projection of the tangent of a curve, concave to the Southeast, having a radius of 80.0 feet and a central angle of 25°11'50", a distance of 27.2 feet, more or less, to the beginning of said curve; thence along said curve, an arc distance of 35.18 feet to the point of tangency of said curve; thence South 00°07'13" East along the West boundary line of lands described in Official Records Book 698, page 41, Putnam County, Florida, a distance of 135.39 feet to a point; thence North 89°59'30" East, 303.39 feet; thence North 00°14'53" West, 25.00 feet; thence North 89°59'30" East, 403.40 feet; thence South 00°21'55" West, 645.35 feet; thence South 89°40'31" West along the North right-of-way line of Weaver Road, 860.92 feet to the point of beginning and to close.

Ord. No. 04-14, 5-6-2004

A tract of land lying in and being a part of the Southwest ¼ of the Southeast ¼ of Section 2, Township 10 South, Range 26 East, Putnam County, Florida, and more particularly described as follows:

Commencing at a point 212.50 feet East from the Northwest corner of the said Southwest ¼ of the Southeast ¼ of said Section 2; thence South, 46.21 feet to a point on the South right-of-way line of Weaver Road, said point being the point of beginning; thence continue South, 200.00 feet; thence East, 75.00 feet; thence North 200.00 feet to a point on the South right-of-way line of Weaver

Road; thence West and along the Southerly right-of-way line of said Weaver Road, 75.00 feet to the point of beginning and to close.

Ord. No. 04-32, 10-14-2004

Beginning at the Southeast corner of the Southeast ¼ of Section 10, Township 10 South, Range 26 East, thence Westerly along the South line of said Section 10 a distance of 38.76 feet; thence run North 1°18'25" West along the West boundary of the Moody Road public right-of-way a distance of 398.88 feet to the Point of Beginning of this description; thence run South 87°04'47" East a distance of 587.40 feet to a point on the East boundary of the State Road 19 right-of-way; thence run North 50°27'47" East along the East boundary of State Road 19 a distance of approximately 720 feet to the point of intersection of the East boundary of the State Road 19 right-of-way with the West boundary line of the Moody Road right-of-way; from the point of intersection, thence run South 1°18'25" West along the West boundary of Moody Road a distance of approximately 450 feet to the Point of Beginning and to close. Containing 3.08 acres, more or less.

Ord. No. 04-34, 10-14-2004

Beginning at the Southeast corner of the Southeast ¼ of Section 10, Township 10 South, Range 26 East, thence Westerly along the South line of said Section 10 a distance of 38.76 feet to the Point of Beginning of this description. From the Point of Beginning, run North 1°18'25" West along the West boundary of the Moody Road public right-of-way a distance of 398.88 feet; thence run South 87°04'47" East a distance of 587.40 feet to a point on the East boundary of the State Road 19 right-of-way; thence South 50°27'47" West along the West boundary line of State Road 19 a distance of 637.14 feet to a point lying on the South line of Section 10; thence run North 87°04'47" East a distance of 1345.70 feet to the Point of Beginning and to close. Containing 7.36 acres, more or less.

Ord. No. 05-01, 1-27-2005

Lots 7 and 8, Block 16 of Ridgedale subdivision, according to plat thereof recorded in Map Book 3, page 164 of the public records of Putnam County, Florida.

Ord. No. 05-02, 1-27-2005

Parcel #12-10-26-7000-0010-0012

The West 50 feet of Lot 1 and all of Lot 2 and the North 22.3 feet of Lot 5, Block 1 of A. M. Ray's subdivision of Palm Heights, according to plat thereof recorded in Map Book 2, page 40 of the public records of Putnam County, Florida. (Zoned County R-1A)

Parcel #12-10-26-7000-0010-0030

All of Lots 3, 4, and 5, except the North 22.3 feet of Lot 5, Block 1 of A. M. Ray's subdivision of Palm Heights, according to plat thereof recorded in Map Book 2, page 40 of the public records of Putnam County, Florida. (Zoned County R-1A)

Parcel #12-10-26-7000-0020-0010

All of Block 2 of A. M. Ray's subdivision of Palm Heights, according to plat thereof recorded in Map Book 2, page 40 of the public records of Putnam County, Florida. (Zoned County C-2)

Parcel #12-10-26-7000-0030-0020

All of Lots 2, 3, and 6, Block 3 of A. M. Ray's subdivision of Palm Heights, according to plat thereof recorded in Map Book 2, page 40 of the public records of Putnam County, Florida. (Zoned County C-1 and PUD)

Parcel #12-10-26-7000-0030-0050

All of Lots 5, 8, 9, and 12, Block 3 of A. M. Ray's subdivision of Palm Heights, according to plat thereof recorded in Map Book 2, page 40 of the public records of Putnam County, Florida. (Zoned County C-1)

Parcel #12-10-26-7000-0040-0010

All of Lots 1, 2, 3, 4, 5, and 6, Block 4 of A. M. Ray's subdivision of Palm Heights, according to plat thereof recorded in Map Book 2, page 40 of the public records of Putnam County, Florida. (Zoned County R-1A)

AND

Parcel #12-10-26-0000-0270-0000

A parcel of land located in the East ½ of the Northwest ¼ of Section 12, Township 10 South, Range 26 East, said parcel of land being more particularly described as follows:

Beginning at the Southwest corner of the Northwest ¼ of the Northwest ¼ of said Section 12, said point lying on the Section line of said Section, said Section line also being the centerline of the Palm Avenue right-of-way; thence North, along said Section line a distance of 975 feet to the point of intersection of the centerline of Palm Avenue with the centerline of West Oak Street (also known as Hampton Street); thence East, along the centerline of West Oak Street a distance of approximately 655 feet to a point; thence South a distance of 30 feet to the point of beginning of this description; thence South a distance of 260 feet to a point on the North boundary line of lands described in Deed Book 146, page 38; thence West along said North boundary line a distance of 210 feet; thence North along the East boundary line of Block 4 of A. M. Ray's subdivision of Palm Heights, according to plat thereof recorded in Map Book 2, page 40, a distance of 260 feet; thence East along the South right-of-way line of West Oak Street a distance of 210 feet to the point of beginning and to close. (Zoned County R-1A)

All parcels herein described as recorded in the public records of Putnam County, Florida.

Ord. No. 05-03, 1-27-2005

A parcel of land located in the Northwest ¼ of the Southwest ¼ of Section 10, Township 10 South, Range 26 East, said parcel of land being more particularly described as follows:

Beginning at the Northwest corner of the Southwest ¼ of the Southwest ¼ of said Section 10, said point lying on the Section line of said Section; thence North, along said Section line a distance of 642.82 feet to a point on the North right-of-way line of State Road 20 (also known as Crill Avenue) and the point of beginning of this description; thence Northeasterly along said North right-of-way line of State Road 20 a distance of approximately 380 feet to a point on the West boundary line of the Palatka Medical Center Condominium plat, according to plat thereof recorded in Map Book 6, page 70; thence N 05°00'35" W along said West boundary a distance of approximately 220 feet to a point on the South boundary of lands described in Official Records Book 506, page 306; thence S 89°00'04" W along said South boundary line a distance of approximately 340 feet to its intersection with the Section line; thence South along said Section line a distance of approximately 350 feet to the point of beginning and to close. All parcels herein described as recorded in the public records of Putnam County, Florida.

Ord. No. 05-04, 1-27-2005

A tract of land situated in the West 5.0 acres of the NE ¼ of the NW ¼ of Section 11, Township 10 South, Range 26 East, more particularly described as follows:

Commencing at the Southwest corner of the NE ¼ of the NW ¼ of said Section 11, thence run Easterly along the South line of said NE ¼ of the NW ¼, a distance of 80.58 feet to a point on the Easterly right-of-way of State Road 19 and the point of beginning of this description. From the point of beginning, continue Easterly along said South line, a distance of 83.66 feet to the Southeast corner of the West 5.0 acres of the NE ¼ of the NW ¼ of Section 11, also being the Southwest corner of lands described in Official Records Book 205, page 694; thence Northerly, along the East line of the said West 5.0 acres and the West line of lands described in Official Records Book 205, page 694, a distance of 260.09 feet to a point on the Easterly right-of-way of State Road 19; thence Southerly, along said Easterly right-of-way, a distance of 273.0 feet to the point of beginning and to close. All parcels herein described as recorded in the public records of Putnam County, Florida.

Ord. No. 05-05, 1-27-2005

A tract of land situated in the SE ¼ of the NE ¼ of the SE ¼ of Section 10, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at a concrete monument at the NE corner of the SE ¼ of the NE ¼ of the SE ¼ of said Section 10 and run thence Southerly, along the East line of said Section, a distance of 260.0 feet; thence run Westerly parallel with the North line of the SE ¼ of the NE ¼ of the SE ¼, a

distance of 40.39 feet to a concrete monument at the Southeast corner of lands described in Official Records Book 190, page 406, said monument also located on the Westerly right-of-way of Moody Road, a paved County Road, and the point of beginning of this description. From the point of beginning, continue Westerly, parallel with said North line and along the South line of lands described in Official Records Book 190, page 406, a distance of 100.0 feet to a concrete monument; thence Southerly, parallel with the Westerly right-of-way of said Moody Road, a distance of 130.0 feet to a concrete monument; thence Easterly, parallel with said North line, a distance of 100.0 feet to a concrete monument on the Westerly right-of-way of Moody Road, said point being 40.86 feet Westerly from the East line of Section 10; thence Northerly along said Westerly right-of-way, being 30.0 feet Westerly from the centerline of Moody Road, a distance of 130.0 feet to the point of beginning and to close. All parcels herein described as recorded in the public records of Putnam County, Florida.

Ord. No. 05-06, 1-27-2005

A tract of land situated in the SE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

From the Northwest corner of said SE ¼ of the NE ¼, run South 30 feet to a P.R.M.; thence run East 373 feet to a P.R.M. set 30 feet South of the North line of said SE ¼ of the NE ¼; thence run South along the West line of Elmwood Avenue, a 60 foot wide County paved road, 1,224 feet to a P.R.M. set in the North right-of-way of State Road 20 (also known as Crill Avenue) for the point of beginning of this description; thence run West along said State Road a distance of 115 feet to a P.R.M.; thence run North 150 feet; thence run East 115 feet to said Elmwood Avenue; thence run South 150 feet to the point of beginning and to close. All parcels herein described as recorded in the public records of Putnam County, Florida.

Ord. No. 05-20, 2-24-2005

Being a part of Section 6, Township 10 South, Range 27 East, more particularly described as follows: A tract of land 150 feet wide, running Northwesterly and Southeasterly by 300 feet, more or less in depth, running Northeasterly and Southwesterly, and being high land located immediately adjoining the Northwestern boundary line of the Palatka Town Site and being Northeasterly and adjoining the Atlantic Coast Line Railroad right-of-way, together with a strip of marsh or swamp land, 300 feet in width running parallel with and adjoining the said Northwestern boundary line of said Palatka Town Site, and extending from the high land down to Lot 2, North and West of the St. Johns River. The high lands fronting Southwesterly 150 feet on the said railroad right-of-way, containing 1 acre, more or less, and the marsh lands being 2,475 feet in length by 300 feet in width, containing 17 acres, more or less, and being in Putnam County, State of Florida, and adjoining the Townsite of Palatka.

Ord. No. 05-21, 2-24-2005

A tract of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows: Commencing at the Northeast corner of the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East and run thence Westerly, along the North line of said Northwest ¼ of the Southwest quarter, a distance of 30.0 feet; thence Southerly, parallel with the East line of the Northwest ¼ of the Southwest ¼ of Section 11, being along the West line of lands described in Deed Book 204, page 101 and the East line of lands described in Official Records Book 257, page 477 of the Public Records of Putnam County, Florida, a distance of 282.47 feet, more or less, to the Southeast corner of lands described in Official Records Book 257, page 477; thence Westerly, along the South line of lands described in Official Records Book 257, page 477, being parallel with the North line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 125.0 feet to the Southwest corner of said lands and the Point of Beginning of this description: From Point of Beginning (1) continue Westerly, parallel with the North line of said Northwest ¼ on the Southwest quarter, a distance of 282.0 feet, more or less, to the Southeasterly right-of-way of State Road No. 19. Return to

the Point of Beginning and (2) run thence Northerly, along a line of lands described in Official Records Book 257, page 477, being parallel with the East line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 70.9 feet, more or less, to a corner of lands described in Official Records Book 257, page 477 on the Southerly line of lands described in Official Records Book 152, page 117 of said Public Records; (3) thence Easterly, along said Southerly line, being a line of lands described in Official Records Book 257, page 477, a distance of 32.15 feet, more or less, to the Southeasterly corner of lands described in Official Records Book 152, page 117; (4) thence Northerly, along the East line of lands described in Official Records Book 152, page 117, being a line of lands described in Official Records Book 257, page 477, a distance of 125.0 feet to the Southerly right-of-way of State Road No. 20, at a corner of lands described in Official Records Book 152, page 117 and Official Records Book 257, page 477; (5) thence Westerly, along said Southerly right-of-way, a distance of 140.99 feet, more or less, to the p.c. of a curve, concave to the Southeast, having a radius of 150.0 feet; (6) thence Southwesterly, along said curve, an arc distance of 188.5 feet to the p.t. of said curve on the Southeasterly right-of-way of State Road No. 19; (7) thence Southwesterly, along said Southeasterly right-of-way, a distance of 101.0 feet, more or less, to the Westerly end of Call (1) and to close.

Containing 1.18 acres, more or less.

Ord. No. 05-25, 6-9-2005

The South 330 feet of the Northeast ¼ of the Northeast ¼ of the Southeast ¼ and the West 30 feet of the North 324 feet of the Northeast ¼ of the Northeast ¼ of the Southeast ¼, less and except the North 104 ½ feet thereof; said lands being more particularly described as beginning at the Southeast corner of the Northeast ¼ of the Northeast ¼ of the Southeast ¼ and run thence West along the South line thereof 660 feet, more or less, to the Southwest corner thereof, thence North along the West line thereof 549.5 feet, more or less, to the Southwest corner of a quarter acre lot in the Northwest corner thereof (said lot being 104 ½ feet square and commonly known as the Church Lot), thence East along the South line of said Church Lot 30 feet, thence South 219 ½ feet, more or less, to a point which is 330 feet North of the South line of said Northeast ¼ of the Northeast ¼ of the Southeast ¼ and 30 feet East of its West line, thence East 630 feet, more or less, to a point on the Range line between Ranges 26 and 27 East which is 330 feet North of the point of beginning, thence South along said Range line 330 feet to the point of beginning, all in Section 13, Township 10 South, Range 26 East.

Together with a parcel of land lying West of the Atlantic Coast Line Railroad as presently located, beginning at the Southwest corner of Government Lot 9, Section 15, Township 10 South, Range 27 East, and run thence North along the Range line between Ranges 26 and 27 East a distance of 448 feet, more or less, to where the North line of the South 330 feet of the Northeast ¼ of the Northeast ¼ of the Southeast ¼ of Section 13, Township 10 South, Range 26 East intersects said Range line, thence East along said North line extended to the Westerly line of Webb & Nichols Subdivision of a part of said Lot 9 (the plat of which is of record in Map Book 1 at page 40, Public Records of Putnam County, Florida), thence Southerly along said Westerly line 85 feet, more or less, to the Southwest corner of said Subdivision, thence Easterly along the Southerly line of said Subdivision 514.4 feet, more or less, to a point which is 100 feet Westerly from the Southeast corner of Lot 3of said Subdivision, thence along the outside of an arc whose radius is 100 feet and the center point of which is 100 feet equidistant from the Southerly and Easterly lines of said Subdivision to a point where said arc intersects the Easterly line of said Lot 3, thence Northerly 15 feet to the North line of a road as shown on said Subdivision plat, thence West along the Northerly line of said Subdivision 24 feet to the East line of the property of the City of Palatka, thence North along said City Property to the Northwest corner of the East ½ of said Government Lot 9, thence East along the North line of said Lot 9 to the Northeast corner of said Lot, thence South along the East line of said Lot 9 to the Southeast corner thereof, thence West along the South line of said Lot 9 to the point of beginning and to close, all in Section 18, Township 10 South, Range 27 East.

Ord. No. 05-26, 6-9-2005

A tract of land situated in Lot 42 and in Stinwell Avenue of Revised Map of Stinwell Suburban Farms subdivision recorded in Map Book 2, page 39 of the Public Records of Putnam County, Florida and being more particularly described as follows:

Beginning at a concrete monument at the intersection of the Westerly right-of-way of Stinwell Avenue with a Westerly projection of the Northerly line of Lot 42 of Revised Map of Stinwell Suburban Farms and (1) run thence Easterly, along said Westerly projection and along the Northerly line of Lot 42, a distance of 361.50 feet to a concrete monument on the Westerly right-of-way of State Road #15 (a/k/a U.S. Highway #17). Return to the point of beginning and (2) run thence Southerly, along the Westerly right-of-way of Stinwell Avenue, a distance of 466.7 feet to a concrete monument set on a Westerly projection of the Southerly line of Lot 42. (3) Thence run Easterly, along said Westerly projection and along the Southerly line of Lot 42, a distance of 361.50 feet to a concrete monument on the Westerly right-of-way of State Road #15. (4) Thence Northerly, along said Westerly right-of-way, a distance of 466.7 feet to the Easterly end of call (1) and to close.

Ord. No. 05-28, 6-9-2005

A part of the Southeast ¼ of the Southeast ¼ of Section 9, Township 10 South, Range 26 East, more particularly described as follows:

From the Southwest corner of the Southeast ¼ of the Southwest ¼ of Section 9, run East, along the South line of the Section, for a distance of 263.5 feet to the Southeast corner of lands described in Deed Book 212, Page 136 for the Point of Beginning of this description. From said Point of Beginning, (1) run thence North, along the East line of lands described in Deed Book 212, Page 136 to the Southerly right-of-way line of State Road #20. Return to the Point of Beginning, (2) run thence East, along the South line of Section 9, for a distance of 231.5 feet to the Southeast corner of lands described in Deed Book 181, Page 423. (3) Run thence North, along the East line of lands described in Deed Book 181, Page 423 to the South right-of-way line of State Road #20. (4) Run thence Southwesterly, along the Southerly right-of-way line of State Road #20 to the Northerly end of Call #1 to close.

Together with the West ½ of that part of the Southeast ¼ of the Southwest ¼ of Section 9, Township 10 South, Range 26 East, that lies East of Deed Book 215, Page 342, and West of Deed Book 187, Page 30 of the Public Records of Putnam County, Florida.

Less and except that part described in Official Records Book 859, Page 1372 of the Public Records of Putnam County, Florida.

Ord. No. 05-40, 9-22-2005

A tract of land lying in and being a part of the Southeast ¼ of the Northeast ¼, Section 11, Township 10 South, Range 26 East, Putnam County, Florida and being more particularly described as follows:

Commencing at the Southeast corner of said Southeast ¼ of the Northeast ¼; Thence on the Easterly line thereof run North 1°01'00" West, 1,011 feet; Thence South 89°09'99" West, 38.0 feet to the West Right-of-way line of Pal Avenue and the point of beginning; Thence continue South 89°09'00" West, 187.37 feet; Thence North 1°01'00" West, 44.75 feet; Thence North 89°23'39" East, 74.01 feet; Thence North 00°23'28" West, 9.24 feet; Thence North 89°16'52" East, 113.26 feet to the aforesaid West right-of-way line of Palm Avenue; Thence along last said line South 1°01'00" East, 53.43 feet to the point of beginning and to close.

Ord. No. 05-43, 9-22-2005

That part of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, more particularly described as follows:

Commence at the intersection of the South right-of-way line of State Road No. 20 and the West line of the Southwest ¼ of Section 11, run thence South along the West line of Section 11 for a distance of 130 feet, run thence East, parallel with the South right-of-way line of State Road No. 20 for a distance of 300 feet to a point and the

point of beginning: (1) thence run East and parallel with the South right-of-way line of State Road No. 20 for a distance of 40 feet to a point; (2) thence run North and parallel with the West line of the Southwest ¼ of Section 11 for a distance of 130 feet to the South right-of-way line of State Road No. 20; (3) thence run West and along the South right-of-way line of said State Road No. 20 for a distance of 40 feet to a point; (4) thence run South and parallel with the West line of the said Southwest ¼ of Section 11 for a distance of 130 feet to the point of beginning and to close.

Ord. No. 05-50, 12-15-2005

A tract of land situated in the NW ¼ of the SW ¼ of the SE ¼ of Section 13, Township 10 South, Range 26 East, more particularly described as follows:

Commence at a point, said point being the corner of the NW ¼ of the SW ¼ of the SE ¼, said point lying in the right-of-way of Husson Avenue. Thence Easterly, parallel to the section line of said Section, a distance of approximately 15 feet to a point lying on the East boundary of the Husson Avenue right-of-way and the point of beginning of this description. From the point of beginning, (1) thence Easterly, parallel to the Section line of said Section, a distance of 209 feet; (2) thence Southerly, parallel to the right-of-way of Husson Avenue, a distance of 209 feet; (3) thence Westerly, parallel to the Section line of said Section, a distance of 209 feet to a point, said point lying on the East boundary of the Husson Avenue right-of-way; (4) thence Northerly, along the East boundary of the Husson Avenue right-of-way, a distance of 209 feet to the point of beginning and to close. Containing one acre more or less.

Ord. No. 05-52, 12-15-2005

A tract of land situated in the SE ¼ of the NE ¼ of Section 11, Township 10 South, Range 26 East, Tallahasses Meridian, and being more particularly described as follows: Commence at a concrete monument which is 698.0 feet Northerly and 223.0 feet Easterly of the SW corner of the SE ¼ of the NE ¼ of said Section 11, and run thence Easterly parallel with the South line of said SE ¼ of the NE ¼, a distance of 150.0 feet to the Westerly line of those lands described in Deed Book 199, page 214, of the Public Records of Putnam County, Florida. Thence Northerly along said Westerly line, a distance of 94.0 feet. Thence Westerly and parallel with the South line of said SE ¼ of the NE ¼, a distance of 150.0 feet to the Easterly line of those lands described in Official Records Book 67, page 10 of said Public Records. Thence Southerly and along said Easterly line, a distance of 94.0 feet to the point of beginning and to close.

Ord. No. 05-54, 12-15-2005

All of the North half of the East half of the Southwest Quarter of Section 2, Township 10 South, Range 26 East, lying Easterly of the right-of-way of State Highway #19, as condemned and taken by Order entered in Official Records Book 81, page 275, Public Records of Putnam County, Florida.

Ord. No. 05-56, 12-15-2005

A tract of land situated in the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest ¼ of the Southwest ¼ of Section 11, Township 10 South, Range 26 East, and run thence Southerly, along the West line of said Northwest ¼ of the Southwest ¼, a distance of 190.25 feet to the Southwest corner of lands described in Official Records Book 139, Page 125 of the Public Records of Putnam County, Florida. Thence run Easterly, along the Southerly line of lands described in Official Records Book 139, Page 125 and Official Records Book 320, Page 1243 of said Public Records, being parallel with the Southerly right-of-way of State Road No. 20, a distance of 340.0 feet to the Southeast corner of lands described in Official Records 320, Page 1243 of said Public Records. Thence Southerly, parallel with the West line of the Northwest ¼ of the Southwest ¼ of Section 11, being along a line of lands described in Official Records Book 509, Page 1802, a distance of 12.32 feet to a corner of said lands on the Northerly line of lands de-

scribed in Official Records Book 394, Page 1187 of said Public Records. Thence Easterly, along said Northerly line, being a line of lands described in Official Records Book 509, Page 1802, a distance of 3.30 feet to the northeasterly corner of lands described in Official Records Book 394, Page 1187 at a corner of lands described in Official Records Book 509, Page 1802. Thence Southerly, along the Easterly line of lands described in Official Records Book 394, Page 1187, being a line of lands described in Official Records Book 509, Page 1802 and being along call #5 of lands described in Official Records Book 484, Page 1638 of said Public Records, a distance of 140.0 feet to the Southeast corner of lands described in Official Records Book 430, Page 156 and the Point of Beginning of this description. From said Point of Beginning (1) run thence Westerly, along the South line of said lands described in Official Records Book 430, Page 156, a distance of 344.02 feet to the Southwest corner of said lands being on the West line of said Northwest ¼ of Southwest ¼. Return to the Point of Beginning and (2) run thence Southerly, parallel with the West line of the Northwest ¼ of the Southwest ¼ of Section 11, being along call #4 of lands described in Official Records Book 484, Page 1638, a distance of 102.31 feet to a corner of lands described in Official Records Book 484, Page 1638. (3) Thence Easterly, along call #3 of lands described in Official Records Book 484, Page 1638, being parallel with the South line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 106.115 feet to a corner of lands described in Official Records Book 484, Page 1638. (4) Thence Southerly, parallel with the West line of the Northwest ¼ of the Southwest ¼ of Section 11, being along call #2 of lands described in Official Records Book 484, Page 1638, a distance of 115.0 feet to a corner of lands described in Official Records Book 484, Page 1638. On the North line of tract #2 of lands described in Official Records Book 445, Page 355 of said Public Records. (5) Thence Westerly, along said North line and along call #4 of lands described in Official Records Book 465, Page 1767, being parallel with the South line of the Northwest ¼ of the Southwest ¼ of Section 11, a distance of 295.0 feet to a corner of lands described in Official Records Book 465, Page 1767. (6) Thence Northerly, parallel with the West line of the Northwest ¼ of the Southwest ¼ of Section 11, being along call #5 of lands described in Official Records Book 465, Page 1767, a distance of 68.0 feet, more or less, to a corner of said lands on the South line of Parcel #1 of lands described in Official Records Book 181, Page 248. (7) Thence Westerly, along said South line, being along call #6 of lands described in Official Records Book 465, Page 1767, a distance of 154.8 feet, more or less, to West line of the Northwest ¼ of the Southwest ¼ of Section 11. (8) Thence run Northerly, along said West line, a distance of 150.79 feet, more less, to the Westerly end of call (1) and to close.

Subject to that part thereof lying within the right-of-way of paved County Road (Moody Road), along the West line of the above described lands and subject to easement for drainage and water retention as described in Official Records Book 445, Page 355 of the Public Records of Putnam County, Florida. And together with easement for drainage and water retention as described in Official Records Book 445, Page 355 of the Public Records of Putnam County, Florida.

Ord. No. 05-60, 12-15-2005

That the following streets or portions thereof are hereby vacated, abandoned, renounced, and disclaimed:

A part of Main Street of the City of Palatka, being more particularly described as follows:

Beginning at a nail and cap in pavement at the Northwesterly corner of Block 359 of the City of Palatka and (1) run thence Easterly, along the Northerly line of Block 359, across North 20th Street and along the Northerly line of Block 355 of the City of Palatka, a distance of 534.355 feet to a cross cut in concrete curb at the Northeasterly corner of lands described in Official Records Book 850, page 1848 of the public records of Putnam County, Florida. (2) Thence Northerly, on a Northerly projection of the Easterly line of said lands, a distance of 6.02 feet. (3) Thence Westerly, parallel with the Northerly face of a concrete block building and at a distance of 22.5 feet Northerly, as measured perpendicular to the face of the pilasters of said building, a distance of 417.84 feet to intersect with a Northerly projection of the West-

erly side of a 12.0 foot wide covered walk of said building. (4) Thence Westerly, on a deflection angle left of 13°24'08" a distance of 119.575 feet to the point of beginning and to close.

Containing 7,393.66 sq. ft. or 0.17 acres, more or less.

Together with all of that part of North 20th Street of the City of Palatka lying Northerly of the Northerly right-of-way of Main Street and Southerly of that part of North 20th Street (previously closed) described in Official Records Book 220, page 605 of the public records of Putnam County, Florida.

Containing 5,499.94 sq. ft. or 0.126 acres, more or less.

Ord. No. 05-61, 12-15-2005

A parcel of land being in the SE ¼ of the NW ¼ of the SW ¼ of Section 12, Township 10 South, Range 26 East, Putnam County, Florida and more particularly described as follows: Commence at the Southeast corner of the said SE ¼ of the NW ¼ of the SW ¼ and thence run West, along the South line of said SE ¼ of the NW ¼ of SW ¼, a distance of 25 feet, more or less, to the West line of that certain hard surface County Road (Westover Drive); thence run North, along the West line of said Westover Drive, a distance of 25 feet to the North line of a graded road and the Point of Beginning of this description; thence run North, along the West line of said Westover Drive, a distance of 170 feet; thence run West, parallel to the South line of said SE ¼ of NW ¼ of SW ¼, a distance of 160 feet; thence run South, parallel to the West line of said Westover Drive, a distance of 170 feet; thence run East, parallel to the South line of said SE ¼ of NW ¼ of SW ¼, a distance of 160 feet to the Point of Beginning and to close.

Ord. No. 06-10, 1-26-2006

That the following streets or portions thereof are hereby vacated, abandoned, renounced, and disclaimed:

A part of Hotel Street of the City of Palatka, being more particularly described as follows:

That portion of Hotel Street lying southeasterly of the platted right-of-way of River Street, a county-maintained right-of-way, said Hotel Street being approximately 50 feet in width and running southeasterly from the East side of the platted River Street right-of-way to its terminus at the mean high-water line of the St. Johns River. All streets as described herein are as shown on the Plat of the Palatka Blocks and Water Lots, Map Book 2, Page 41, of the official records of Putnam County, Florida.

Ord. No. 06-11, 2-23-2006

Part of the NW ¼ of the NW ¼ of Section 09, Township 10 South, Range 26 East, more particularly described as follows:

From the southwest corner of the NW ¼ of the NW ¼ of said Section 09, head thence easterly a distance of approximately 30 feet to a point on the East right-of-way line of County Road 309-C. Thence head Northerly, along the East line of the County Road 309-C right-of-way, a distance of a approximately 330 feet to a point, said point being the northwest corner of lands described in Deed Book 66, page 245, said point also being the point of beginning of this description. From the point of beginning, head North 89 degrees, 21 minutes, 23 seconds East a distance of 642.88 feet to a point; thence North 00 degrees, 54 minutes, 24 seconds West a distance of 796.34 feet to a point; thence South 89 degrees, 25 minutes, 00 seconds West a distance of 640.02 feet to a point; thence South 00 degrees, 42 minutes, 30 seconds East a distance of approximately 710 feet to a point, said point also being the southeast corner of lands described in Official Records Book 200, page 417; thence South 89 degrees, 22 minutes, 35 seconds West a distance of 192.8 feet to a point, said point also lying on the Easterly right-of-way of County Road 309-C; thence South 00 degrees, 42 minutes, 00 seconds East a distance of 332.38 feet along the Easterly right-of-way line of County Road 309-C to the point of beginning and to close. All lands as described herein as recorded in the Public Records of Putnam County, Florida.

Ord. No. 06-13, 2-23-2006

Part of the NE ¼ of the NE ¼ of Section 03, Township 10 South, Range 26 East, more particularly described as follows:

From the northeast corner of said Section 03, thence southerly, along the East section line of

Section 03, a distance of 991.62 feet, to a point, said point lying on the westerly right-of-way line of Moody Road, said point also being the point of beginning of this description. From the point of beginning, head westerly along the South right-of-way line of State Road 100 (also known as Reid Street) a distance of 876.83 feet to a point; thence South 20 degrees, 31 minutes, 30 seconds West a distance of 500.00 feet to a point; thence southeasterly and parallel to the South right-of-way line of State Road 100 a distance of 576.83 feet to a point; thence North 89 degrees, 01 minutes, 02 seconds East a distance of 462.43 feet to a point, said point lying on the West right-of-way line of Moody Road; thence Northerly, along the West right-of-way line of Moody Road a distance of 355 feet to the point of beginning and to close. All lands as described herein as recorded in the Public Records of Putnam County, Florida.

Ord. No. 06-17, 4-13-2006

Commencing at a PRM at the Southeast corner of the Northeast quarter of Section 2, Township 10 South, Range 26 East, and run thence run West 1,768.8 feet to a point; thence run North 887.25 feet to a point; thence run South 69 degrees 47 minutes 28 seconds East 36.9 feet to a point; thence run South 27 degrees 26 minutes 18 seconds West 49.55 feet to the Point of Beginning of the property described herein, said Point of Beginning being also described as the intersection of the Northerly right-of-way of State Road 100 (as now established) with the Easterly right-of-way of State Road 19 (as now established). From said Point of Beginning, thence run North 27 degrees 26 minutes 18 seconds East along the Easterly right-of-way line of State Road 19, a distance of 49.55 feet to its intersection with the Southerly right-of-way line of the Georgia Southern and Florida Railroad right-of-way, thence run South 69 degrees 47 minutes 28 seconds East along the said Southerly right-of-way line of the Georgia Southern and Florida Railroad, a distance of 263.10 feet, thence run South 01 degrees 11 minutes 48 seconds East, a distance of 54.52 feet to a point on the aforementioned right-of-way line of State Road 100; thence run North 69 degrees 28 minutes 30 seconds West along the said Northerly right-of-way line of State Road 100, a distance of 289.23 feet, to the Point of Beginning, situate, lying and being in the County of Putnam, State of Florida, and containing 0.317 acre, more or less.

Containing 0.317 acres, more or less.

Ord. No. 06-19, 4-13-2006

Parcel No. 1:

A part of the West ½ of the Southeast ¼ of the Southeast ¼ of Section 2, Township 10 South, Range 26 East, Putnam County, Florida, as recorded in Deed Book 168, page 559, with exception referred to therein, and more particularly described as follows:

From the Southeast corner of the West ½ of the Southeast ¼ of the Southeast ¼ of said Section 2, run West 216 feet to the Point of Beginning of this description; (1) thence continue West a distance of 100 feet; (2) thence North to the South line of the right-of-way of the Atlantic Coast Line Railway Company; (3) thence return to the Point of Beginning and run North 200 feet; (4) thence East 100 feet; (5) thence North to the South line of the right-of-way of the Atlantic Coast Line Railway Company; and (6) thence Southwesterly along the South line of said Railroad right-of-way to intersect the Northern terminus of Call (2) and to close.

Excepting therefrom that part thereof conveyed to the State of Florida for extension of Lemon Street by deed from Blanche R. Chesser and recorded in Official Records Book 37, page 166 of the Public Records of Putnam County, Florida.

Parcel No. 2:

From the Southeast corner of the West ½ of the Southeast ¼ of the Southeast ¼ of Section 2, Township 10 South, Range 26 East, run West 116 feet to the Point of Beginning of this description; thence West 100 feet; thence North 200 feet; thence East 100 feet; thence South 200 feet to the Point of Beginning.

Excepting therefrom right-of-way conveyed to the State of Florida as described in Official Records Book 37, page 172 of the Public Records of Putnam County, Florida.

Ord. No. 06-25, 4-27-2006

That the following property be abandoned:

The Northerly 60 feet of Block 7 of Golf Club Heights, according to map or plat thereof recorded in Map Book 3, page 124, of the public records of Putnam County, Florida.

Ord. No. 06-27, 5-25-2006

Parcel A:

A part of the NW 1/4 of Section 2, Township 10 South, Range 26 East and more particularly described as follows: From the Southwest corner of the said NW 1/4 run North 1 degree 00' West, along the Westerly boundary of said Section 2, a distance of 2156.6 feet to the centerline of State Highway No. 100; thence run South 69 degrees 30' East, along the center line of said State Highway, a distance of 1,460.2 feet to the point of beginning of the tract of land described herein; thence run South 20 degrees 30' West a distance of 100.0 feet to a concrete marker, then continuing on the same course for an additional distance of 500.0 feet to a concrete marker, making a total distance of 600.0 feet on this course; thence run South 69 degrees 30' East, parallel with the centerline of said State Highway, a distance of 250.0 feet to a concrete marker; thence run North 20 degrees 30' East, a distance of 500.0 feet to a concrete marker; then continuing on the same course for an additional distance of 100.0 feet to the center line of said State Highway, making a total distance of 600.0 feet on this course; thence run North 69 degrees 30' West, along the center line of said State Highway, a distance of 250.0 feet to the point of beginning, except that part thereof on State Highway right-of-way.

Parcel B:

The South 325 feet of the following described lands:

Being a part of the NW 1/4 of Section 2, Township 10 South, Range 26 East, and more particularly described as follows: From the quarter section corner on the Westerly boundary of said Section 2, run North 1 degrees 00' West along said Westerly boundary of Section 2, a distance of 2,156.6 feet to the centerline of State Road No. 100; thence run South 69 degrees 30' East, along the said centerline of State Road No. 100, a distance of 1,360.2 feet to the point of beginning of the tract of land herein described; thence run South 20 degrees 30' West a distance of 100.00 feet to a cypress stake, thence continuing the same course an additional distance of 500.00 feet to a cypress stake, making a total distance of 600.00 feet on this course; thence run South 69 degrees 30' East, parallel to the centerline of State Road No. 100, a distance of 100 feet to a cypress stake, thence run North 20 degrees 30' East a distance of 500.00 feet to a cypress stake, thence continuing the same course an additional distance of 100.00 feet to the centerline of State Road No. 100, making a total distance of 600.00 feet on this course; thence run North 60 degrees 30' West along the centerline of State Road No. 100 to the point of beginning.

Excepting therefrom that part heretofore taken for State Road Right-of-Way by that certain Order of Final Judgement recorded in Minutes Circuit Court Book 22, page 297, of the public records of Putnam County, Florida.

Ord. No. 06-29, 6-8-2006

Parcel #1:

A tract of land situated in the South 1/2 of the Northwest 1/4 of Section 11, Township 10 South, Range 26 East, being a part of lands described in Official Records Book 387, Page 579 of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the East line of said Southwest 1/4 of the Northwest 1/4, a distance of 594.0 feet to a concrete monument at a corner of lands described in Official Records Book 387, Page 579 of said public records. Thence Easterly, along a line of said lands, being parallel with the South line of the Northwest 1/4 of Section 11, a distance of 110.00 feet to a concrete monument at a corner of lands described in Official Records Book 387, Page 579. Thence Northerly, along the East line of said lands, being parallel with the West line of the Southeast 1/4 of the Northwest 1/4 of Section 11, a

distance of 261.0 feet to a concrete monument at the Northeast corner of lands described in Official Records Book 387, Page 579 and the point of beginning of this description. From point of beginning (1) run thence Westerly, along the North line of said lands, a distance of 180.91 feet to the Easterly right-of-way of State Road #19; (2) thence Southwesterly, along said Easterly right-of-way, being the Westerly line of lands described in Official Records Book 387, Page 579, a distance of 100.0 feet; (3) thence Easterly, parallel with said North line, a distance of 211.55 feet, more or less, to intersect with the East line of lands described in Official Records Book 387, Page 579; (4) thence Northerly, along said East line, a distance of 95.29 feet, more or less, to the point of beginning and to close.

Parcel #2:

A tract of land situated in the South ½ of the Northwest ¼ of Section 11, Township 10 South, Range 26 East, being a part of lands described in Official Records Book 387, Page 579 of the public records of Putnam County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of the Southwest ¼ of the Northwest ¼ of Section 11, Township 10 South, Range 26 East and run thence Northerly, along the East line of said Southwest ¼ of the Northwest ¼, a distance of 594.0 feet to a concrete monument at a corner of lands described in Official Records Book 387, Page 579 of said public records. Thence Easterly, along a line of said lands, being parallel with the South line of the Northwest ¼ of Section 11, a distance of 110.00 feet to a concrete monument at a corner of lands described in Official Records Book 387, Page 579. Thence Northerly, along the East line of said lands, being parallel with the West line of the Southeast ¼ of the Northwest ¼ of Section 11, a distance of 261.0 feet to a concrete monument at the Northeast corner of lands described in Official Records Book 387, Page 579. Thence Westerly, along the North line of said lands, a distance of 180.91 feet to the Easterly right-of-way of State Road #19 at the Northwesterly corner of lands described in Official Records Book 387, Page 579. Thence Southwesterly, along said Easterly right-of-way, being the Westerly line of lands described in Official Records Book 387, page 579, a distance of 100.0 feet to the point of beginning of this description. From point of beginning (1) continue Southwesterly, along said Easterly right-of-way and said Westerly line, a distance of 100.0 feet; (2) thence Easterly, parallel with the North line of lands described in Official Records Book 387, Page 579, being parallel with the South line of the Northwest ¼ of Section 11, a distance of 242.19 feet, more or less, to intersect with the East line of lands described in Official Records Book 387, Page 579. Return to the point of beginning and (3) run thence Easterly, parallel with call (2), a distance of 211.55 feet, more or less, to intersect with the East line of lands described in Official Records Book 387, Page 579; (4) thence Southerly, along said East line, a distance of 95.29 feet, more or less, to the Easterly end of call (2) and to close.

Ord. No. 06-42, 10-26-2006

Parcel #1:

A part of the Westerly 495 feet of the Southeast ¼ of the Southwest ¼ of Section 9, Township 10 South, Range 26 East, Putnam County, Florida, lying Southerly of State Road #20 and being more particularly described as follows:

Commence at the Southwest corner of said Southeast ¼ of the Southwest ¼ and run Easterly along the Southerly boundary thereof, 113.5 feet to the Southeasterly corner of a parcel of land as described in Deed Book 210 page 256 of the public records of said County; thence Northerly, along the Easterly boundary of said parcel (Deed Book 210 page 256), a distance of 240 feet to the Northwesterly corner of a parcel of land as described in Official Records Book 68 page 438 of said public records and the Point of Beginning. From Point of Beginning thus described (1) continue Northerly, along said Easterly boundary (Deed Book) Point of beginning and (2) thence Easterly, along said Northerly boundary (Official Records Book 68 page 438), a distance of 50.0 feet to the Northeast corner thereof; (3) thence Northerly, parallel with said Easterly boundary (Deed Book 210 page 256), to said Southerly boundary of State Road #20; (4) thence Southwesterly, along said Southerly boundary, to the end of call (1) and to close.

(Being tax parcel #09-10-26-0000-0700-0000)

And

Parcel #2:

A part of the Westerly 495 feet of the Southeast ¼ of the Southwest ¼ of Section 9, Township 10 South, Range 26 East, Putnam County, Florida, lying Southerly of State Road #20, and being more particularly described as follows:

Commence at the Southwest corner of said Southeast ¼ of the Southwest ¼ and run Easterly, along the Southerly boundary thereof, 113.5 feet to the Southeasterly corner of a parcel of land as described in Deed Book 210, page 256 of the public records of said County; thence Northerly, along the Easterly boundary of said parcel (Deed Book 210 page 256), a distance of 240 feet to the Northwesterly corner of a parcel of land described in Official Records Book 68, page 438 of said public records; thence Easterly, along the Northerly boundary thereof, 50.0 feet to the Northeast corner of last parcel (Official Records Book 68, page 438) and the Northwest corner of a parcel of land as described in Deed Book 212, page 323 of said public records and the point of beginning. From point of beginning thus described (1) continue Easterly, along the Northerly boundary of last said parcel (Deed Book 212 page 323), a distance of 100.0 feet to the Northeast corner thereof and on the Westerly boundary of a parcel of lands as described in Deed Book 215 page 342 of said public records; (2) thence Northerly, along last said Westerly boundary (Deed Book 215 page 342) to the Southerly boundary of the right-of-way of State Road #20. Return to the point of beginning; (3) thence Northerly, parallel with the Easterly boundary of a parcel of land as described in Deed Book 210 page 256, to the Southerly boundary of the right of Way of State Road #20; (4) thence Northeasterly, along said Southerly boundary, to the end of call (2) and to close.

(Being tax parcel #09-10-26-0000-0680-0000)

Excepting therefrom that portion being conveyed by Elaine Mardell May f/k/a Elaine May Colvard to State of Florida Department of Transportation and being recorded at O.R. Book 862, page 237 of the public records of Putnam County, Florida.

Ord. No. 06-47, 11-9-2006

That the following streets or portions thereof are hereby vacated, abandoned, renounced, and disclaimed:

Description of property:

A part of St. Johns Avenue lying southerly of and adjacent to Tract No. 6 as shown on a map titled "Survey of Blocks 356 & 357 City of Palatka, Florida Showing Property Lines" and recorded in Miscellaneous Map Book 1, page 96 of the Public Records of Putnam County, Florida being more particularly described herein as follows:

For a point of beginning commencing at the southeasterly corner of Block 356, Dick's Map of the City of Palatka, also being the most easterly corner of said Tract No. 6; thence northwesterly along the arc of a curve concave southerly and having a radius of 1,150.00 feet, a chord bearing of N 85°43'27" W, and a chord distance of 204.47 feet to the southwesterly corner of said Tract No. 6, also being the point of intersection of the easterly right-of-way line of Moseley Avenue and the northerly right-of-way line of St. Johns Avenue (formerly Lemon Street) all as shown on said map recorded in Miscellaneous Map Book 1, page 96; thence S 00°55'58" E, along the southerly projection of said easterly right of way line of Moseley Avenue, a distance of 15.42 feet to the approximate back of a concrete sidewalk; thence S 88°56'55" E, along said approximate back of a concrete sidewalk, a distance of 202.9 linear feet to the southerly projection of the easterly line of said Block 356; thence N 11°20'00" E, along said southerly projection of the easterly line of said Block 356, a distance of 3.98 feet to the point of beginning.

Reserving an easement for use by the grantor, its successors or assigns, for ingress, egress, utility, and drainage purposes.

Ord. No. 06-48, 11-9-2006

That the following streets or portions thereof are hereby vacated, abandoned, renounced, and disclaimed:

Description of property:

All that portion of Cleveland Avenue described as: lying east of Lot 12 Block 5 and east of Lot 1

Block 8 and east of the southerly extension of the east line of said Lot 1 Block 8 to the northeast corner of Lot 12 Block 5 Golf Club Heights Subdivision Map Book 3 Page 124 of the public records of Putnam County, Florida.

That portion lying west of Lot 8 Block 7 and west of closed Cleveland Avenue as per Official Records Book 181 Page 145, and west of closed Palma Ceia Avenue as per Deed Book 225 Page 510 of the public records of Putnam County, Florida.

Reserving an easement for use by the grantor, its successors or assigns, for ingress, egress, utility, and drainage purposes.

Ord. No. 06-49, 12-14-2006

Part of the NE ¼ of the NE ¼ of Section 03, Township 10 South, Range 26 East, Putnam County, Florida, more particularly described as follows:

Commence at a concrete monument at the Northeast corner of said section 3 and run thence South 00°58'58" East, along the Easterly boundary thereof 991.62 feet to an iron rod set at the intersection of said Easterly boundary and the Southerly boundary of the right-of-way of State Road 100, said intersection being the Northeast corner of a parcel of land as described in O.R. Book 316, Page 456 of the Public Records of Putnam County, Florida, and the Point of Beginning of this description; from the Point of Beginning thus described, run thence (1) North 69°28'30" West, along said Southerly boundary and the Northerly boundary of said parcel a distance of 659.03 feet to an iron rod set at the Northeast corner of a parcel of land as described in O.R. Book 974, Page 314 of said Public Records; run thence (2) South 20°31'30" west, along the Easterly boundary thereof 500.00 feet to an iron rod set at the Southeast corner of last said parcel (O.R. Book 974, Page 314) and on the Southerly boundary of said parcel (as described in O.R. Book 316, Page 456); run thence (3) south 69°28'30" east, along the southerly boundary thereof 359.03 feet to a concrete monument at the bend in said Southerly boundary; run thence (4) North 89°01'02" east, along said Southerly boundary 462.43 feet to an iron rod set on the Easterly boundary of said section; run thence (5) North 00°58'58" West, along said Easterly boundary thereof 355.20 feet to the Point of Beginning and to close.

Ord. No. 07-01, 1-11-2007

A parcel of land lying in and being a part of the NW ¼ of the NW ¼ of Section 9, Township 10 South, Range 26 East, Putnam County, Florida, and being more particularly described as follows:

Commence at a railroad spike at the Northwest corner of said Section 9 and run thence South 00°42'30" East, along the westerly boundary thereof 200.00 feet to the Southwest corner of the North 200 feet of the North ½ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 9; run thence North 89°25' East, along the southerly boundary thereof 217.80 feet to a set iron rod and the Point of Beginning of this description; from the Point of Beginning thus described continue (1) North 89°25' East, along said southerly boundary 442.27 feet to an iron rod set at the southeast corner of said North 200 feet of the North ½ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼; run thence (2) South 00°54'24" East, along the easterly boundary of said Northwest ¼ of the Northwest ¼ of the Northwest ¼ a distance of 796.34 feet to a concrete monument at the Southeast corner of the North ½ of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said section; run thence (3) South 89°21'23" West, along the southerly boundary thereof 667.83 feet to a point of the westerly boundary of said Section 9; run thence (4) North 00°42'30" West, along the westerly boundary thereof 332.34 feet to the Southwest corner of a parcel of land as described in Official Records Book 758, page 668 of the Public Records of said County; run thence (5) North 89°22'35" East, along the southerly boundary of said parcel (Official Records Book 758, Page 668) a distance of 217.80 feet to an iron rod at the Southeast corner thereof; run thence (6) North 00°42'30" West, parallel with said westerly boundary of said Section 9 and along the easterly boundary of last said parcel (Official

Records Book 758, Page 668) a distance of 464.54 feet to the Point and Beginning and to Close.

Subject to the Right-of-Way of County Road 309C.

Less and except that parcel of land lying in and being a part of the NW ¼ of the NW ¼ of Section 9, Township 10 South, Range 26 East, Putnam County, Florida, and being more particularly described as follows:

Commence at a railroad spike at the Northwest corner of said Section 9 and run thence South 00°42'30" East, along the westerly boundary thereof 200.00 feet to the Southwest corner of the North 200 feet of the North ½ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 9 and the Point of Beginning of this description. From the Point of Beginning thus described, run thence (1) North 89°25' East, along the southerly boundary thereof 217.80 feet to a set iron rod; run thence (2) South 00°42'30" East, parallel with the last said Westerly Boundary 264.54 feet to an iron rod set at the Northeast corner of a parcel of land as described in Official Records Book 758, page 668 of the Public Records of said County; run thence (3) South 89°22'35" West, along the Northerly boundary thereof 217.80 feet to a point on the westerly boundary of said Section 9; run thence (4) North 00°42'30" West, along the Westerly boundary thereof 264.69 feet to the Point of Beginning and to Close.

Subject to the Right-of-Way of County Road 309C.

Ord. No. 07-06, 2-8-2007

A parcel of land lying and being in Section 2, Township 10 South, Range 26 East, as described in the warranty deed recorded in OR Book 903, Page 182, of the Official Records of Putnam County, Florida, and more particularly described as Lots 11 and 12, Block 27, Ridgedale Subdivision, according to plat thereof recorded in Map Book 3, Page 164, of the Public Records of Putnam County, Florida.

Ord. No. 07-10, 5-10-2007

That the following streets or portions thereof are hereby vacated, abandoned, renounced, and disclaimed:

DESCRIPTION OF PROPERTY:

All that portion of Eagle Street described as: lying Westerly of N. 12th Street, also known as CSX Railroad; Easterly of N. 13th Street, Southerly of block 223 of the City of Palatka, and Northerly of Block 222 of the City of Palatka.

Reserving an easement for use by the grantor, its successors or assigns, for ingress, egress, utility, and drainage purposes.

Ord. No. 07-20, 10-11-2007

That the following streets or portions thereof are hereby vacated, abandoned, renounced, and disclaimed:

DESCRIPTION OF PROPERTY:

That portion of Ruth Street located in Burt's Subdivision described as: lying southerly of Blocks 11 and 12 and northerly of Blocks 10 and 13 and bounded on the west by the southerly extension of the east line of Lot 1 Block 12 and bounded by the northerly extension of the east line of Lot 6 Block 13 within the City of Palatka, Florida, as shown on the Subdivision Map Book 1 Page 47 and Map Book 2 Page 22 of the public records of Putnam County, Florida; and,

Reserving an easement for use by the grantor, its successors or assigns, for ingress, egress, utility, and drainage purposes.

Ord. No. 08-18, 12-11-2008

The following described unincorporated lands lying adjacent and contiguous to the boundaries of the City of Palatka, Florida, shall henceforth be

deemed and held to be within the corporate limits of the City of Palatka, Florida, said lands being described as follows:

DESCRIPTION OF PROPERTY:

Situated in the Southeast Quarter of the Northwest Quarter of Section 2, Township 10 South, Range 26 East, and more particularly described as follows:

From the Southwest corner of the Northwest Quarter of said Section 2, run North 1 degree 00 minutes West, along the Westerly boundary of Section 2, a distance of 2156.6 feet to the centerline of State Highway No. 100; thence run South 69 degrees 30 minutes East, along the centerline of said State Highway, a distance of 2543.2 feet; thence run South 20 degrees 30 minutes West, a distance of 100.0 feet to the Southerly right-of-way of said State Highway; thence run South 69 degrees 30 minutes East along said right-of-way a distance of 254.0 feet to the Point of Beginning. From Point of Beginning run South 20 degrees 30 minutes West a distance of 215.0 feet to an Iron Pipe; thence run South 7 degrees 14 minutes West a distance of 292.81 feet; thence run South 69 degrees 30 minutes East, parallel with the centerline of said State Highway 225.02 feet to the Easterly boundary of the Northwest Quarter of Section 2; thence run North 1 degree 14 minutes West; along said Easterly boundary a distance of 538.26 feet to the Southerly right-of-way of said State Highway; thence run North 69 degrees 30 minutes West along said right-of-way a distance of 92.91 feet to the Point of Beginning and to close.

(Being tax parcel #02-10-26-000-0380-0000)

Ord. No. 09-12, 5-14-2009

Lot 13, Orman-Leigh Estates, according to plat thereof recorded in Map Book 4, page 157 of the public records of Putnam County, Florida.

Plat herein referred to show a 25 foot building set back line in street side.

(Being tax parcel #13-10-26-6790-0000-0130)

Ord. No. 09-14, 5-14-2009

The Northerly 98.0 feet of Lots 11 and 12 of Block 20, in Lemon Street Heights, Waits and Johnson's Re-subdivision of Blocks 16, 17, 18, 19, 20, and 21 of McGregor's Subdivision of a part of Section 1, Township 10 South, Range 26 East, according to map of said Lemon Street Heights recorded in Map Book 2 on page 33 in the office of the Clerk of the Circuit Court of Putnam County, Florida.

(Being tax parcel #01-10-26-5200-0200-0110)

Ord. No. 09-16, 5-14-2009

From the point of intersection between the Southerly right-of-way line of St. Johns Avenue (formerly Lemon Street) as such right-of-way line is described in minutes of Circuit Court Book 15, Page 258 with the West line of the East ½ of the Northwest ¼ of Northeast ¼ of Northeast ¼ of Section 11, Township 10 South, Range 26 East run South and along the said West line a distance of 120 feet to the Southwest corner of the tract described in Official Records Book 203, Page 599, being the point of beginning; (1) Thence run East and along the South line of the said tract a distance of 150 feet to the Southeast corner thereof, return to the point of beginning and (2) continue thence South along the West line of the East ½ of Northwest ¼ of Northeast ¼ of Northeast ¼ a distance of 90 feet to a point; (3) thence run East and parallel to call (1) a distance of 150 feet to a point; (4) thence run North and in a straight line to the Easterly end of call (1) and to close.

Subject to that certain easement granted to City of Palatka, recorded in Official Records Book 141, Page 371 and excepting therefrom that part conveyed to City of Palatka and recorded in Official Records Book 394, Page 1120, all of the above being in the public records of Putnam County, Florida.

(Being tax parcel #11-10-26-0000-0120-0030)

Ord. No. 09-18, 5-14-2009

A tract of land situated in the East ½ of the Northeast ¼ of Section 2, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

Commencing at an iron pipe at the Southwesterly corner of Shadow Lawn Heights Subdivision, according to plat thereof recorded in Map Book 3, Page 194 of the Public Records of Putnam County, Florida and run thence Northerly, along the Westerly boundary of said Subdivision, a distance of 604.67 feet to a concrete monument at the Northeasterly corner of lands described in Official Records Book 416, Page 1762 of said public records and the point of beginning of this description. From point of beginning (1) run thence Westerly, along the Northerly line of lands described in Official Records Book 416, Page 1762, a distance of 215.96 feet to a concrete monument on the Southeasterly right-of-way of State Road #19. Return to the point of beginning and (2) continue Northerly, along the Westerly boundary of Shadow Lane Height Subdivision, a distance 207.30 feet to a concrete monument on the Southerly line of lands described in Deed Book Q, Page 560 of said public records. (3) Thence run Westerly, along said, Southerly line, a distance of 98.43 feet to a concrete monument on the Southeasterly right-of-way of State Road #19. (4) Thence run Southwesterly, along said Southeasterly right-of-way, a distance of 241.88 feet to the Westerly end of call (1) and to close.

(Being tax parcel #02-10-26-0000-0190-0000)

Ord. No. 09-26, 8-27-2009

Orman Leigh Estates MB4 P157 LOT 15 (All Book and Page references are to the public records of Putnam County, Florida)

(Being tax parcel #13-10-26-6790-0000-0150)

Ord. No. 09-27, 8-27-2009

Orman Leigh Estates MB4 P157 LOT 16 (All Book and Page references are to the public records of Putnam County, Florida)

(Being tax parcel #13-10-26-6790-0000-0160)

Ord. No. 09-28, 8-27-2009

A part of the East ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ of Section 11, Township 10 South, Range 26 East, more particularly described as follows:

From a point in the East Line of the East ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ (this being the East line of lands described in Deed Book 173, page 293) where the South Line of Lemon Street as described in that certain final Judgment recorded in minutes of Circuit Court Book 15, page 258 intersect said East Line of the East ½ of the Northwest ¼ of the Northeast ¼ of the Northeast ¼ and run West along said South Line of Lemon Street as described above for a distance of 75 Feet to the Northwest corner of those lands as described in Official Records Book 198, page 315 and the point of beginning of this description. (1) Continue West along the South Line of said Lemon Street a distance of 70 Feet more or less to the East Line of those lands as described in Official Records Book 394, page 1120. Return to the point of Beginning and (2) run South and along the West Line of said lands as described in Official Records Book 198, page 315, a distance of 140 feet to a point on the North Line of lands described in Official Records Book 291, page 1902; (3) run thence West and along the North Line of said lands described in Official Records Book 291, page 1902, a distance of 70 Feet more or less to the West Line of said lands described in Official Records Book 394, page 1120; (4) thence run North and along the East Line of said lands described in Official Records Book 394 page 1120 a distance of 140 feet to the Westerly end of Call (1) above and to close.

All Book and page references are to the Public Records of Putnam County, Florida.

(Being tax parcel #11-10-26-0000-0120-0120) and

A part of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ of Section 11, Township 10 South, range 26 East, more particularly described as follows: Begin at the intersection of the East Line of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ of Section 11, Township 10 South, Range

26 East, with the Southerly right-of-way Line of Lemon Street extension Section 76631, run thence Westerly, along the South Line of Lemon Street extension for a distance of 75 Feet, run thence South, parallel with the East Line of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ for a distance of 140 Feet, run thence East, parallel with the North Line of Section 11 for a distance of 75 Feet, more or less, to the East Line of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ , run thence North, along the East Line of the E ½ of the NW ¼ of the NE ¼ of the NE ¼ for a distance of 140 Feet more or less to the point of beginning to close.

(Being tax parcel #11-10-26-0000-0122-0000)

Ord. No. 09-29, 8-27-2009

A part of the East ½ of the Northwest ¼ of Section 2, Township 10 South, Range 26 East, Putnam County, Florida, also being a part of the lands described in Official Records Book 453, page 1733 and Official Records Book 453, page 1735, all of the Public Records of said county being more particularly described as follows:

For a Point of Beginning commence[ing] at the Southwesterly corner of said lands described in Official Records Book 453, page 1733, said point being on the Northerly right-of-way line of State Road No. 100; thence N 21 degrees 37 minutes 41 seconds East, along the Westerly line of said lands described in Official Records Book 453, page 1733, a distance of 166.87 feet; thence North, continuing along said Westerly line of the lands described in Official Records Book 453, page 1733, a distance of 560.00 feet; thence East, a distance of 412.55 feet to the Easterly line of said lands described in Official Records Book 453, page 1735; thence South, along said Easterly line of the lands described in Official Records Book 453, page 1735, a distance of 903.08 feet to the Southeasterly corner of said lands described in Official Records Book 453, page 1735, said point being on said Northerly right-of-way line of State Road No. 100; thence N 68 degrees 22 minutes 19 seconds West, along said Northerly right-of-way line of State Road No. 100, a distance of 509.96 feet to the Point of Beginning, excepting there from the right-of-way of the Georgia Southern and Florida Railway Company.

Containing 7.35 acres more or less.

(Being a portion of tax parcel #02-10-26-0000-0590-0030)

Ord. No. 09-35, 9-10-2009

Parcel 1:

A Parcel of land lying and being a part of Section 3, Township 10 South, Range 26 East, Putnam County, Florida, being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 3 and run South 00°58'58" East, along the Easterly boundary thereof, 991.62 feet to a concrete monument on the Southerly boundary of the right-of-way of State Road 100 and the Northeast corner of a parcel described in Official Records Book 316, Page 456 of the public records of said County; thence North 69°28'30" West, along said Southerly boundary and along the Northerly boundary of said parcel (O.R. Book 316, Page 456), a distance of 1312.43 feet to a concrete monument at the Point of Beginning; thence continue North 69°28'30" West, along said Southerly boundary, and along the Northerly boundary of said parcel (O.R. Book 316, Page 456), a distance of 450.00 feet to an iron rod at the Northwest corner of said parcel (O.R. Book 316, page 456); thence South 20°31'30" West, along the Westerly boundary of said parcel (O.R. Book 316, Page 456), a distance of 500.00 feet to an iron rod at the Southwest corner of said parcel (O.R. Book 316, page 456); thence South 69°28'30" East, along the Southerly boundary of said parcel, 450.00 feet to a concrete monument; thence North 20°31'30" East, 500 feet to the Point of Beginning.

Less and except from the above described parcel, the lands as described in Official Records Book 859, Page 283 of the public records of Putnam County, Florida.

Parcel 2:

Commence at a concrete monument located at the Northeast corner of said Section 3 and run South 00°58'58" East, along the Easterly boundary thereof, 991.62 feet to a concrete monument on the Southerly boundary of the right-of-way of State Road 100 and the Northeast corner of a parcel described in Official Records Book 316, Page 456 of the public records of said County; thence North 69°28'30" West, along said Southerly boundary and along the Northerly boundary of said parcel (O.R. Book 316, Page 456), a distance of 1094.63 feet to the Point of Beginning; thence (Call 1) continue North 69°28'30" West, along said Southerly boundary and along the Northerly boundary of said parcel(O.R. Book 316, Page 456), a distance of 217.8 feet to the Northeast corner of lands described in O.R. Book 619, Page 1573; thence (Call 2) run South 20°31'30" West, along the Easterly line of said lands, a distance of 500.00 feet to the Southeast corner of said lands, being on the Southerly boundary of lands described in O.R. Book 316, Page 456; thence return to the Point of Beginning and run (Call 3) thence South 20°31'30" West, parallel with the Easterly line of said lands described in O.R. Book 619, Page 1573, a distance of 500.00 feet to the Southerly boundary of said lands described in O.R. Book 316, Page 456; thence (Call 4) run North 69°28'30" West, along said Southerly boundary, a distance of 217.8 feet to the Southerly end of Call 2 and to close.

(Tax parcels 03-10-26-0000-0010-0011 and 03-10-26-0000-0010-0013)

Ord. No. 09-48, 11-12-2009

A tract of land, lying and being a part of the Northeast ¼ of the Northeast ¼ of the Southeast ¼ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida, and being more particularly described as follows:

Beginning at a point 384.75 feet West of the Northeast corner of the Southeast ¼ of Section 10, Township 10 South, Range 26 East, being also the Northeast corner of lands described in Deed Book 157 page 275, (1) thence South 467 feet to an iron pipe,(2) thence West 220.25 feet +/- to the Northwest corner of lands described in OR 573 Page 1434, (3) thence run South 90 feet to a point at the Southwest corner of lands described in OR 573 Page 1434, (4) thence run West 50 feet +/- to a point on the East line of lands described in OR 555 Page 1461, (5) thence run North along the Easterly line of lands described in OR 555 page 1461 and OR 555 Page 1459, 257 feet +/- to a point at the Southwest corner of lands described in OR 145 Page 16, (6) thence run East 100 feet to a point at the Southeast corner of lands described in OR 145 Page 16, (7) thence run North along the Easterly line of lands described in OR 145 Page 16 and continue Northerly to a point at the Southwest corner of lands described in OR 157 Page 685, (8) thence run East 70 feet along the South line of lands described in OR 157 Page 685 to the Southeast corner thereof. Return to the point of beginning and run Westerly along the South line of State Road 20 108.5 feet +/- to a point on the East line of lands described in OR 157 Page 685, (9) thence run South along the East line of lands described in OR 157 Page 685 to the end of call 8 and to close.

All references are to the records of Putnam County, Florida.

Containing 2.24 acres more or less.

Ord. No. 09-50, 11-12-2009

Parcel #1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block 1, according to plat entitled "Dr. Schlect's Subdivision, Unit No. 1, part of the West 22 acres of the NE ¼ of the SW ¼ of Section 10, Township 10 South, Range 26 East, Putnam County, Florida", said plat being recorded in Map Book 3, page 167 of the public records of Putnam County, Florida.

Together with that portion of Coolidge Avenue and Garfield Avenue as closed or abandoned by Resolution recorded in Official Records Book 696, page 198 of the public records of Putnam county, Florida which would revert to the above described lands by operation of law.

Excepting therefrom that part thereof conveyed for road right-of-way purposes as described in

Deed Book 102, page 565 and Official Records Book 885, page 1863 (Parcel Number 183) of said public records.

Parcel #2:

A tract of land situated in the NE ¼ of the SW ¼ of Section 10, Township 10 South, Range 26 East being a part of land described in Parcel #2 of Official Records Book 668, page 1264 of the public records of Putnam County, Florida and being more particularly described as follows:

Commencing at a concrete monument at the Southwesterly corner of Lot 7, Block 1 according to Dr. Schlect's Subdivision, Unit No. 1, recorded in Map Book 3, page 167 of said public records and run thence Southerly, along a Southerly projection of the Easterly right-of-way of Roosevelt Avenue, a distance of 61.265 feet to a concrete monument at a bend in the Southerly right-of-way of Garfield Avenue and the point of beginning of this description. From point of beginning (1) continue Southerly, along said Southerly projection of the Easterly right-of-way of Roosevelt Avenue, a distance of 502.0 feet. (2) Thence run Easterly, parallel with the South line of the NE ¼ of the SW ¼ of Section 10, a distance of 325.87 feet, more or less, to intersect with the Easterly line of lands described in Parcel #2 of Official Records Book 668, page 1264. Return to the point of beginning and (3) run thence Northeasterly, along the Southerly right-of-way of Garfield Avenue (closed in Official Records Book 696, page 198 of said public records), a distance of 333.33 feet to a concrete monument on the Easterly line of lands described in Parcel #2 of Official Records Book 668, page 1264. (4) Thence Southerly, along said Easterly line, being parallel with the West line of the NE ¼ of the SW ¼ of Section 10, a distance of 567.07 feet, more or less, to the Easterly end of call (2) and to close.

Containing 6.0 acres, more or less (Parcels #1 - 10-10-26-2100-0010-0010 and 10-10-26-2100-0010-0050 and #2 - 10-10-26-0000-0390-0010)

All references are to the records of Putnam County, Florida.

Ord. No. 09-52, 11-12-2009

The West 21 14/16 acres of the NE ¼ of the SW ¼ of Section 10, Township 10 South, Range 26 East, and more particularly described as follows:

Beginning at the NW corner of the NE ¼ of the SW ¼ of said Section 10; thence running East 10.94 chains; thence South 20 chains; thence West 10.94 chains; thence North 20 chains to place of beginning.

Except that portion thereof embraced in plat of Dr. Schlecht's Subdivision, Unit 1, and of record in Map Book 3, Page 167 in the office of the Clerk of the Circuit Court for Putnam County, Florida.

Also, except therefrom that part of the above described lands lying within the lands described in Deed Book 233, Page 182 of the public records of Putnam County, Florida.

Also, except therefrom that part of the above described lands lying within the lands described in Official Records Book 1101, Page 663 of the public records of Putnam County, Florida.

Property Appraiser's Parcel Number 10-10-26-0000-0390-0000

(9.55 acres more or less.)

All references are to the records of Putnam County, Florida.

Ord. No. 09-54, 11-12-2009

The following described property be, and the same is hereby vacated and closed as a right-of-way, and said property be, and the same is hereby released and discharged of any and every public right, use, title and interest of the City of Palatka, for right-of-way purposes except that the City of Palatka shall retain an easement for all lawful utility purposes including but not limited to storm drainage. The subject property described in Schedule "A" is the property being vacated herein and said property shall revert to the adjoining and abutting owners who have a reversionary interest, except and subject to any easements of record and any easement rights of the City of Palatka over, under and across the following described

property, said property lying and being in Putnam County, Florida, and more particularly described as follows, to wit:

SCHEDULE "A"

All of that property lying and being within the right-of-way area of 16th Street which lies between St. Johns Avenue and Reid Street in Palatka, Florida.

Ord. No. 09-55, 12-10-2009

Commencing at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 10 South, Range 26 East; thence North 520 feet; thence East 258 feet; thence South 520 feet; thence West 258 feet to the place of beginning, being a part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 10 South, Range 26 East, Putnam County, Florida.

Parcel: 11-10-26-0000-0100-0000

All references are to the records of Putnam County, Florida.

Containing 2.72 acres more or less.

Ord. No. 09-57, 12-10-2009

(Diocese of St. Augustine Sale to Putnam County)

The portion of the following described lands lying North of the St. Johns Avenue Extension within the lands conveyed by that warranty deed by Ralph H. Oliver, JR., and Rachel C. Oliver, husband and wife, grantor, and John J. Snyder, as Bishop of the Diocese of St. Augustine, dated November 3, 1986, and recorded at Official Records Volume 494, Page 1874, current Public Records of Putnam County, Florida.

The West ½ of the Northeast ¼ of the Northeast ¼ of Section 9, Township 10 South, Range 26 East, Putnam County, Florida, excepting therefrom that part lying within the Seaboard Coastline Railroad right-of-way, and further excepting therefrom an easement over a part of the Northeast ¼ of the Northeast ¼ of said Section 9 and over a part of the Northwest ¼ of the Northwest ¼ of Section 10, Township 10 South, Range 26 East, said easement being more particularly described as being 66.00 feet wide and lying Northerly of and adjacent to the following described line:

For a point of beginning of said line being described, commence at the Northeasterly corner of Foxwood as recorded in Map Book 6, Page 19 of the Public Records of said County, said point being on the Westerly right-of-way line of Zeagler Drive; thence Westerly along the Northerly line of said Foxwood and its Westerly projection to the Easterly line of the West ½ of the Northeast ¼ of the Northeast ¼ of said Section 9 and the point of terminus of said line being described.

Containing 2.75 acres more or less.

(Tax parcel #09-10-26-0000-0010-0021)

Ord. No. 10-07, 2-25-2010

All of Section 05, Township 10 South, Range 26 East.

Containing 680.12 acres more or less.

(Tax parcel #05-10-26-0000-0010-0000)

Ord. No. 10-09, 6-10-2010

COMMENCING at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 11, Township 10 South, Range 26 East; thence North 520 feet; thence East 258 feet; thence South 520 feet; thence West 258 feet to the PLACE OF BEGINNING, being a part of the Southeast Quarter of the Northeast Quarter of Section 11, Township 10 South, Range 26 East, Putnam County, Florida.

Parcel: 11-10-26-0000-0100-0000

All references are to the records of Putnam County, Florida.

Containing 2.75 acres more or less.

Ord. No. 10-16, 8-26-2010

Parcel: 11-10-26-0000-0230-0000

All references are to the records of Putnam County, Florida.

Containing .65 acres more or less.

Exhibit A

Part of that certain tract of land conveyed by J.C. Calhoun, et ux, to Paul H. Mast and Ada B. Mast, his wife, by deed dated November 3, 1945 and recorded in Deed Book 157, page 286, of the public records of Putnam County, Florida, and being in Section 11, Township 10 South, Range 26 East, and more particularly described as follows:

From the quarter section corner on the East boundary of said Section 11, run North 1 deg. 01 mins. West, along the Easterly boundary of Section 11, a distance of 1011 feet; thence run South 89 degs. 09 mins. West, a distance of 38 feet to a concrete marker and point of beginning of the parcel to be described, being one of the corners of that certain tract described in Deed Book 188, page 63; thence (1) run South 89 degs. 09 mins. West and along the boundary line of said lands described at Deed Book 188, page 63, 187.5 feet to a concrete marker; thence (2) run North 1 deg. 01 mins. West, along the boundary of lands described at Deed Book 188, page 63 for a distance of 235 feet to a concrete marker, and continue in the same course, along the East line of lands described at O.R. Book 24, page 556 for an additional distance of 80 feet to the North line of land described at Deed Book 157, page 286 and continue in the same course, to the North line of the SE ¼ of the NE ¼ of said Section 11; thence (3) run Easterly, along the North line of the SE ¼ of the NE ¼ for a distance of 187.5 feet to the West line of the paved County Road commonly known as "Palm Avenue (see deed in Deed Book 139, page 7); thence (4) South 1 deg. 01 mins. East, along the Westerly line of "Palm Avenue" for a distance of 315 feet, more or less, to the point of beginning to close.

EXCEPTING therefrom the South 153 feet thereof, heretofore conveyed to F&J Inc., by deeds recorded in Official Records Book 161, page 30, Official Records Book 163, page 264 and Official Records Book 172, page 438.

AND, EXCEPTING the North 30 feet thereof, heretofore conveyed to Putnam County, a political subdivision by deed recorded in Official Records Book 39, page 151.

All references being to the public records of Putnam County, Florida.

Ord. No. 10-20, 9-9-2010

Parcel: 11-10-26-9101-0000-0010

All references are to the records of Putnam County, Florida.

Containing .78 acres more or less.

EXHIBIT "A"

PARCEL 1

A part of the West ½ of Southeast ¼ of Section 11, Township 10 South, Range 26 East, and more particularly described as follows:

Beginning on the East line of said West ½ of Southeast ¼ at a point 50 feet Southerly from the centerline of State Highway #20 as the same is now located, and running thence Westerly and along the Southerly Right-of-Way of State Highway #20, for a distance of 30 feet to a point, which is 50 feet Southerly from the centerline of said State Highway #20, thence Southerly and parallel with the Easterly line of said Southeast ¼ for a distance of 125 feet to the POINT OF BEGINNING of the parcel of land to be conveyed: (1) thence Westerly and parallel with the North line of said Southeast ¼ for a distance of 131 feet to a point; (2) thence Southerly and parallel with the East line of said Southeast ¼ for a distance of 75 feet to a point; (3) thence Easterly and parallel with Call 1 above for a distance of 131 feet to a point; (4) thence Northerly 75 feet to the POINT OF BEGINNING.

PARCEL 2

A part of the West ½ of Southeast ¼ of Section 11, Township 10 South, Range 26 East, and more particularly described as follows:

Beginning on the East line of said West ½ of Southeast ¼ at a point 50 feet Southerly from the centerline of State Highway #20 as the same is now located, and running thence Westerly and along the

Southerly Right-of-Way of State Highway #20 for a distance of 30 feet to a point, which is 50 feet Southerly from the centerline of said State Highway #20, (1) thence Southerly and parallel with the East line of said Southeast ¼ for a distance of 125 feet; (2) thence Westerly and parallel with the North line of said Southeast ¼ for a distance of 131 feet to a point; (3) thence Northerly and parallel with line (1) above for a distance of 125 feet to a point; (4) thence Easterly 131 feet to the POINT OF BEGINNING.

TOGETHER with all and singular the right of passage and repassage to the grantees, their successors and assigns, in common with the grantors, and their successors and assigns, over and across a certain strip of land described as follows:

Beginning at the Southeast corner of parcel described above, and (1) running thence Northerly and parallel with the East line of the West ½ of Southeast ¼, Section 11, Township 10 South, Range 26 East, for a distance of 200 feet to the Southerly line of State Highway #20; (2) Thence Easterly and along the Southerly line of State Highway #20 for a distance of 30 feet to the East line of the West ½ of Southeast ¼; (3) thence Southerly and along the East line of the West ½ of Southeast ¼ for a distance of 200 feet; (4) Westerly to the POINT OF BEGINNING.

Ord. No. 11-01, 1-13-2011

Parcel: 09-10-26-0000-0340-0000

All references are to the records of Putnam County, Florida.

Containing 1.19 acres more or less.

EXHIBIT "A"

Parcel "D"

A parcel of land lying in and being a part of Section 9, Township 10 South, Range 26 East, Putnam County, Florida said parcel being more particularly described as follows:

COMMENCE at a concrete monument at the Southeast corner of the Southeast ¼ of said Section 9 and run North 01 degrees, 10 minutes and 15 seconds East, along the Westerly boundary of the right-of-way of ROUND LAKE ROAD, 661.44 feet to an Iron Rod and the POINT OF BEGINNING. From POINT OF BEGINNING thus described continue North 01 degrees, 10 minutes and 15 seconds East, long said Westerly boundary, 11.35 feet to an Iron Rod at the Southeast corner of lands described in Official Records Book 520, Page 1789 of the Public Records of said county; thence North 00 degrees, 50 minutes and 25 seconds East, along Westerly boundary and along the Easterly boundary of said parcel (Official Records Book 520, Page 1789), a distance of 60.31 feet to an Iron Rod at the Southeast corner of a parcel of land described in Official Records Book 568, Page 897 of said Public Records; thence South 82 degrees, 03 minutes and 39 seconds West, along the Southerly boundary thereof and along the Southerly boundary of a parcel of land described in Official Records Book 891, Page 388 of said Public Records, 40.06 feet to an Iron Rod at the Southwest corner of last said parcel (Official Record Book 891, Page 388); thence North 01 degrees, 09 minutes and 00 seconds East along the Westerly boundary thereof 20.00 feet to an Iron Rod on the Southerly boundary of a parcel of land described in Official Record Book 520, Page 1793 of said Public Records; thence South 82 degrees, 03 minutes and 39 seconds West, along last said Southerly boundary (Official Record Book 520, Page 1793), a distance of 110.00 feet to an Iron Rod at the Southwest corner thereof; thence North 19 degrees, 58 minutes and 05 seconds West, along the Westerly boundary thereof, 100.00 feet to an Iron Rod at the Southeast corner of a parcel of land described in Official Record Book 848, Page 1927 of said Public Records; thence South 70 degrees, 20 minutes and 00 seconds West along the Southerly boundary of last said parcel (Official Record book 848, page 1927) a distance of 325.01 feet to an Iron