

This instrument prepared by:  
Lisa-Ann Walsh, AICP, Planning Director  
City of Palatka  
201 N 2<sup>nd</sup> ST  
Palatka, FL 32177

Inst: 202154020404 Date: 09/08/2021 Time: 11:18AM By: ST, DC,  
Matt Reynolds, Putnam, County Page 1 of 3 B: 1634 P: 1533

## ORDINANCE NO. 2021-24

**AN ORDINANCE OF THE CITY OF PALATKA, FLORIDA PROVIDING THAT THE OFFICIAL ZONING MAP OF THE CITY OF PALATKA, FLORIDA BE AMENDED FROM PUTNAM COUNTY LIGHT INDUSTRIAL (IL) TO CITY OF PALATKA LIGHT INDUSTRIAL (M-1). FOR THE FOLLOWING PROPERTY: 3019 BILL DING AVE., PALATKA, FL 32177, JACKSONS S/D DB Y P48, LOTS 6 + 7 (EX BK228 P152), + OR333 P490; AND 3020 BILL DING AVE., PALATKA, FL 32177, SIMPKINS MB1 P114 BLK 2 PT OF, LOTS 1 THRU 8 INCL OR223 P406, W 50FT OF LOTS 4 + 5 + PT OF, CLOSED THIRD ST OR239 P660, BLK 3 LOTS 1 2 7 8 + E 25FT OF, LOTS 3 + 6, PROVIDING FOR SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, application has been made by the City of Palatka Building and Zoning Department on behalf of the owner of said property: **Wilkinson Rentals & Landholdings LLC**, for certain amendment to the Official Zoning Map 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 June 1, 2021 and two public hearings before the City Commission of the City of Palatka on July 22, 2021 and August 26, 2021.

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

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

**Section 1.** The Official Zoning Map of the City of Palatka, Florida is hereby amended by rezoning the hereinafter described property from the present zoning classification of **PUTNAM COUNTY LIGHT INDUSTRIAL (IL)** to **CITY OF PALATKA LIGHT INDUSTRIAL (M-1)** classification.

### DESCRIPTION OF PROPERTY:

#### Parcel 1

Lot 6, of Jackson's Subdivision of the west one-half of the southwest one-quarter of the southwest one-quarter of Section 1, Township 10 South, Range 26 East, Putnam County, Florida, according to the Map thereof recorded in Deed Book "Y", page 48, of the public records of Putnam County, Florida.

Except the north 25 feet conveyed to Putnam County in Official Records Book 41, page 403, of the public records of Putnam County, Florida.

and

Lot 7, of Jackson's Subdivision of the west one-half of the southwest one-quarter of the southwest one-quarter of Section 1, Township 10 South, Range 26 East, Putnam County, Florida, according to the Map thereof recorded in Deed Book "Y", page 48, of the public records of Putnam County, Florida.

Except the north 25 feet conveyed to Putnam County in Official Records Book 41, page 398, of the public records of Putnam County, Florida.

and

**EXCEPTING THEREFROM LAND** described as follows, to-wit:

Commencing at the Northwest corner of the SW-1/4 of the SW-1/4 of Section 1, Township 10 South, Range 26 East, Putnam County, Florida (the same being identical with the Northwest corner of Lot 7 in the Jackson's Subdivision); thence run South and along the West line of aforesaid Lot 7, Jackson's Subdivision for a distance of 419.6 feet to a Concrete Permanent Reference Marker set on the Northerly right-of-way line of the Atlantic Coast Line Railway (said right-of-way line being measured 50 feet at right angles to the center line), which Concrete Marker is the point of beginning of this description: (1) Thence run North 56°30' East and along the Northerly right-of-way line of the said Atlantic Coast Line Railway for a distance of 205.5 feet to a Concrete Permanent Reference Marker; (2) Thence run North 19° West for a distance of 100 feet 9 inches, to a Concrete Permanent Reference Marker; (3) Thence run South 82°30' West for a distance of 153 feet, 9 inches, to a Concrete Permanent Reference Marker set on the West line of aforesaid Lot 7, Jackson's Subdivision; (4) Thence run South and along the West line of said Jackson's Lot 7 for a distance of 151 feet to the Concrete Permanent Reference Marker at the point of beginning and close.

Parcel 2

Lots 1, 2, 7 and 8 and the east 25 feet of Lots 3 and 6, Block 3, J. J. Simpkins Subdivision according to the plat thereof recorded in Plat Book 1, page 114, of the public records of Putnam County, Florida.

and

Lots 4 and 5, Block 2, J. J. Simpkins Subdivision according to the plat thereof recorded in Plat Book 1, page 114, of the public records of Putnam County, Florida. Less and except any part described in Official Records Book 223, page 406, said public records.

and

A portion of Third Street closed by Resolution in Official Records Book 239, page 660, of the public records of Putnam County, Florida. Said portion being bounded on the north by the south right of way line of Peters Street, being bounded on the south by the north right of way line of Bill Ding Avenue; being bounded on the west by the east boundary line of Block 3, of J. J. Simpkin's Subdivision according to plat thereof, recorded in Map Book 1, Page 114, said public records; and being bounded on the east by the west boundary line of Block 2, J. J. Simpkin's Subdivision according to plat thereof, recorded in Map Book 1, Page 114, said public records

and

A tract of land situated in Block 2 of J. J. Simpkin's Subdivision according to plat thereof, recorded in Map Book 1, Page 114, of the public records of Putnam County, Florida, and being more particularly described as follows:

Beginning at a concrete monument on the North line of Block 2 of said J. J. Simpkin's Subdivision, at a distance of 150.0 feet West from the Northeast corner of said Block 2; and (1) run South, parallel with the East line of said Block 2, a distance of 100.0 feet to a concrete monument; (2) Thence run East, parallel with the North line of said Block 2, a distance of 50.0 feet to the West line of Lot 1 of said Block 2, being on the West line of lands described in Deed Book 199, Page 536, of the public records of Putnam County, Florida; (3) Thence run South, along the West line of said Lot 1 and along the West line of lands described in Deed Book 199, Page 536, a distance of 50.0 feet to the Southwest corner of said lands; (4) Thence run East, along the South line of lands described in Deed Book 199, Page 536, a distance of 96.0 feet to the West line of lands described in Deed Book 174, Page 177 of said public records; (5) Thence run South along said West line, to the North line of lands described in Official Records Book 41, Page 398 of said public records (Bill Ding Avenue); Return to the point of beginning and (6) run West, along the North line of said Block 2, a distance of 200.0 feet to a concrete monument; (7) Thence run South, parallel with the East line of said Block 2, a distance of 259.0 feet, more or less, to a concrete monument on the North line of lands described in Official Records Book 41 at Page 398; (8) Thence run East, along said North line, a distance of 346.0 feet, more or less, to the Southerly end of call (5) and to close.

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**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.** This Ordinance shall become effective immediately upon its final passage by the City Commission, however, the rezoning shall not become effective until the amendment to the City of Palatka Comprehensive Plan adopted by Ordinance No. 2021-23 becomes effective as provided therein.

**Section 4. SCRIVENER'S ERROR.** The City Manager or designee, without public hearing, is authorized to correct any typographical scrivener's errors, which do not affect the intent of this Ordinance. A corrected copy shall be posted in the public record by the City Clerk.

**PASSED** on first reading by the City Commission of the City of Palatka, Florida, on the 22<sup>nd</sup> day of July, 2021.

**PASSED AND ADOPTED** on the second reading by the City Commission of the City of Palatka, Florida, this 2<sup>nd</sup> day of September, 2021 (at a meeting continued from August 26, 2021).

CITY OF PALATKA

By:   
Its MAYOR



Shirley Sue Kuntz  
Acting City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

Valencia Bland Thomas  
City Attorney