

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



**SPECIAL MEETING  
TUESDAY OCTOBER 6, 2020  
TOWN HALL**

Having been duly advertised as required by law, Chairman Boyd called the Special Planning & Zoning meeting to order at 6:05 pm and led the Pledge of Allegiance.

**Members Present:**

Marjorie Boyd, Chairman  
Karen Smith  
Sean Donnelly Sean Donnelly

**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 those present.

**MINUTE APPROVAL**

1. Approval of Minutes – May 28, 2020 Regular P & Z Meeting.

**MOTION by Member Donnelly to approve; SECONDED by Member Smith**

**For: Boyd, Smith, Donnelly**

**Against: None**

**MOTION CARRIED 3-0**

The meeting was suspended at 6:07 pm to allow the Local Planning Agency to hear the Public Hearing of Ordinance 2020-16.

**The meeting was reconvened at 7:25 pm**

**NEW BUSINESS**

The Mayor addressed the Board to outline an application for a grant under the Florida Recreation Development Assistance Program (FRDAP). The \$50,000 non-matching funding for the grant is from the Department of Environmental Protection.

The Mayor said that the improvements may include new picnic facilities with shelters; renovation of the playground equipment, soccer field and tennis courts; fencing and renovation of the restrooms. He added that a motion from the board was required for the application to move forward.

There being no questions, Chairman Boyd requested a motion.

**MOTION by Member Donnelly to recommend that the application for the FRDAP grant be submitted: SECONDED by Member Smith**

**For: Boyd, Donnelly, Smith**

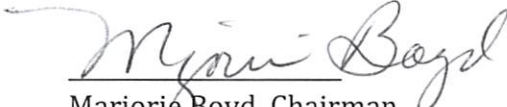
**Against: None**

**MOTION CARRIED 3-0**


**ADJOURNMENT**

There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 7:35 pm.

Respectfully submitted,

  
Marjorie Boyd, Chairman

ATTEST:

  
Graham Wells, Town Clerk



**TOWN OF ASTATULA  
LOCAL PLANNING  
AGENCY MINUTES**



**SPECIAL MEETING  
TUESDAY OCTOBER 6, 2020  
TOWN HALL**

Having been duly advertised as required by law, Chairman Boyd called the Local Planning Agency meeting to order at 6:07 pm.

**Members Present:**

Marjorie Boyd, Chairman  
Karen Smith  
Sean Donnelly Sean Donnelly

**Town Staff Present:**

Graham Wells, Town Clerk  
Tim Green, Town Planner

Roll Call was performed, and it was determined that a quorum was present.

**PUBLIC HEARING – Ordinance 2020-16**

Review and consideration of Large-Scale Comprehensive Plan amendment for the 52+/- acres property located north of Georgia Avenue, west of Monroe Street, east and west of Adams Street, east of Washington Street and south of Pennsylvania Avenue. The comprehensive plan amendment request is to change the Future Land Use on the property from Mobile Home to Planned Unit Development.

Planner, Tim Green gave a detailed overview of the role of the Land Planning Agency in the town and that this was a review of a Comprehensive Plan Amendment. Their recommendation would go to Council who would vote to transmit it to the Department of Economic Opportunity. This would go through nine different agencies who would make their recommendations.

He stated that this meeting was to approve the Comprehensive plan amendment to determine the highest and best use of the land and that the rezoning of the property would be reviewed at a later date. He then went over the differences between the current land use and what was being requested. This included the property use, density, home types allowed, adjacent future land use designations, effect on traffic, potable water, sanitary sewer, recreation and open space, solid waste and drainage facilities. A summary of his comments is shown below.

- The existing Mobile Home Future Land Use allows with Central Water and Sewer facilities up to 8 Dwelling per Acre.
- The proposed Planned Development Future Land Use allows with Central Water and Sewer up to 6 Dwellings per Acre.
- The proposed Future Land Use amendment indicates a Decrease in
  - o Traffic volume
  - o Potable Water demand
  - o Sanitary Sewer demand
  - o Solid Waste volume
  - o School Aged Children

- Amending the existing Mobile Home Future Land Use to Planned Residential will allow for site-built homes rather than the existing requirement that the homes be manufactured.
- The Planned Development Future Land Use requires a Planned unit Development Zoning in order to fully implement the Land Use. The accompanying PUD to be adopted under a separate review further reduces the overall development impact.

Chairman Boyd open up discussion from the board. Member Smith requested assurance that the wetlands would not be built on. Mr. Green responded that wetlands are regarded as buffers in the Comprehensive Plan and are prevented from being built upon. Member Donnelly asked whether the current land use required any changes. Mr. Green responded that it would still have to be re-zoned, but a Comprehensive Plan Amendment would not be required.

Chairman Boyd opened the discussion to the public. Their comments can be heard on the recording of the meeting which can be requested from the Clerk.

Mike Rankin from LPG stated that all the questions about the proposed development would be covered at the rezoning meeting on October 22, 2020. Clerk Wells describe some of the many opportunities that the town's residents would benefit from with this development. Member Donnelly suggested that the residents attend the council meetings to make their feelings and opinions heard.

There being no further questions, Chairman Boyd closed public comment and requested a motion to transmit to Council a recommendation to approve or not approve Ordinance 2020-16 Comprehensive Plan Amendment.

**MOTION by Member Donnelly to transmit to Council for their consideration:  
SECONDED by Member Smith**

**For: Boyd, Donnelly, Smith**

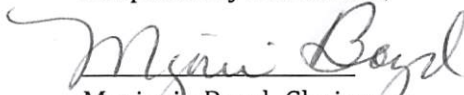
**Against: None**

**MOTION CARRIED 3-0**


### **ADJOURNMENT**

There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 7:20 pm.

Respectfully submitted,

  
Marjorie Boyd, Chairman

ATTEST:

  
Graham Wells, Town Clerk