

TOWN OF WELAKA

ZONING BOARD MEETING AGENDA

February 16, 2023 at 6:00 PM
Honorable Willie Washington, Jr. Town Council Room
400 4th Ave., Welaka, FL 32193

(This meeting will be broadcast, for view only, on the Town of Welaka Facebook page)

1. **CALL TO ORDER** by President David Jeltos
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** by Town Clerk, Meghan Allmon
 - Chairman David Jeltos
 - Lenore Toole
 - Les Thomas
 - Town Attorney Patrick Kennedy
4. **APPROVAL OF PREVIOUS MINUTES:**
 1. January 24, 2023 Meeting Minutes
5. **NEW BUSINESS:**
 1. 410 Palmetto - Proposed Relocation of Residential Structure to Parcel with Existing Residence (Chris Kelly)
6. **REQUEST TO SPEAK**
 1. 711 Shell Street – Fence installation (Sherwin Lockridge)
 2. 485 North Street – Subdivide lots & other surrounding parcels (Victoria Parette)
7. **OLD BUSINESS:**
 1. Review of ORD 2023-02 – Welaka Architectural Standards Draft
8. **PUBLIC COMMENT**
9. **ADJOURN**

SECTION 4.1.

(January 24, 2023 Meeting Minutes)

TOWN OF WELAKA
ZONING BOARD MEETING
January 24, 2023 @ 6:00 P.M.
Honorable Willie Washington, Jr. Council Room
400 4th Ave., Welaka FL 32193

MINUTES

1. **CALLED TO ORDER** at 6:00 PM
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALLED** by Town Clerk, Meghan Allmon: Chairman David Jeltres-present; Lenore Toole-present; Les Thomas-present; Town Attorney Patrick Kennedy-present.
4. **APPROVAL OF PREVIOUS MINUTES:**
 1. August 18, 2022 Zoning Board Meeting Minutes - Motion Made by Toole to accept the 8/18/22 Meeting Minutes, Seconded by Thomas. Passed 3/0.
5. **OLD BUSINESS:** None.
6. **NEW BUSINESS:**

1. **ORD 2023-02 Welaka Architectural Standards (First Draft)**

Town Attorney spoke and was inspired about the Quonset hut being erected across from Town Hall and possibly prevent these huts going up all over Town. He's included a Draft here for review. The draft typically stays generic and standard to not be too difficult to understand. The Town of Inglis is like Welaka, on the river and small. There's elements in the draft that are very good to review. Toole and Thomas said they read it over prior to this Meeting.

Town Attorney started his aloud review of Exhibit A of ORD 2023-02.

Thomas asked if the residential is not included? Town Attorney said, no, only commercial. We can apply these standards if brought up for a formal review. It applies to new commercial and re-development of commercial buildings. Most of what we have here, these standards can be met. If there's an existing permit, we cannot make them stop.

Thomas asked who decides that it comes before the Zoning Board. Town Attorney said the staff for now but that will change within the next year to possibly the Building Official or the Council.

Jeltres asked Qs regarding Section 2. Are we going into a full remodel with the 50% rule? Not more than 50% of the Quonset hut, would this meet the standards? Town Attorney said that's not their primary project. The permit would be denied if they asked now but for new construction, or changes to constructions, will be edited by Town Attorney. Toole said this only applies to C1 & C2 and this does not apply to other residential? The 2 homes at the end of Palmetto are derelict and one has been purchased to be made into an Airbnb and this should not be allowed. They should be torn down. Town Attorney said if it meets the architectural standards, it may be possible or it may not. Thomas said the Building Official would have to verify this 50%. Any of this work would require a permit anyhow. Toole said the requirement is 1,500 sq. ft. anyhow.

Toole asked if the large building that is diagonally across from Town Hall, if they have a permit for the pavers they've installed. He's changing it from C1 to C2 and he has not come before the Zoning Board to ask. Town Attorney said he will have Pauline with Code Enforcement, go speak with him. Toole said the building owner may not be aware and he needs to be told. Town Attorney said there will be no car sales here. It's not allowed in the Town.

PZB sounds much better and important. Town Attorney said that the Planning Commission is the same thing, but they all chose to use PZB, Planning and Zoning Board, as their title.

Section 8.

A residential complex, like River Hill, Section 5.a. states the standards for a development like this. Thomas mentioned the River Ridge presented architectural drawings properly. There is no PUD for that property right now. Toole said when it was voted on, it was stick-built houses that could not be moved or removed.

Thomas asked if we could build a McDonalds here. Town Attorney said yes but it has to meet our architectural standards with the look and the arches of the commercial building and such.

Town Attorney said that we need in our code of how to measure height of the stories. 8' or 9' or 10' etc. Thomas said it's better to give the pitch roof or part of it so that it's not a flat roof. If there's a flat roof, a mansard roof is required so it doesn't look flat. Town Attorney said these are not mandatory designs, but we need a starting point for obvious eyesores. Metal buildings must have a pitched roof or a special design, so they're not just rounded, etc. We're not too strict, just trying to develop a standard for design.

Jeltes asked what is light industrial zone? Town Attorney said we do have this on our permits. Cattle, farm operation with no structure, the Quonset hut could be the supporting structure, etc. Toole said there could be a house, a few pole barns, a Quonset hut, etc. The Quonset hut just cannot be their home. Toole said the people who presented the murphy bed business a few months ago, Town Attorney said that would be considered light industrial.

Mobile Homes – a caretaker residence cannot be a mobile home. Town Attorney recommended this part be removed and can add a paragraph for accessory structure that cannot be larger than the primary residence. How it's oriented and positioned can be addressed. Motor home storage sheds are typically larger than the home.

Section 9.

Orienting your building towards the right-of-way road with their 911 address.

General Discussions:

Town Attorney said with the generalized architectural styles, Thomas will give us some vision ideas. He has quite a few. We can suggest this to people who are trying to build or re-model. We need some sketch samples for people to see. Even with metal buildings, we can provide those sketches also. Toole said the Dollar General was designed with care with Mayor Sands awhile ago also. It looks nice and not so generic now.

Recommendation from the Zoning Board will be given at a later date and the Town Attorney is just looking for comments on this. We can possibly start meeting more than 1 time per month. River Ridge cottage area, people are asking a lot of questions that are not easily answered. Town Attorney just wants some feedback for the ORD 2023-02 Exhibit.

2. Orange County Guidelines – for the Zoning Board to review.

Toole said that this draft example seems too big and generic. Town Attorney is going here soon to take a look of their design.

3. Town of Inglis Design – for the Zoning Board to review.

The Zoning Board agrees this is a better example because they are small like Welaka. Thomas said he'd like to add to what the Town Attorney has. Toole said the tree ORD should said that is a tree is cut down, a new one should be planted. Town Attorney said this can be in the landscaping section of the architectural design. Town Attorney and Thomas said that the tree ORD should be enforced. Town Attorney said the champion and heritage trees are in the tree ORD, but some trees are not protected because certain types of tree trunks do not get wide enough.

Thomas said that the Inglis standards for the roof are good and a functioning porch has guidelines for sq. footage, etc. This is good to have and enforce.

Town Attorney said that the Putnam County GIS Map is 99% incorrect. Town Attorney said starting with the one map we have now, every ORD that's been adopted since then, we can start updating the Zoning Map with C1 and C2, SMDH, SR1, etc. Toole said no mobile homes are allowed in certain areas. From CR 309 to the river, and from North side of McClure to the South Side of Broad. Toole said there's an ORD that states this and the Town Attorney was not sure of this as Toole said Mayor Sands swore by this.

Town Attorney said that the Future Land Use Map has been updated by NEFRC and is correct as of now. The Zoning Map is different that this and they're been confused in the past. Town Attorney said he's close to having the new ORD and Map finished. Tools said between Elm and Oak Street, it's 300 feet. The ORD now states that it's 200 feet. The block is 300 feet and the ORD said it's 200 feet for commercial/residential. Town Attorney said he'll look into this and most blocks are 200 feet.

Toole mentioned this concerns her. A new Town in the middle of Town. She's concerned that from Palmetto to Elm St. area, they're wanting to eliminate the boat ramp, the tennis courts and the basketball courts need to be moved, and then they want to little stores and shops, etc. If we have to go along with a zoning availability, they're not going to get them in and out easily for River Ridge area. Large RVs will not be able to travel on these smaller roads to get to their destination. Years ago, she said that River Ridge was only supposed to be stick built. The Town Attorney said it's labeled as tourist commercial, and he's never seen the stick-built restriction. Town Attorney said a lot of this was set up such as a HOA that charges maintenance fees. It says this in the PLAT. If everyone has 2 cars, there's not enough room to have small homes built there. The way it's laid out, it's not ready for house lot sizes. This is geared towards RVs, but it looks like it was designed for mobile homes. Town Attorney said he is not issuing any permits on River Ridge Cottage areas; they need to come before the Zoning Board with their plan for their campground or whatever those propose to do there. Thomas said they have to prove what they think will work in this area.

Thomas asked why the courts must be removed or moved. Toole said the NEFRC are proposing this. The Town Attorney said that this is not the NEFRC, it was just their visionary project initial

results, and they want more input from the Town to design a downtown with a theme. Thomas said this would be a good visionary process. Town Attorney said they also addressed the roundabouts and the Town can offer their input. Town Attorney said landscaping and sidewalks would slow drivers down, roundabouts may not fit with the rights-of-way. Town Attorney said we are not locked down in May when the NEFRC has their last meeting. This is just a vision. Toole asked Thomas if pedestrians, golf carts, something done to the road pavement, etc. can be done to slow people down on the roads. This is not an engineered design, it's a vision.

Property next to condos looks commercial, some are residential, etc. This all needs to be handled correctly so campgrounds and other inquiries can be answered correctly with the proper designation. Toole asked about Lazy Days area, across the street property. Town Attorney said it's specifically zoned, and any inquiry would need to come before the Zoning Board.

7. **REQUEST TO SPEAK:** None.

8. **PUBLIC COMMENT:** None.

9. **ADJOURNED** at 7:30 PM

SECTION 5.1.

**(410 Palmetto - Proposed Relocation of Residential Structure
to Parcel with Existing Residence)
(Chris Kelly)**

Kelly
410 Palmetto St
Welaka, FL 32193

Patrick Kennedy, Esq, Zoning Official
Town of Welaka
400 4th Ave
Welaka, FL 32193

February 10, 2022

Dear Zoning Official Kennedy,

You will please find an amended survey/siteplan for our property located at 410 Palmetto Street, Welaka FL 32193, submitted in furtherance of Zoning approval for the relocation to the property of a single family home. The structure to be moved is a 1440 Sq Ft single family residence currently located at 682 3rd Ave.

The property receiving the structure contains three conforming lots in total – two lots of record(Block 33, Lots 1 & 8) and the southern half of Block 33, lots 2 & 7. As indicated on the attached survey/site plan, the structure will be sited on a 100'x100' lot composed of the south ½ of lot 2 and the north ½ of lot 1.

As submitted, this amended siting allows for minimum lot size, minimum road frontage, appropriate side and front yard setbacks and other requirements of the Town of Welaka Zoning Ordinance 83-2. Admittedly, my knowledge of revisions to the Zoning ordinance since 1982 is limited, so I am seeking your clarification.

The existing structures on the property are indicated on the survey, the major being the circa 1900, 700 sq ft structure at 410 Palmetto. I understand 410 Palmetto to have 201' of street frontage on Palmetto Street, and to be sited on the southern half of Block 33, Lots 1 & 8. This understanding of the property then leaves a third conforming lot on the property, composed of the south ½ of Blk 33 lot 7 & the north ½ of lot 8.

If you should determine that the above is in conflict with the Town's interpretation of the Zoning ordinance, I would ask that you please identify for us the specific Ordinance section(s) for which we should apply for variance(s), as indicated in Item 7 of the Town of Welaka 'Variance Application' form.

Yours truly,

Chris Kelly

Kelly
410 Palmetto St
Welaka, FL 32193

The Honorable Jamie Watts
Town of Welaka
400 4th Ave
Welaka, FL 32193

November 29, 2022

Dear Mayor Watts,

Debbie and I wanted to express our appreciation for the great communication and service shown by the Town Utility crew in relation to the leak that developed at our water meter earlier this month.

Tyler Buford was timely and professional in his communications, asked questions to make sure we were not without water in the home, and explained his expected schedule for meter replacement. The factors he put into the triage decision were both well explained and appreciated: the crew were still getting Sportsman's Harbor up and running following Hurricane Nichole and a desire for the leak repair to be a component of training for an intern with the department.

On the morning of the repair, the crew checked that we were ready, and the next thing I knew the repair was completed and the soil raked level around the meter. All in all, the crew provided a professional and courteous experience from start to finish.

Please feel free to share this note as may be appropriate.

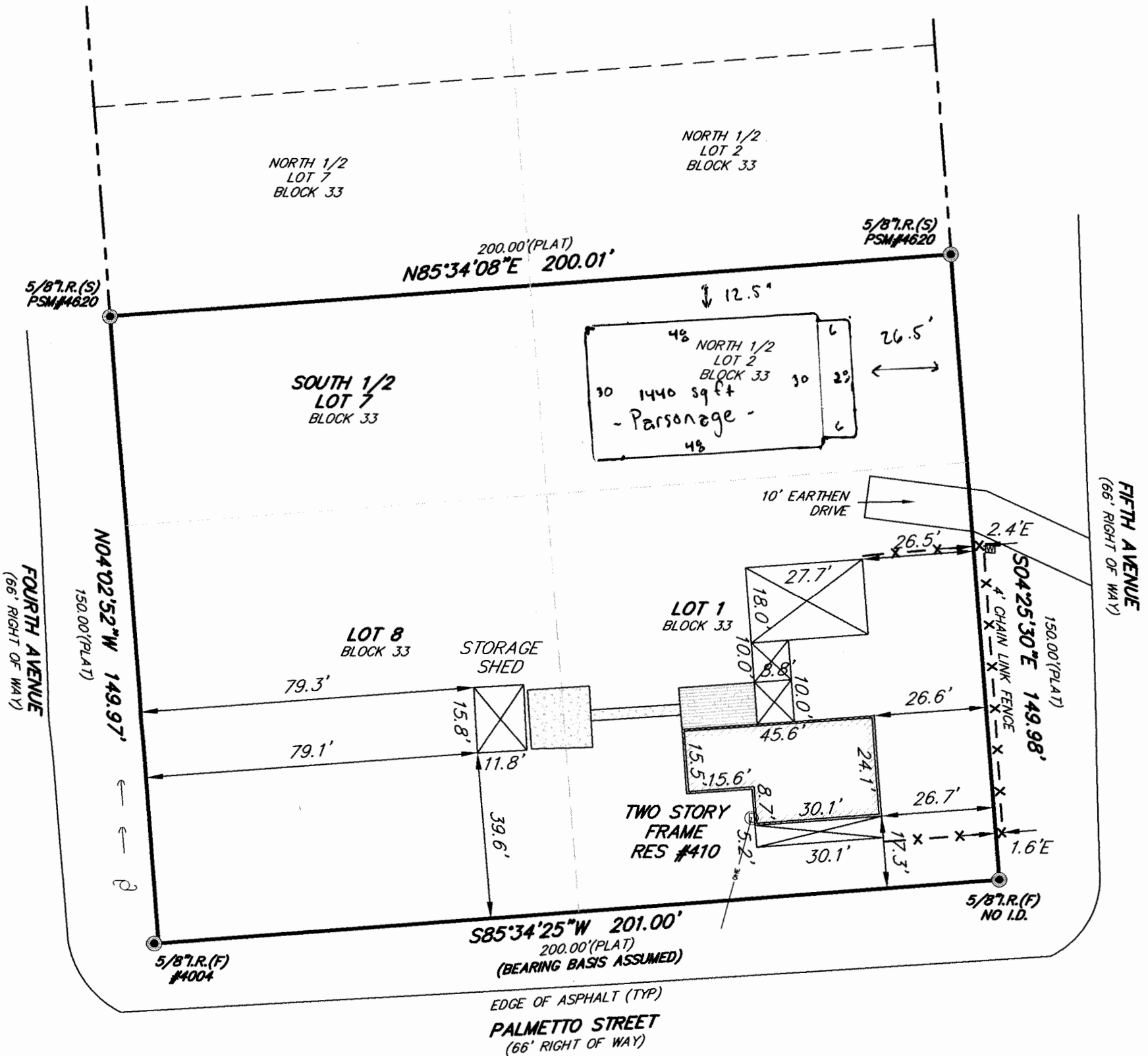
Yours truly,

Chris & Debbie Kelly

MAP SHOWING SURVEY OF

THE SOUTH 1/2 LOTS 2 AND 7 AND ALL OF LOTS 1 AND 8 OF BLOCK 33, OF THE TOWN OF WELAKA, ACCORDING TO THE PLAT RECORDED IN MAP BOOK 1, PAGE 51 AND 52, OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

CERTIFIED TO:
CHIRS KELLY & DEBRA KELLY
WATSON TITLE SERVICES OF NORTH FL, INC.
FIRST AMERICAN TITLE INSURANCE COMPANY



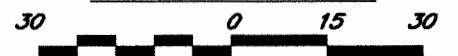
REVISED
12/27/2022 TO ADDRESS SCRIVENER ERROR ON PROPERTY SIZE IN SQUARE FEET AND ACREAGE AND ADJACENT ROAD NAMES,

LEGEND

- | | |
|------------------------------------------|--------------------------|
| A/C - AIR CONDITIONER PAD | RES. - RESIDENCE |
| ID. - IDENTIFICATION | ⊙ - CENTERLINE |
| N.A.V.D. - NORTH AMERICAN VERTICAL DATUM | ≠ - DENOTES NOT TO SCALE |
| sq. ft. - SQUARE FEET | ⊞ - WATER METER |
| I.P.(F) - IRON PIPE FOUND | ⊞ - EXPOSED CONCRETE |
| I.R.(F) - IRON ROD FOUND | ⊞ - COVERED AREA |
| I.R.(S) - 5/8" IRON ROD SET (PSM #4620) | ⊞ - WELL |
| ⊞ - WOOD POWER POLE | TYP. - TYPICAL |
| -OHE- - OVERHEAD ELECTRIC | ⊞ - WOOD DECK |
| CONC. - CONCRETE | → - GUY ANCHOR |
| | ⊞ - ELECTRIC METER |

AREA = 0.69 ± ACRES
OR 30,000 ± sq. ft.

GRAPHIC SCALE



1" = 30'

GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. Nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plot measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.
- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

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

- According to the Federal Emergency Management Agency FIRM Map No: 12107C0406C effective date 02/02/2012, the property described hereon appears to lie in Zone X

- Basis of bearing structure: BEARING BASIS ASSUMED

- Basis of elevations: N.A.V.D.88

JOB NO.	LAST FIELD DATE	SCALE:	P.B./PAGE	CHK. BY	DWG. BY
21-0655	07/06/2021	1" = 30'	793/19	N.H.F.	R.J.B.

TYPE: BOUNDARY

COPYRIGHT 2021, ALL RIGHTS RESERVED.

NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6878

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to survey maps or reports by other than the signing party is prohibited without the written consent of the signing party.

Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. 4620
FOR LANDTECH AND ASSOCIATES

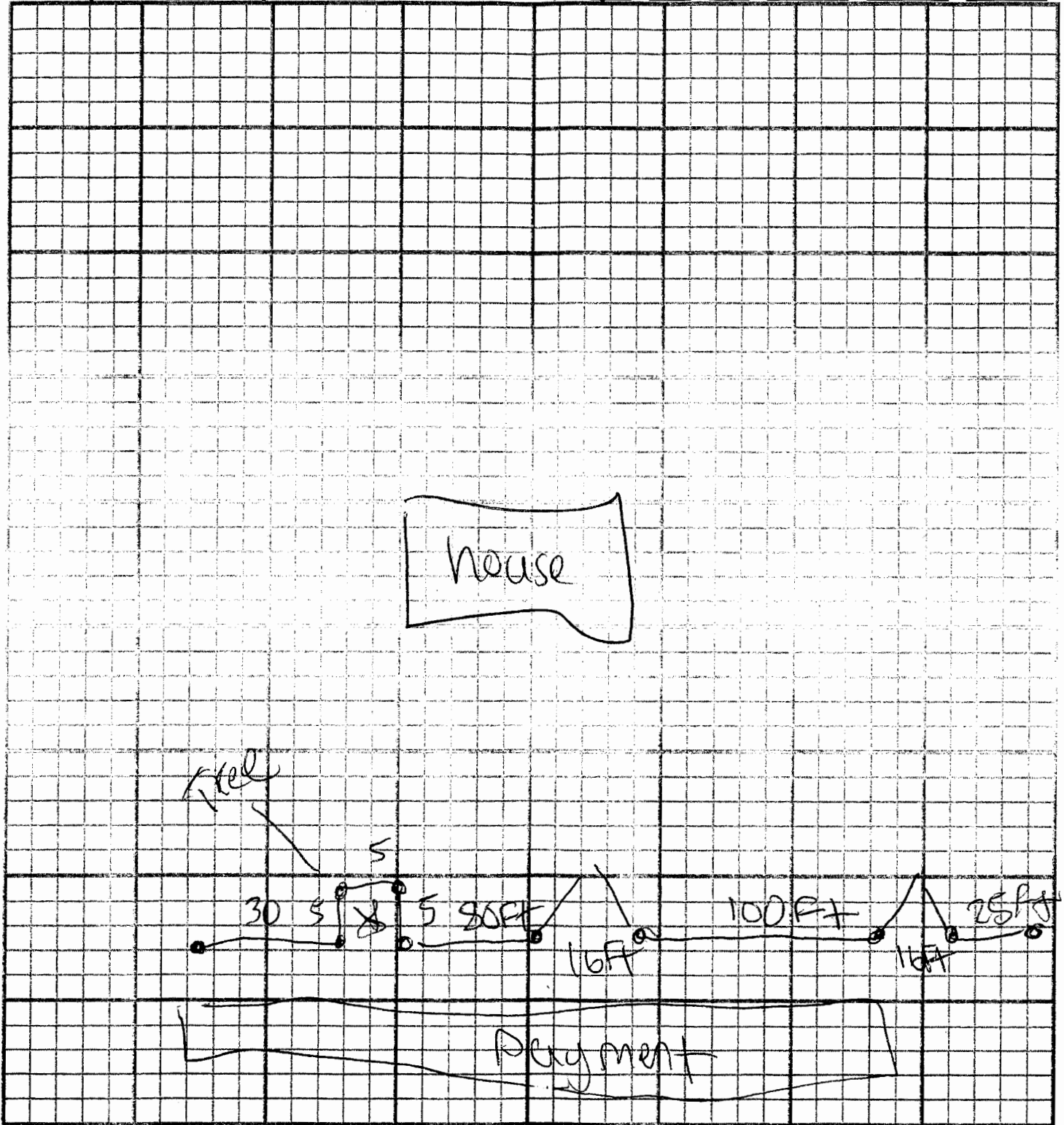
SECTION 6.1.

**(711 Shell Street – Fence installation)
(Sherwin Lockridge)**

SITE PLAN

Each Square or Is Equal To Ft.

Parcel Number: 03-12-26-00000-660000-0



Property Owner: Sherwin Lockridge

Address: 711 Shell st.

Name of Preparer (if different than above): Lake Wineberger Zoning: _____

THIS PLOT IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE:

(Signature of Applicant or Agent) [Signature]

DATE: 1-11-23

A MAP SHOWING A BOUNDARY SURVEY OF
PT OF W1/2 OF LOT 4 BK14 P284, (EX BK85 P572 BK79 PP402 576),
PUTNAM COUNTY, FLORIDA



GRAPHIC SCALE

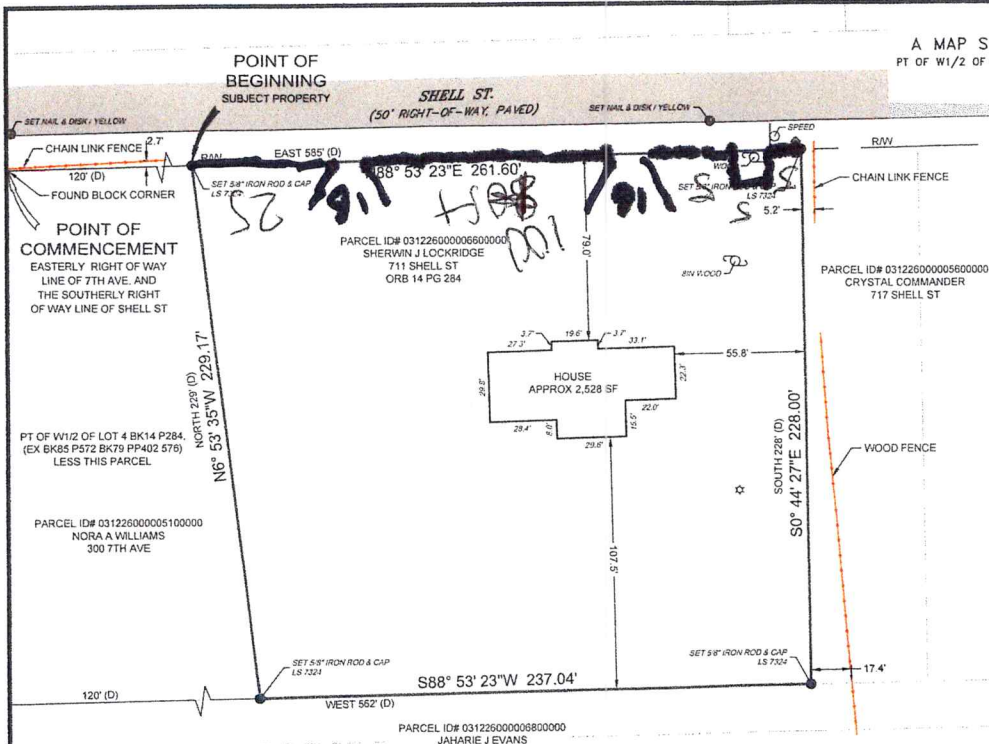


PARCEL DESCRIPTION:
WEST HALF OF LOT 4, BLOCK 14 OF OFFICIAL RECORDS BOOK 14, PAGE 284, (EXCEPT OFFICIAL RECORDS BOOK 85, PAGE 572, BOOK 79, PAGE 402)

PARCEL DESCRIPTION BY SURVEYOR
A PARCELS OF LAND LOCATED IN SEC. 3, TOWNSHIP 12 SOUTH, RANGE 26 EAST, PUTNAM COUNTY, FLORIDA AND SHOWN IN OFFICIAL RECORDS BOOK 14, PAGE 284, AND REFERRED TO AS THE WESTERLY HALF LOT 4, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM EASTERLY RIGHT OF WAY LINE OF 7TH AVENUE (A 50 FOOT WIDE RIGHT OF WAY WIDTH AS NOW ESTABLISHED) AND THE SOUTHERLY RIGHT OF WAY LINE OF SHELL STREET (A 50 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), THENCE N 88° 53' 23" E FOR A DISTANCE OF 120 FEET AND TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING, N 88° 53' 23" E FOR A DISTANCE OF 281.60 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID SHELL STREET, THENCE S 0° 44' 27" E FOR A DISTANCE OF 228.00 FEET, THENCE S 68° 57' 23" W FOR A DISTANCE OF 237.04 FEET, THENCE N 90° 57' 33" W FOR A DISTANCE OF 229.17 FEET TO THE POINT OF BEGINNING, CONTAINS 1.3 ACRES MORE OR LESS.

BOUNDARY SURVEY GENERAL NOTES

1. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER SJ-17.050(10)(A)-(K) OF THE FLORIDA ADMINISTRATIVE CODE.
2. THE FIELD SURVEY WAS PERFORMED ON 01/04/2023.
3. THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAP OR MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS DERIVED BY REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS USING THE PUBLIC FLORIDA DEPARTMENT OF TRANSPORTATION'S FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE CORRECTED POSITIONS COMPUTED BY THESE NETWORKS WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS ON PRIMARY CONTROLS, ALONG WITH CONSISTENT HORIZONTAL CHECKS TO SECONDARY CONTROL. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
5. THE ACCURACY STANDARD USED FOR THE HORIZONTAL CONTROL FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SA-17.051 FAC), THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET.
6. THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION OF GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED.
7. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP/FIRM/COMMUNITY PANEL NUMBER 12107CM00C, REVISED 03/02/2012. THE SAID FLOOD INSURANCE RATE MAP IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. ADDITIONAL PROPERTY INFORMATION WAS OBTAINED FROM PUTNAM COUNTY PROPERTY APPRAISERS OFFICE.
9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
10. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY. PER CLIENT INSTRUCTIONS, NO EASEMENTS WERE RESEARCHED OR ARE SHOWN ON THIS SURVEY.



Symbol Legend

Symbol	Denotes
●	BENCHMARK
○	FOUND IRON ROD / PIPE AS NOTED
○	SET 5/8" IRON ROD 1.8" DIA
○	4" X 4" CONCRETE MONUMENT
○	WOOD UTILITY POLE
○	QTY ANCHOR
○	MALBOX
○	OVERHEAD UTILITY LINE
○	FIRE HYDRANT
○	LIGHT POLE
○	COMMUNICATION UTILITY
○	WOOD OR VINYL FENCE LINE
○	CHAIN WIRE FENCE LINE

Abbreviation Legend

Symbol	Denotes
FND	FOUND
PD #	PROPERTY IDENTIFICATION NUMBER
ELEV	ELEVATION
NO ID	NO IDENTIFICATION
PSM	PROFESSIONAL SURVEYOR & MAPPING
LB	LICENSED BUSINESS
EP	EDGE OF PAVEMENT
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS
PG	PAGE
NAVD 88	NORTH AMERICAN VERTICAL DATUM 1988
N.S.E.V.	STATE PLANE COORDINATE SYSTEM
IRCS	IRON ROD AND CAP SET

MATCH LEGEND

Symbol	Denotes
○	ADHESIVE TAPE

REV.	DATE	WHO	DESCRIPTION

RUSSELL D. FLINT, Florida PSM # 7324
Not Valid Without the Digital Signature of a Florida Licensed Surveyor & Mapper

SHEET: 1
OF 1

PROJECT NO:	22-0132
MAP DATE:	01/05/2023
SURVEY DATE:	01/04/2023
CHECKED BY:	ROF
DRAWN BY:	TJF
FIELD WORK:	ARS/ADS
FBK:	22-4 PG: 31



Flint Surveying & Mapping, Inc.
2692 U.S. HWY 1 SOUTH #208
ST AUGUSTINE, FL 32086
PHONE (904) 302-8448
LICENSED PROFESSIONAL
SURVEYOR

SECTION 6.2.

**(485 North Street – Subdivide Lots & Other Surrounding Parcels)
(Victoria Parette)**

From: Town Attorney <townattorney@welaka-fl.gov>
Sent: Monday, January 30, 2023 10:24 AM
To: Victoria Shouvin <vshouvin@yahoo.com>
Cc: Town Clerk <townclerk@welaka-fl.gov>; Ellen Dickason <edickason@welaka-fl.gov>
Subject: Re: Sub Dividing Property in the Town of Welaka

Good Morning Victoria and Keith-

The short answer to your question is that you will need to plat the proposed property divisions as described in your email. I have attached Welaka's local subdivision regulations and the state statute regarding platting requirements under Florida law. Where there is any conflict between the local law and the requirements of state law, state law will apply.

We do not have a formal application form at this time. Please submit a cover letter signed by all trustees of the Parette Living Trust describing your intentions to subdivide the property, a copy of the trust documents verifying the trustees are authorized to act on behalf of the trust with regard to these properties, a copy of the preliminary plat showing the proposed division of property, and an application fee of \$750. Because this appears to be a relatively simple plat, if your surveyor has located the lot lines and drawn them to scale on the survey, you can submit this as your preliminary without need of some of the other preliminary platting details mentioned in the attached local ordinance (though some of these details will need to be added before it is finalized). You may also disregard the certificate of concurrency provisions in the local regulations, as those will not apply to this situation. Finally, there is normally an additional fee of \$1,500 required to get final plat approval, but it appears from your description that the subdivision will be simple enough that this additional fee may not be required.

If you have engaged a surveyor, they should be familiar enough with Chapter 177 of the Florida Statutes to offer you some guidance. If you would like to schedule a preapplication meeting to discuss, please let me know.

Patrick Kennedy

Town Attorney



From: Victoria Shouvin <vshouvin@yahoo.com>
Sent: Thursday, January 26, 2023 3:51 PM
To: Town Attorney <townattorney@welaka-fl.gov>
Cc: Victoria Shouvin <vshouvin@yahoo.com>
Subject: Sub Dividing Property in the Town of Welaka

You don't often get email from vshouvin@yahoo.com. [Learn why this is important](#)

Good afternoon,

We own property on North St and Greenwood Ave. We would like to take parcel #41-12-26-9200-0370-0010 and subdivide into 4 1/2 acre lots on the Greenwood Ave frontage. Additionally, we own parcel 41-12-26-9200-0370-0020 otherwise known as 485 North Street and subdivide 2 1/2 lots off of this property on the North St Frontage.

We have a survey and just need to know the process in order to get approval from the Town of Welaka.

I stopped by the town hall and the girls couldn't give me any information regarding this matter.

Thanks for your time and information regarding this matter.

Best wishes,

Victoria & Keith Parette

February 2, 2023

Subject; The subdivision of 41-12-26-9200-0370-0020 and 485 North St.

To whom it may concern.

As owners of the above referenced properties, we would like to subdivide parcel #41-12-26-9200-0370-0010 into four (4) 1/2 acre lots on the Greenwood Avenue frontage. Additionally, we own parcel 41-12-26-9200-0370-0020 otherwise known as 485 North Street and would like to subdivide two (2) 1/2 acre lots of this property on the North Street Frontage.

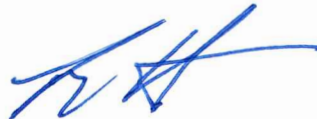
Attached please find a survey completed within the last month by William B. Synder, copies of our living trust showing that we have the authority to request this action, and a check in the amount of \$750.00.

We appreciate your consideration and approval of this project.

Best wishes,



Victoria Lynn Parette
Trustee of the Parette Living Trust



Keith Taylor Parette
Trustee of the Parette Living Trust

ARTICLE ONE DECLARATION OF TRUST ESTATE

Section 1.01 Parties

This Trust Agreement is made by Keith Taylor Parette and Victoria Lynn Parette, herein called the "Grantors," "we," "us," or "our," and Keith Taylor Parette and Victoria Lynn Parette, or their successor, herein (collectively) called "Trustee". In this Trust Agreement, Keith Taylor Parette and Victoria Lynn Parette, when referred to in their fiduciary capacity, and each named, alternate or Successor Trustee, are referred to as the "Trustee" or "Trustees" accordingly.

Section 1.02 Purpose

We desire to establish this Revocable Trust (1) for purposes of avoiding probate, or estate administration, (2) to provide a vehicle to manage our assets, in the event of our incompetency, incapacity or death, (3) to ensure all assets are incomplete gifts for federal gift tax purposes and included in our taxable estates, at death, and (4) to be treated as a qualified designated beneficiary as the term is defined under Code Section 401(a)(9) and applicable regulations.

Section 1.03 Identification of Trust

This Trust is revocable and we can alter, amend, revoke or terminate it as specifically provided for in Article Two. For purposes of transferring property to this Trust or identifying it in any beneficiary or pay-on-death designation it should be referred to as:

Keith Taylor Parette and Victoria Lynn Parette, Trustees of the Parette Living Trust dated October 29, 2015.

Any description that reasonably identifies this Trust shall be sufficient for the Trustee to act as to such property as required hereunder.

Section 1.04 Transfer of Assets


In consideration of the covenants herein contained and other valid consideration, receipt and sufficiency of which is hereby acknowledged, we hereby transfer, assign and deliver to the Trustee, as and for the Trust Estate,

- the assets of Keith Taylor Parette described in Schedule A,
- the assets of Victoria Lynn Parette described Schedule B, and
- the joint assets of the Grantors described in Schedule C, all attached hereto and made a part hereof.

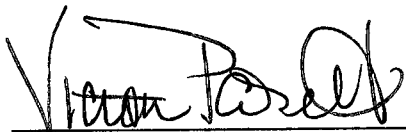
The Trustee accepts said property and agrees to hold, administer, and distribute it and any other property the Trustee hereinafter may acquire in trust for the purposes described above and upon the terms and conditions hereinafter set forth. In the event an asset is not listed on a schedule, then the Grantor's social security number used on the account shall determine whether it is accounted

STATE OF FLORIDA)
) ss.
COUNTY OF DUVAL)

We, Keith Taylor Parette and Victoria Lynn Parette, declare to the officer taking my acknowledgment of this instrument, and to the subscribing witnesses, that we signed this instrument as our Revocable Trust.



Keith Taylor Parette

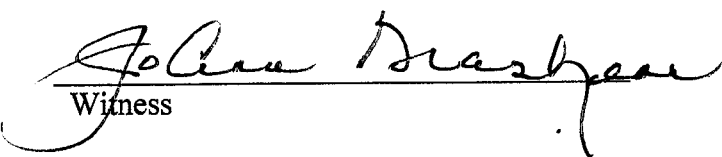


Victoria Lynn Parette

We, Julie Lastinger and JoAnn Brashear, have been sworn by the officer signing below, and declare to that officer on our oaths that the Grantors declared the instrument to be the Grantors' Revocable Trust and signed it in our presence and that we each signed the instrument as a witness in the presence of the Grantors and of each other.



Witness



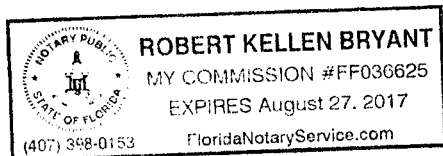
Witness

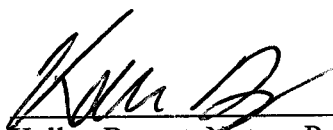
STATE OF FLORIDA)
) ss.
COUNTY OF DUVAL)

Acknowledged and subscribed before me by the Grantors, Keith Taylor Parette, who is personally known to me or who has produced a Florida driver's license, #P630518 51005, as identification and Victoria Lynn Parette, who is personally known to me or who has produced a Florida driver's license, #R008178 016, as identification, and sworn to and subscribed before me by the witnesses, Julie Lastinger who is personally known to me and JoAnn Brashear who is personally known to me, and subscribed by me in the presence of the Grantors and the subscribing witnesses, all on October 29, 2015.

Witness my hand and official seal.

[Seal]





Kellen Bryant, Notary Public
Appointed in Duval County
Notary Number: FF036625
My commission expires: August 27, 2017

activity the Trustee may deem useful for developing the abilities and interests of a beneficiary, including (without limitation) athletic training, musical instruction, theatrical training, the arts, and travel.

"Education" shall also include distributions made by the Trustee for expenses such as tuition, room and board, fees, books and supplies, tutoring and transportation, and a reasonable allowance for living expenses.

E. Family Member

"Family Member" as used in this Trust Agreement, shall include the blood relatives of the Grantors.


F. Remarriage

"Remarriage" for purposes of this Trust Agreement shall mean any marriage entered into by one of us after the death of the other that is valid in the jurisdiction where the marriage took place or the cohabitation of the survivor of us with another. "Cohabitation," for purposes of remarriage, shall mean living with another person with whom the survivor of us is romantically involved or sleeping overnight together in the same room for one night or more.

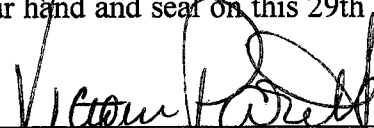
G. Spouse

Unless otherwise specified, the term "Spouse" as used throughout this Trust Agreement shall be deemed to refer to the person to whom an individual is married and with whom the individual is living as husband or wife when such person would, from time to time and pursuant to the terms of this Trust Agreement, become entitled to any benefit hereunder and with whom the individual is living as husband or wife at the time of his or her death.

IN WITNESS WHEREOF, we have hereunto set our hand and seal on this 29th day of October, 2015.



Keith Taylor Parette, Grantor and Trustee



Victoria Lynn Parette, Grantor and Trustee

The foregoing instrument was at the date thereof signed, acknowledged, published and declared by Keith Taylor Parette, as Grantor and Trustee, and Victoria Lynn Parette, as Grantor and Trustee, to be the Revocable Trust of said Grantors, in our presence and in the presence of each of us; Julie Lastinger and JoAnn Brashear. We, at the same time, at the request of the Grantors, in their presence and in the presence of each other, signed our names hereto as witnesses thereof.



Witness



Witness

ARTICLE EIGHT

APPOINTMENT, RESIGNATION, AND REMOVAL OF TRUSTEES

The Trustees of the Lifetime, Separate Share, Under-Noted-Age, Incompetent or Disabled Trusts and the respective appointment, resignation and removal of each are set forth in this Article.

Section 8.01 Number of Trustees

Notwithstanding anything to the contrary hereunder, this Trust authorizes the appointment of two (2) Trustees, but at no time shall it be required to operate with more than one (1) Trustee unless the sole Trustee is a beneficiary (other than the Grantor), in which event no less than two Trustees shall be appointed for purposes of distributions to the beneficiary Trustee. In such case, the Trustee may appoint a Limited Purpose Trustee for purposes of the distribution.

Any discretionary distributions to a beneficiary who is also a fiduciary hereunder shall not be made unless a Co-Trustee consents in writing to the distribution. If no Co-Trustee is then acting, then the first Successor Trustee shall act as Co-Trustee for purposes of said distribution only. The Co-Trustee or distribution Trustee consent shall be based upon its sole and absolute discretion.

Section 8.02 Bond

No named Trustee shall be required to post bond or any other security for the faithful performance of any duties or obligations of such office. Any unnamed Successor Trustees shall be required to post bond unless all vested non-contingent beneficiaries unanimously consent to waiving the need for said bond.

Section 8.03 Appointment of Trustees

The Trustees of this Trust and any trusts created hereunder are as follows:

A. Appointment of General Trustee

Keith Taylor Parette and Victoria Lynn Parette shall serve as Trustees of this Trust and any trust created hereunder without a specific named Trustee. The Trustees shall serve as Co-Trustees.

If the Trust is in need of an additional Trustee or a Limited Purpose Trustee, or the Grantors are unable to serve, then Megan Heck and Kay Clevenger, shall serve jointly as Co-Trustee.

If either Megan Heck or Kay Clevenger are unwilling or unable to serve as Co-Trustee, then Kirk Parette and then Kimberly Perkins shall serve as consecutively successor co-Trustee. There shall be two co-trustees after both of us are deceased.

A Trustee shall serve as Trustee until its successor shall accept office and shall execute all instruments and do all acts necessary to vest title of the Trust Estate in the Successor Trustee without Court accounting.

BRYANT AVENUE

N85°47'26"E

NORTH STREET UNPAVED
730.54'M. 730.00'R.

FOUND 4"x4" C.M.
NO I.D.

47

REBAR & CAP

SET 5/8" REBAR & CAP
LS#5284

130.09'M.
130.00'R.

SET 5/8" REBAR & CAP
LS#5284

200.15'M.
200.00'R.

SET 5/8" REBAR & CAP
LS#5284

100.075'

100.075'

SET 5/8" REBAR & CAP
LS#5284

200.15'M.
200.00'R.

108.83'

S04°20'23"E
442.06'M. 442.00'R.

204.06'

S04°19'20"E
268.46'

442.11'M. 442.00'R.

S04°17'37"E
442.20'M. 442.00'R.

217.70'
100.02'
100.02'
100.02'

N04°16'45"W
100.025'

S04°14'55"E
442.29'M. 442.00'R.

108.86'

PARCEL C
1/2 AC.
N85°47'26"E
200.10'

108.86'

SET 5/8" REBAR & CAP
LS#5284

LOT 4

SET 5/8" REBAR & CAP
LS#5284

LOT 3

LOT 2

PARCEL E
1/2 AC.
LOT 1
N85°47'26"E
199.99'

108.89'

TOWN OF WELAKA

MAP BOOK 1, PG. 51 & 52

129.995'M.
130.00'R.

199.93'M.
200.00'R.

199.93'M.
200.00'R.

PARCEL F
1/2 AC.
199.93'M.
200.00'R.

115.78'

POND

S85°48'55"W

SET 5/8" REBAR & CAP
LS#5284

SET 5/8" REBAR & CAP
LS#5284

SET 5/8" REBAR & CAP
LS#5284

S04°14'10"E GREENWOOD AVENUE UNPAVED



SECTION 7.1.

(Review of ORD 2023-02 – Welaka Architectural Standards Draft)

1
2
3 **ORDINANCE NO. 2023-02**

4 **AN ORDINANCE OF THE TOWN COUNCIL FOR THE TOWN OF WELAKA FLORIDA,**
5 **ADOPTING ARCHITECTURAL STANDARDS FOR RESIDENTIAL, COMMERCIAL, AND**
6 **INDUSTRIAL DEVELOPMENT IN THE TOWN OF WELAKA; PROVIDING FOR REPEAL**
7 **OF PRIOR ORDINANCES AND RESOLUTIONS IN CONFLICT, PROVIDING FOR**
8 **SEVERABILITY; PROVIDING FOR INCORPORATION INTO THE TOWN’S UNIFIED**
9 **LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.**

10 WHEREAS, the Town Council for the Town of Welaka Florida, is authorized under
11 Section 166.021 Florida Statutes and the Town Charter for the Town of Welaka to adopt certain
12 regulations necessary to protect the health, safety and welfare of the citizens of Town; and
13

14 WHEREAS, the Town Council recognizes that reasonable architectural standards to guide
15 development in the Town of Welaka will provide an invaluable contribution to the health and
16 general welfare of the citizens of Welaka; and
17

18 WHEREAS, the Town Council recognizes that _____ can
19 and does have a detrimental impact on the health, safety and general welfare; and
20

21 WHEREAS, the Town Council desires to establish reasonable regulations and guidelines
22 to promote quality development and redevelopment in the Town of Welaka;
23

24 NOW THEREFORE, BE IT ENACTED by the Town Council of the Town of Welaka,
25 Florida, in a meeting assembled on the ___ day of _____:
26

27 **SECTION 1. SHORT TITLE**

28
29 This Ordinance shall be known as and may be cited by the short title of “Town of Welaka
30 Architectural Standards”.
31

32 **SECTION 2. REGULATIONS**

33
34 The regulations established by this ordinance are set forth in attached Exhibit A, which is
35 hereby incorporated and adopted.
36

37 **SECTION 3. CONFLICT AND REPEAL OF PRIOR FEE ORDINANCES AND**
38 **RESOLUTIONS**

39
40 This Ordinance shall serve to repeal and supersede all prior fee ordinance and resolutions,
41 or portions thereof, in conflict with this Ordinance.
42

43 **SECTION 4. SEVERABILITY**
44

45 If any portion of this ordinance is for any reason held invalid or unconstitutional by any
46 court of competent jurisdiction, such portion shall be deemed separate and such holdings shall not
47 affect the validity of the remaining portions.
48

49 SECTION 5. INCORPORATION. The Town Clerk or Town Attorney are hereby authorized and
50 directed to incorporate the provisions of this Ordinance into the Town’s unified Land Development
51 Code, renumbering and formatting as needed to be consistent with the numbering and formatting
52 of the Land Development Code.
53

54 SECTION 6. EFFECTIVE DATE
55

56 This Ordinance shall take effect upon adoption.
57

58 PASSED by the Town Council for the Town of Welaka on FIRST READING on the ____ day of
59 _____, 2023.
60

61
62 DONE, ORDERED AND ADOPTED by the Town Council for the Town of Welaka on SECOND
63 READING on the ____ day of _____, 2023.
64

65
66
67 **ATTEST:**

SIGNED:

68
69
70
71 _____
72 Meghan E. Allmon, Town Clerk
73

74
75
76
77 _____
78 Jamie D. Watts, Mayor
79

80 Approved as to form and legality:
81
82

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99
100

Patrick Kennedy, Town Attorney

91 **EXHIBIT A - ORDINANCE 2023-02**

92 **Town of Welaka Architectural Standards**

93
94
95 1. Purpose and intent. It is the purpose of this section to provide general guidelines relating to the
96 architectural design of development and redevelopment for primary and accessory commercial
97 buildings or structures, regardless of how they are used, located in the Town of Welaka's C-1 and
98 C-2 zoning districts, unless otherwise stated herein. However, in order to create a more
99 harmonious built environment, all development, including residential, should use the following
100 standards as guidelines for community compatibility.

101
102 2. Applicability. These architectural standards shall apply to new development, and redevelopment
103 or renovation of an existing building, including accessory buildings or structures, that changes
104 more than fifty (50) percent of a primary or secondary facade. The fifty (50) percent facade
105 remodeling or renovation standard only applies to that building facade undergoing renovation or
106 redevelopment. New development or building expansion greater than fifty (50) percent in gross
107 floor area, shall require full structure compliance. to the erection of any building or structure on
108 land within the Town of Welaka town limits after the effective date of this Ordinance.

109
110 a. Exceptions.

111
112 1. Where an unexpired town-approved development order or unexpired town-
113 approved development agreement issued prior to the effective date of this
114 Ordinance, court order, or other legally binding document which authorizes
115 development applies to the site, the standards in the legally binding document shall
116 apply, provided the work on the building or structure commences and has its first
117 meaningful inspection of the vertical elements of the structure within 180 days from
118 the date of permit issuance.

119 2. Accessory building or structures not expressly prohibited herein, provided

120
121 b. Variance. A variance from these architectural standards may be granted by the Planning
122 and Zoning Board provided the proposed development will otherwise conform to the
123 general guidelines contained herein and Planning and Zoning Board determines, after a
124 public hearing, that the proposed development meets all the criteria for a variance to the
125 Town's land development code.

126
127 3. Enforceability. The Planning and Zoning Board shall review plans for any buildings or
128 structures which apply to the architectural guidelines.

129
130 4. Submittals. To ensure compliance with these architectural standards, the applicant shall submit
131 as part of the appropriate development approval application (i.e. a building permit application),
132 elevation drawings with enough detail to ensure that the proposed building or structure meets the
133 intent of this section.

134
135 5. Architectural Standards.

136

- 137 a. Buildings or structures which are part of a present or future group or complex shall have a
138 unity of character and design. The relationship of forms and the use, texture and color of
139 materials shall be such as to create a harmonious whole. When the area involved forms an
140 integral part of, is immediately adjacent to, or otherwise clearly affects the future of any
141 established section of the Town, the design, scale and location on-site shall enhance rather
142 than detract from the character, value and attractiveness of the surroundings.
143
- 144 b. Buildings or structures located along strips of land or on single sites and not a part of a
145 unified multi-building complex shall strive to achieve visual harmony with the surrounding
146 development. If the buildings are in undeveloped areas, three primary requirements must
147 be met: proper design concepts, honest design construction and appropriateness to
148 surroundings.
149
- 150 c. All facades visible to public or adjacent property shall be designed to create a harmonious
151 whole. Materials shall express their function clearly and not appear as a material foreign to
152 the rest of the building.
153
- 154 d. It is not to be inferred that buildings must look alike to be of the same style or to be
155 harmonious. Harmony can be achieved through the proper consideration of scale,
156 proportions, site planning, materials, and color.
157
- 158 e. Buildings which are of symbolic design for reasons of advertising, unless consistent with
159 the requirements of this section, and buildings which are not compatible to the
160 surroundings will not be approved. Symbols attached to buildings will not be allowed
161 unless they are secondary in appearance to the building and landscape and are an aesthetic
162 asset to the building project and neighborhood.
163
- 164 f. Exterior lighting may be used to illuminate a building and its grounds for safety purposes
165 but in an aesthetic manner. Lighting is not to be used as a form of advertising in a manner
166 that is not compatible to the neighborhood or in a manner that draws considerably more
167 attention to the building or grounds at night than in the day. Lighting following the form
168 of the building or part of the building will not be allowed if the overall effect will be garish
169 or detrimental to the environment. All fixtures used in exterior lighting are to be selected
170 for functional and aesthetic value, and shall be installed in a manner that shields them from
171 direct illumination of neighboring properties.
172
- 173 g. All exterior forms, attached or not attached to buildings, shall be in conformity to and
174 secondary to the building. They shall be an asset both to the aesthetics of the site and the
175 neighborhood.
176
- 177 6. Compliant Architectural Elements. The following architectural element are considered
178 consistent with the Town's architectural standards:
179
- 180 a. Open air front porches or wrap around porches;
181
- 182 b. Gable, hipped or mansard type roofs;

- 183
184 c. Second story balconies;
185
186 d. Decorative roof treatments, including but not limited to, pediments, dormers, ridge
187 cresting, entablature, decorative bridgeboard, decorative shingles, etc.;;
188
189 e. Decorative window treatments, including but not limited to, louvered shutters, double-
190 hung windows, arched windows, transoms, stained glass, etc.
191
- 192 7. Guidance. The following examples of architectural design are provided from examples present
193 in the Town today. These styles should not be considered as mandatory designs, rather as general
194 indications of the types of styles considered by the Town to be consistent with historical
195 development trends. Specific architectural attributes or characteristics may be mixed between the
196 period structures shown to produce an aesthetically pleasing design.
197
- 198 a. Colonial. This classic American style of architecture has been an architectural mainstay
199 since the 1600s. Over the years, it has evolved into many variations, each inspired by the
200 settlers who built it and the region it was built in. However, the common characteristics
201 include a rectangular shape and symmetrical construction, two to three stories tall, double-
202 hung windows with shutters, and a pitched roof. Commonly constructed with an unpainted
203 or painted brick veneer, but clapboard siding is not a-typical.
204
- 205 b. Craftsman. These cozy bungalows came out of the Arts and Crafts movement of the early
206 20th century. Rustic and streamlined, they emphasize simple forms and natural material.
207 They have open floor plans, wide covered porches, exposed beams and gabled roofs,
208 natural colors, simple unadorned forms, and clapboard or lap siding
209
- 210 c. Victorian. The Victorian style broadly refers to anything that was built during the reign of
211 Queen Victoria of England from 1837 to 1901. The elaborate homes of the period include
212 the popular Queen Anne style as well as what we refer to as "Victorian." It is typically a
213 complicated shape that extends up two or three levels, with a steep pitch roof, multiple
214 paint colors, elaborate details (i.e. dentil molding, cornices, and wooden brackets), and
215 clapboard siding.
216
- 217 d. Italianate. The Italianate style is typically 2 or 3 stories, rarely 1 story; with a low-pitched
218 roof, widely overhanging eaves; large, decorative brackets under an ornamental cornice;
219 tall, two over two double-hung windows (most often narrower on commercial buildings),
220 commonly arched or curved above; an occasionally a square cupola or tower (campanile).
221 Residential may include an elaborate wrap-around porch (or smaller entry porch) with
222 decorative Italianate double columns.
223
- 224 e. Frame or Masonry Vernacular. Vernacular architecture circa 1900 to 1950 refers to the
225 style of construction the related to the environmental contexts and available resources
226 available to the early settlers of the Town. They were customarily owner-built, utilizing
227 traditional technologies. The term ‘vernacular’ refers to a structure that is not of a pure
228 design style but is loosely based on the features of other architectural styles.

229
230 f. Metal Buildings. Subject to the prohibitions outlined in Section 8, below, metal buildings
231 are permitted buildings or structures provided they comply with the Architectural
232 Standards outlined in Section 5, above.

233
234 8. Prohibited Architecture. The provisions of this paragraph 8 shall apply to all zoning districts,
235 except as noted herein.

- 236
237 a. A building made of corrugated metal and having a semicircular cross section, commonly
238 referred to as a Quonset hut, is a prohibited structure in all zoning districts, except in
239 Agriculture and Light Industrial zoning districts and then only as an accessory structure
240 that is subordinate in size and use to the primary structure or use on the property.
241 b. Mobile Homes, as defined by Florida Statutes section 320.01(2), are prohibited structures
242 in all zoning districts, except in the SR-1 district or when expressly approved under a
243 Planned Unit Development or other overlay district.
244 c. Accessory structures or buildings that are larger than the primary structure or building are
245 prohibited in all zoning districts unless constructed in a manner that is clearly consistent
246 with the guidance provided herein, as determined by the Planning and Zoning Board,
247 without need of any variance to any other provision this Ordinance or any other provision
248 of the Town’s land development regulations.

249
250 9. Building Orientation. The provisions of this paragraph 9 shall apply to all zoning districts.

- 251
252 a. The intent of this section is to orient buildings toward the public right-of-way or roadway
253 or to private internal collector type/roadways.
254
255 b. Generally. All primary structures or buildings, and accessory structures located in the side
256 yard and visible from the right-of-way or roadway shall be oriented to face the right-of-
257 way/roadway such that the front façade is parallel to the right-of-way or roadway.
258
259 c. Corner lot structures or buildings shall be oriented as provided in section 9.b above so that
260 the front façade will face the right-of-way/roadway that serves as the street for the 911-
261 address for the property on which it is located; unless it can be shown that there are
262 compelling site conditions that necessitate a different orientation.