

**TOWN OF ASTATULA
PLANNING & ZONING
BOARD MINUTES**



**REGULAR MEETING
THURSDAY AUGUST 22, 2019
TOWN HALL**

Having been duly advertised as required by law, Chairman Boyd called the Regular Planning & Zoning meeting to order at 6:12 pm and led the Pledge of Allegiance.

Members Present:

Marjorie Boyd, Chairman
Karen Smith
Orita Issartel
Robert Reagan

Town Staff Present:

Graham Wells, Town Clerk
Tim Green, Town Planner

Roll Call was performed, and it was determined that a quorum was present. Chairman Boyd welcomed Planner Tim Green; there were no residents present.

MINUTE APPROVAL

Approval of minutes for July 25, 2019 Regular Meeting

**MOTION by Member Issartel to approve; SECONDED by Member Smith
For: Boyd, Issartel, Smith, Reagan**

Against: None

MOTION CARRIED 4-0

NEW BUSINESS

**REVIEW OF THE PROPOSED LOT SPLIT FOR THE 2.67 ACRE SITE LYING EAST OF
MADISON STREET AND NORTH OF ROSE HOLLOW WAY IN THE TOWN OF ASTATULA.**

Chairman Boyd deferred to Planner Green to give details of what was before the board.

The existing parcel is zoned R--1. The proposed Lot Split will divide the parcel into two parcels. The submitted survey dated 8-8-2019 prepared by Target Surveying, LLC, Signed by Florida Surveyor and Mapper #6415.

Planner Green stated that the lot had not been previously split and was therefore by code able to be split. Each parcel in Zoning R-1 is required to be 100 feet wide and have an area of 21,780 square feet (half-acre). Based on the dimensions on the survey, Mr. Green concurred that both lots meet the requirement in the code.

In summary he requested that the board make a recommendation to approve the application contingent on the applicant providing the outstanding items shown on the report.

The lot sizes need to be shown on the three surveys; one which is the original parcel and the two others which show the individual lots once split. He said that the split carved out was unusual as there are two existing mobile homes on the parcel and there can only be one per lot. The mobile homes are non-conforming to the existing code but have been the long enough to be grandfathered in. Each one meets the setback requirements once the lot is split.

Currently the homes share a well but have separate septic tanks. An additional well would have to be installed before the lots can be sold. This is not a town issue but a Department of Health issue. Once approved the Clerk would record the split at the County.

The property is currently up for sale and Chairman Boyd asked if there was anything in our code about a property being up to date on their taxes prior to it being split. Mr. Green had not come across this before and did not know how the property Appraiser would deal with it. The tax certificate had been sold and he felt that it was a legal question that should be addressed before approval was given by Council.

Following some discussion, Clerk Wells suggested that as the boards motion was a recommendation, in addition to the outstanding items, approval would also be contingent on the attorney's opinion on any implications to the Town before it went to Council for approval. Being no further discussion Chairman Boyd asked for a motion.

MOTION by Member Reagan to recommend that Council approve the application contingent on the outstanding items being provided and the understanding that the property tax issue is resolved; SECONDED by Member Smith

For: Boyd, Issartel, Smith, Reagan

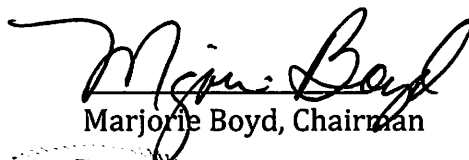
Against: None

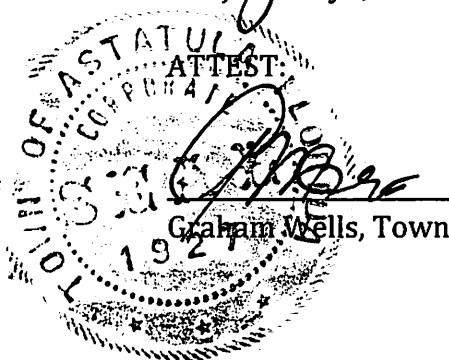
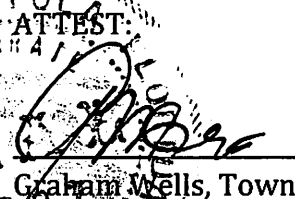
MOTION CARRIED 4-0

ADJOURNMENT

There being no further business, Chairman Boyd thanked the board and the meeting was adjourned at 6:30 pm.

Respectfully submitted,


Marjorie Boyd, Chairman


ATTEST:

Graham Wells, Town Clerk