

TOWN OF WELAKA ZONING BOARD MEETING AGENDA

August 17, 2023 at 6:00 PM
Honorable Willie Washington, Jr. Town Council Room
400 4th Ave., Welaka, FL 32193

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

1. **CALL TO ORDER** by Chairman David Jeltos
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** by Town Clerk, Meghan Allmon
 - Chairman David Jeltos
 - Lenore Toole
 - Les Thomas
 - Marianne Milledge
 - Town Attorney Patrick Kennedy
4. **APPROVAL OF PREVIOUS MINUTES:**
 1. July 20, 2023, Meeting Minutes
5. **NEW BUSINESS**
6. **OLD BUSINESS:**
 1. Continued Land Development Code Binder Review
7. **PUBLIC COMMENT**
8. **ADJOURN**

**TOWN OF WELAKA
ZONING BOARD MEETING**

July 20, 2023 @ 6:00 P.M.

Honorable Willie Washington, Jr. Council Room
400 4th Ave., Welaka FL 32193

MINUTES

1. **CALLED TO ORDER** by Chairman David Jeltos at 6:00 PM.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALLED** by Town Clerk, Meghan Allmon: Chairman David Jeltos - present; Lenore Toole - present; Les Thomas – present; Marianne Milledge - absent; and Town Attorney Patrick Kennedy - present.
4. **APPROVAL OF PREVIOUS MINUTES:**
 1. **June 15, 2023, Zoning Board Meeting Minutes.**

Corrections:
Jeltos - Page 1 - New business, first comment – FLUM should be spelled out as Florida Land Use Map.
Jeltos - Page 2 – David’s last comment on bottom, he mentioned that the Lande Use Categories should be listed alphabetically
Toole - Page 3 - Bottom – should put 35% land coverage? She questioned Kennedy. Kennedy said that the minutes do not need to be corrected as Toole asked him a question.

Motion Made by Thomas to accept the 6/15/23 Minutes with corrections, Seconded by Toole.
Passed 4/0.
5. **NEW BUSINESS: Zoning District Use Interpretation – 580 3rd Avenue, Welaka, FL 32193**

Kennedy – property owners are here to discuss their current zoning situation.
Chad & Traci Hutchinson – 580 3rd Avenue, Welaka FL. New S&A Leisure business owners as of 1/1/23. Zoning allowed for it to be a grocery store and felt it was ok with portable building sales, and the week before they decided to start this, the Zoning Dept. decided they should come in to ask. Is there a special use permit?
Thomas – what is it that you want to do or sell?
Chad – tiny homes and portable buildings/sheds.
Kennedy – zoned C1, correct?
Chad – yes.
Kennedy – referred to the binder under C1 section. It says no outdoor sales allowed under C1. C2 allows for automotive sales. Mobile home sales, sheds, tiny homes, are not provided in our code. The industrial zoning district that we do have is zoned in C1.
Chad - open storage area now is zoned C2 and the old grocery store is zoned C1. The mini storage bays are in the parking lot of the old grocery store that was there.
Kennedy – nothing is listed for the sale and display of sheds or tiny homes. See the Industrial Light Section, 2-311, in the binder.
Thomas – does that fit into the light industrial section?
Kennedy – no.
Chad – they would be inside of the fence and few sheds there would be removed, and the ground

would be re-done. Possibly 10-15 small buildings and can be seen from the road, but inside the fence. On the left and right of the driveway, inside the fence.

Toole – will you continue to have the storage?

Chad – yes.

Jeltes – what is Eddie’s Trailer Sales zoned as?

Kennedy – C1. Most of the corridor is zoned as C1 except for a few areas. We’d be deciding where we’d allow these types of uses and be ready for others to display and sell sheds also. This will set a precedent if we allow it and move forward. We should not allow it under C1 as it is everywhere in the Town. We should have at least C2 with a conditional permit with it. We’d need to approve how they’re set up also. A plan that comes with it if we move forward with it.

Jeltes – fits most closely with automotive sales.

Kennedy – yes, outdoor sales, but it cannot insinuate mobile homes.

Traci – we will not have any tiny homes on the premises. Possibly they can come later. If C2 allows for it, could we put the buildings on the C2 property for sale? The company that designs them, computer-builds them and delivers them directly to the customer.

Chad – a 3-D design is done on the computer where the customer builds the tiny home and then is purchased and delivered to their home. We do not own the C2 land. We lease it.

Kennedy – C2 is where the outdoor storage is.

Chad – correct. Not sure how they did that back then with the grocery store there.

Kennedy – It does not make sense for a C1 area.

Jeltes – agree.

Toole – should we change this to a light industrial area?

Kennedy – that would require changing the Future Land Use Map.

Thomas – East Palatka has shed after shed business right along the road, and the Welaka entrance should not look like this. Could you possibly put them behind your building? We’d still have to make a change to C2 to do this.

Kennedy – correct. The mini-warehouse is grandfathered in and is zoned as light industrial. If we change the FLUM, it may take 60-90 days for the advertising, permitting, and Town Council review also.

Chad – can we do this with a special use permit?

Traci – we do not have to put these sheds out front. We can put a sign out there. We have room on the back and side of the property for the sheds. It’s a visual, computer animated sales pitch for the tiny homes.

Kennedy – the special use permit concern – it is simply not listed and mobile homes are not allowed to be sold. It may be pushing the limit.

Jeltes – if it’s conditional or special use, it’s changed some. If it’s behind the main fence on the C1 property and the sheds are placed on the C2 property, that’s acceptable.

Thomas – not 20 or 30 sheds but possibly 2 or 3.

Jeltes – the FLUM change, and the time it takes to do this, is on the back end of the other stuff.

Toole – going from C1 to C2, is that ok?

Kennedy – yes, that would be under a conditional use permit and submit a site plan to us.

Thomas – to change the zoning, it may be more than 30 days?

Kennedy – it depends on the approach they take.

Jeltes – opts for the conditional use similar to automobile sales. They can come back next time with a site plan. It must be noticed with public notices to the neighbors.

Kennedy – correct. An application must be submitted, and we advertise it in the newspaper and send letters to the neighbors.

Toole – make it eye appealing as people are entering the Town.

Chad – put together a site plan and submit it to the Town Hall.

Kennedy – attractive landscaping will be nice so include this also.

Toole – it’s back off the road and behind the fence?

Chad – yes. It's locked and secured after 5 PM.

Traci and Chad – thanked the Zoning Board for working with them.

6. OLD BUSINESS: Continued Land Development Code Binder Review

Kennedy - left off on sections 2-9 and 2-10. Retail footage. Proposes a maximum of 10,000 sq. ft. Double the size of Dollar General. Might allow a hardware store but not the size of Home Depot, unless it's up-zoned to C2 with a maximum of 30,000 sq. ft. The minimum and maximum sizes are not in our current code and suggests adding this.

Thomas – the 80% impervious is not in the code?

Kennedy – it is in the Town's Comp. Plan - paving and sidewalks, etc.

Jeltes – general descriptions should list 10,000 and 30,000 sq. ft. and illustrate the size.

Kennedy – correct. Illustrations can be helpful. This is our first draft.

Jeltes – max impervious surface for C1, it's descriptive but the C2 section doesn't have a description. Might be a good idea to keep it similar. He found this throughout the draft.

Kennedy – agreed and will put a description in under the C2 section and throughout the draft also. It should be consistent throughout the whole code.

Kennedy – Winn Dixie is roughly 41,000 sq. ft. You would not be able to do that size in C1 or C2 here. Possibly a smaller version. The Dollar General is just over 5,000 sq. ft. Also mentioned the minimum sq. ft in the draft binder.

Kennedy – the light industrial zone – the entire section can be revised as we have none here in Town.

Thomas – we're limiting people here if we don't have it.

Kennedy – RPS and S&A Leisure should be zoned as light industrial.

Toole – RPS used to be a bank and it now brings good business to Town.

Thomas – leave it as someone may want to change their zoning to it.

Toole – there's a car repair garage business behind AZA Health and is not zoned as industrial.

Kennedy – it's not zoned for what he's doing there now.

Thomas – it's grandfathered in since it's been there so long.

Toole – agreed.

Thomas – C1 is the majority of zoning in Town.

Jeltes – if the code gets adopted this way, they don't have to change their zoning do they?

They'll be grandfathered in?

Kennedy – correct.

Toole – the couple that was here, it may take them a long time to do the change they may request.

Kennedy – what you're reading here now, is the current law in the Town. Should it be more or less expansive, as it is currently written? Light industrial should be more descriptive with the floor/area ratio. You don't have to allow these uses if you don't want to. Be careful to abide by the 1st Amendment. Putnam Well Drilling and RPS should be light industrial.

Jeltes – Use J., are we saying all are not allowed?

Kennedy – how it currently reads. Dairy processing, slaughterhouses, etc. Correct. Should we delete Section J?

All agreed to delete Section J.

Jeltes - format wise – it should look similar to the C1 and C2 sections. Max building height, if they increase setbacks, what's the reasoning?

Kennedy – might see the use for a 4 story.

Thomas – or possibly the need for a tower.

Kennedy – may need more land.

Thomas – who came up with the 35 foot standard?

Toole – Southern building code.

Thomas – every Town has 35 feet. It's not based on ceiling heights, it's just a number someone made up.

Kennedy – been dealing with it for a long time and it's just the standard height. It's pretty common. Presumed it's based off of the roof, etc. Pitched or flat, for example.

Kennedy – Public buildings and grounds section.

Jeltes - Public buildings and grounds section and public building section - are they basically the same?

Kennedy – slightly different but not also. One section allows different uses. He could shorten that up.

Jeltes – are the sections repetitive?

Kennedy – we can sort that out if needed.

Thomas – is a museum a public building?

Kennedy – yes. Under conditional uses, private clubs might be considered and allowed in this zoning category.

Jeltes – conservation section – just some typos.

Kennedy – agreed and will make changes. The next section – minimum acreage requirement, we need to review. We should change this and there's only about 5 parcel acres that are 10 acres. It's county level. You can do a PUD on 1, 2 or 3 acre piece of land. For example, what are we going to do with the River Ridge Cottages? None of our zoning allows for what people are proposing. RV park, tiny home village, etc. We do not have any PUD's currently. Someone is looking at the boat basin property and it has multiple zoning. There's tourist commercial and most of it is zoned residential. A lot of people are trying to buy it. The FLU is commercial. The best way would be through a PUD.

Toole – they were going to put condos there.

Kennedy – the condos next door are zoned as tourist commercial because it used to be a hotel. Mixed use commercial, we should reduce the acreage. He thinks 10 acres is too big and it must be at least 1 acre. A PUD allows the city to have control and the developer to have protectivity. If a tiny home village is an idea, we control the lot sized and appearance and can manage the area.

Thomas – the city could be controlling the look of some things and sometimes the developer just does what they want. The downtown development could be a PUD where we can control it.

Toole – doesn't want to see motorized things coming in and out and close down streets so diesel pushers come in and try to get through there.

Kennedy – about 2.5 acres are with cabin style tiny homes with a small tiki bar near the Sportsman Harbor boat basin. It's not that weas as it's not zoned for this.

Thomas – the PUD is how we can control it.

Kennedy – the residential and commercial are mixed use zoning here in Welaka.

Jeltes – is an acre too small?

Toole – yes, an acre is too small.

Thomas – Crescent City hasn't used it yet. Could be a minimum of 1 or 2 acres.

Kennedy – a PUD was requested to address the dimensional sizes and was trying to do a variance instead of a PUD.

Jeltes – traffic circulation – does this address emergency vehicle adequacy?

Thomas – every building permit addresses this. It's always allowed.

Kennedy – he can add this verbiage here.

Jeltes – Section 2-315.3 Subsection 3., wording suggestion – the PUD is an ordinance? The application is an ordinance?

Kennedy – yes, the PUD is an Ordinance and will be adopted by the ORD as well. He will clean this section up.

Toole – if the waterfront vision – if they leave Elm Street and Front Street. If they close the small road area where the trees are, how hard is it to give access to Front Street?

Kennedy – Town Council can close the street and use as a walking area.

Thomas – if the homeowners agree then it's ok.

Kennedy – the Town will be responsible for the maintenance of the road. McClure on down Front Street is the Town's.

Toole - the County is supposed to maintain Front Street near the boat ramp.

Thomas – the master plan shows all the extensive things to do to apply for a PUD. The more the better to protect the Town.

Jeltes – Section 2-07, we talk about physicians twice but not a clinic.

Kennedy – there's a difference between a doctor's office and an urgent care office.

Thomas – a doctor's office has less equipment than an urgent care office.

Jeltes – shall not include recreational vehicles or city... please correct the verbiage.

Kennedy – not sure why that's there and he'll fix. It looks like it was intended for campgrounds.

Jeltes – impervious surfaces – he's concerned about flood control. Is this addressed elsewhere?

Kennedy – we have some design standards but what you want to do is have minimal standards. If we get a water management district, this will have the requirements.

Thomas – if we use impervious stones or brick, we can get a credit.

Kennedy – or we can hire a 3rd party and they take on the responsibility for this.

Thomas – typically anything over 5,000 sq. ft., water management takes it on.

Toole – should trees be required for shade areas in a parking lot?

Kennedy – we have some design standards – it'll be article 6 in the binder when we get to it.

Toole – the guy that cleared property on 309 only left 2 or 3 trees and they look like they're dying now.

7. PUBLIC COMMENT: None.

8. ADJOURNED: 7:31 PM