

TOWN OF WELAKA

REGULAR ZONING BOARD MEETING

AGENDA

September 21, 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 Jeltres
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** by Town Clerk, Meghan Allmon
 - Chairman David Jeltres
 - Lenore Toole
 - Les Thomas
 - Pamela Washington
 - Jennifer Burres
 - Town Attorney Patrick Kennedy
4. **APPROVAL OF CURRENT AGENDA**
5. **APPROVAL OF PREVIOUS MINUTES:** August 29, 2023 Meeting Minutes
6. **NEW BUSINESS:**
 - a. **Review of article 2 of the proposed Land Development Code - Accessory Uses and Structures**
7. **OLD BUSINESS:** None.
8. **PUBLIC COMMENT**
9. **ADJOURN**

TOWN OF WELAKA
REGULAR PLANNING & ZONING BOARD MEETING
August 29, 2023 @ 5:05 P.M.

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

MINUTES

(This meeting was broadcasted for view only on the Town of Welaka's Facebook page)

1. **CALLED TO ORDER** by Chairman David Jeltres at 5:05 PM
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALLED** by Town Clerk, Meghan Allmon:
Chairman David Jeltres - present; Lenore Toole - present; Les Thomas - absent; Pamela Washington - present; Jennifer Burres - absent, and Town Attorney Patrick Kennedy - present.
Three members are present, we have a quorum.
4. **APPROVAL OF CURRENT AGENDA:**
Motion Made by Toole to accept the 8/29/23 Meeting Agenda and seconded by Washington.
Passed 4/0.
5. **APPROVAL OF PREVIOUS MINUTES:**
Corrections: None.
Motion Made by Toole to accept the 8/17/23 Meeting Minutes and seconded by Washington.
Passed 4/0.
6. **NEW BUSINESS:**
 - a. **Resignation of Marianne Milledge from Welaka Zoning Board**
Jeltres – effective 8/22/23, her resignation was accepted.
 - b. **Welcoming Pamela Washington to the Welaka Zoning Board**
Jeltres – welcomed Pamela to the Board.
 - c. **Welcoming Jennifer Burres to the Welaka Zoning Board**
Jeltres – welcomed Jennifer to the Board. She is out working the hurricane readiness and is absent tonight.

Kennedy - a Town Advisory Board needs to review these 2 grants and defaults to the Planning & Zoning Board. Fox said we are required to have this Board review these 2 grants.
Jeltres – this has come before the Town Council as well?
Kennedy – yes, the Town Council has approved moving forward with these 2 FRDAP grant applications.
 - d. **Presentation of FRDAP Grant: Welaka Pickleball Park, Phase 1 for \$200,000.00**
Finch – Town Council was presented with this information also and they agreed to move forward

with it. She explained the grant items for the Pickleball Park and the dollar amounts. The second page is the support items and is all based on a point system. Some items are new, and some are renovations. The total of the list is \$200,000. We need a motion for each grant separately after questions.

Jeltes – asked Kennedy – Pickleball Park, are there any issues with zoning or future land use maps?

Kennedy – no, no issues. It's zoned correctly. It's the Field of Dream, 500 Pine Street.

Finch – approximately an acre.

Jeltes – the values are totaled up to the maximum amount.

Kennedy – yes, \$200,000 is the max and these amounts can be moved around but the items stay the same.

Toole – cannot believe the water fountain is \$2,500.

Finch -

Washington – in the other meeting, the pickleballers asked for a walking trail.

Finch – Fox said it did not get more points so it was not added. Fox suggested we drop it.

Erin Jeltes – 808 Front Street - the money is allocated and what we'd like to see done. If there's money left over, can we do the walking trail?

Finch – we cannot add an additional project after.

Erin Jeltes – maybe the Town can fund it?

Finch – this is Phase 1 and possibly we can add it in the next phase.

*Motion made by Toole to accept the Welaka Pickleball Park, Phase grant application submission. Seconded by Washington. Passed 3/0.

e. Presentation of FRDAP Grant: Jefferson Smith Park, Phase 1 for \$200,000.00

Finch – explained the grant action and support items and prices. Mostly everything is renovations. This started with basketball court resurfacing inquiries, and we decided to apply for a grant. A picnic area will be the new item and the shuffle ball court renovation was added also. This is a total of \$200,000.

Washington – asked Kennedy if we were able to get the Warranty Deed?

Kennedy – no, we can get a title search and that was just submitted to us this afternoon. What we have is a Quit Claim Deed from 1970. FRDAP requires that we have an opinion from an attorney and a title search done.

Washington – were able to move forward?

Kennedy – yes. Quit Claim Deed doesn't warrant that there's a good title. This is why we have the title search and letter done.

*Motion made by Washington to accept the Jefferson Smith Park Phase 1 grant application submission. Seconded by Toole. Passed 3/0.

Washington – since we're ready to move forward, are we able to meet the grant deadline?

Town Clerk – yes, I plan to email all of the documents to Fred and Melissa Fox after this meeting tonight. The email is all ready to send so after proof-reading these minutes here, I will send the email to Melissa and Fred Fox tonight.

7. **OLD BUSINESS:** None.

8. **PUBLIC COMMENT:** None.

9. **ADJOURNED:** 5:21 PM