

**TOWN OF ASTATULA**  
**Regular Council Meeting Agenda**  
Monday December 13, 2021 - 7:00 PM  
TOWN HALL

**Town Council Members**

Mitchell Mack - Mayor  
Stephen Cross  
Gayle Sikkema  
Orita Issartel

**Town Staff**

Graham Wells, Town Clerk & Finance Officer  
Jane Whaley, Building Department Manager  
Wally Hoagland, Police Chief  
Heather Ramos, Town Attorney  
Tim Green, Town Planner

**Call to Order**

**Invocation**

**Pledge of Allegiance**

**Roll Call**

**Confirmation of Meeting Notification and acknowledgement of Quorum**

**Welcome and Introduction of Guests**

**A. CITIZENS QUESTIONS AND COMMENT**

**CITIZEN QUESTION AND COMMENT PERIOD**

At this point in the meeting the Town Council will hear questions, comments, and concerns from the citizens. If the issue raised is not on today's agenda, action will not be taken by the Council at this meeting. Questions may be answered by staff or referred for appropriate staff action. If further action is necessary, the item may be placed on a future Board agenda. Zoning and code enforcement matters cannot be discussed during the public comment period. Procurement matters not scheduled to be heard by the Council today also cannot be discussed during the public comment period. Public comment may be limited 3 minutes.

**B. AGENDA REVIEW**

**C. MINUTE APPROVAL**

1. Approval of Minutes for November 8, 2021 Regular Council Meeting.

**D. PUBLIC HEARING**

**FINAL READING OF ORDINANCE 2021-27 PERTAINING TO HOME-BASED BUSINESSES**

**ORDINANCE 2021-27**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA, PERTAINING TO HOME-BASED BUSINESSES; AMENDING SECTIONS 13-3 AND 13-4 OF THE TOWN'S CODE OF ORDINANCES AND 4.9.1, 4.9.2, 4.9.3, 4.9.4 AND 10.2 OF THE TOWN'S LAND DEVELOPMENT REGULATIONS REGARDING HOME OCCUPATIONS TO BE CONSISTENT WITH THE NEW GENERAL LAW ON HOME-BASED BUSINESSES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.**

**ANNEXATION OF THE PROPERTY 98+/- ACRES LOCATED NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY.**

**ORDINANCE 2021-22**

AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE BOUNDARIES OF THE TOWN OF ASTATULA IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES FOR PROPERTY LOCATED NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY IN LAKE COUNTY, FLORIDA, CONTAINING APPROXIMATELY 98 ACRES; REDEFINING THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE PROPERTY; PROVIDING FOR PUBLICATION OF NOTICE OF THE PROPOSED VOLUNTARY ANNEXATION AND FOR A COPY OF THE NOTICE TO BE SENT TO THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS; FILING A COPY OF THIS ORDINANCE WITH THE LAKE COUNTY CLERK OF CIRCUIT COURT, THE LAKE COUNTY CHIEF ADMINISTRATIVE OFFICER, AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR FILING OF A REVISION OF THE CHARTER; PROVIDING FOR A COPY OF THE REVISED CHARTER BOUNDARY ARTICLE TO BE SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING AN EFFECTIVE DATE.

**ADJOURNMENT: TO CONVENE THE LOCAL PLANNING AGENCY MEETING**

**RECONVENE REGULAR COUNCIL MEETING**

**COMPREHENSIVE PLAN AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF ASTATULA, FLORIDA.**

**ORDINANCE 2021-23**

AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE TOWN OF ASTATULA, FLORIDA, BY CHANGING THE FUTURE LAND USE CLASSIFICATION FOR THE PROPERTY LOCATED NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY IN ASTATULA, FLORIDA, CONTAINING APPROXIMATELY 98 ACRES, AND MORE PARTICULARLY DESCRIBED BELOW FROM LAKE COUNTY RURAL TO TOWN OF ASTATULA SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE TOWN OF ASTATULA, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**REZONING OF THE PROPERTY APPROXIMATELY 98 ACRES ZONED LAKE COUNTY AGRICULTURAL TO TOWN OF ASTATULA RESIDENTIAL R-2. THE PROJECT IS NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY.**

**ORDINANCE 2021-24**

AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ASTATULA, FLORIDA, BY AMENDING THE EXISTING LAKE COUNTY AGRICULTURAL ZONING TO TOWN OF ASTATULA R-2. THE PROPERTY IS LOCATED NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY IN ASTATULA, FLORIDA, AND CONTAINS APPROXIMATELY 98 ACRES, AND MORE PARTICULARLY DESCRIBED BELOW; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE TOWN OF ASTATULA, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**COMPREHENSIVE PLAN AMENDMENT EAR (EVALUATION AND APPRAISAL REPORT) AND PRIVATE PROPERTY RIGHTS ELEMENT.**

**ORDINANCE 2021-25**

AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3187 FLORIDA STATUTES BY AMENDING AND UPDATING THE FUTURE LAND USE ELEMENT, ADDING A PRIVATE PROPERTY RIGHTS

**ELEMENT, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AUTHORIZING THE TOWN CLERK TO AMEND SAID COMPREHENSIVE LAND USE PLAN; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR FOWARDING THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY PURSUANT TO CHAPTER 163 OF THE FLORIDA STATUTES.**

**E. OLD BUSINESS**

1. Consideration and Approval for the purchase of a new flagpole for Town Hall.
2. Request for Special Event Permit for Small Farmers Market in Kirkwood Park.
3. Discussion and Approval of the sale procedure for 13128 New York Ave.

**F. NEW BUSINESS**

1. Resolution 2021-30 Amending the Fee Schedule for bespoke water utility hook-up.
2. Resolution 2021-29 Amending the rules of order following Council discussion.
3. Recommendation to pay-off the existing loan of \$100,000 to United Southern Bank.
4. Approval of the ACH Origination Agreement with United Southern Bank, for direct deposit of payroll.
5. Appointment of an interim Public Works Director – Councilman Cross.
6. Consideration and approval of contract with Allen & Company for locate services.

**G. BUDGET AND FINANCE REPORT REVIEW**

Financial Report for October 2021 – Final  
Financial Report for November 2021 - Preliminary

**H. COUNCIL DEPARTMENT LIASON & COMMITTEE REPORTS**

Finances – Councilman Cross  
Public Works/Streets – Mayor Mack  
Public Safety/Code Enforcement – Councilwoman Sikkema  
Legal, Grants, Land Development, Regulation, Ordinances – Councilwoman Sikkema  
Economic Development – Councilwoman Issartel

**I. REVIEW**

Items for Workshops and possible dates  
Items for next Regular Council meeting  
Items for Special Meetings and possible dates

**J. STAFF REPORTS**

Town Attorney – Heather Ramos  
Police Department – Chief Hoagland  
Town Clerk – Graham Wells  
Public Works Director

**K. COUNCIL MEMBER MICELLANEOUS COMMENTS:**

**L. ADJOURNMENT:**

Please Note: In accordance with F.S. 286.0105; Any person who desires to appeal any decision or recommendation at this meeting will need a record of the proceedings, and that for such purpose may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The Town of Astatula does not prepare or provide this verbatim record.  
Note: In accordance with the F.S. 286.26; Any Persons with disabilities needing assistance to participate in any of these proceedings should contact Town Hall, 25009 CR 561, Astatula FL 34705, (352) 742-1100 at least two business days in advance of the meeting.