



Town of Eatonville
Planning and Zoning Board
307 E Kennedy Blvd
Eatonville, FL 32751

PLANNING AND ZONING BOARD
MEETING
THURSDAY, APRIL 25, 2019 4:00 pm
AGENDA

- I. Call to Order
- II. Roll Call
- III. Invocation and Pledge of Allegiance
- IV. Approval of minutes.
- V. Explanation of Hearing
- VI. Hearings
 - A. Old Business
 1. **DEV2019.01.8LU / DEV2019.01.8RZ** A Small Scale Comprehensive Plan Map Amendment and Rezoning for 20 Mustard Seed Lane. (Update)
 - B. New Business
 1. General Planning Discussion
 - a. State Legislation Impacting Planning
 - b. Land Development Code
- VII. Member Comments
- VIII. Staff Comments
- IX. Public Comments
- X. Adjournment

Any person wishing to appeal any decision made by Planning and Zoning Board with respect to any matter considered at such meetings or hearings will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made which record included the testimony and the evidence upon which the appeal is made. The above notice is required by State Law (F.S. 189.417). Anyone desiring a verbatim transcript shall have the responsibility, at his/her own expense to arrange for the presence of a certified court reporter at the hearing. For further information regarding the Planning and Zoning Board, call (407) 623-8900.



April 22, 2019

To: Planning and Zoning Board
From: James Benderson, Town Planner 
Subject: Small Scale Comp Plan Amendment Update

MEMO

The Department of Economic Opportunity has confirmed receipt of the Town's most recent Future Land Use Map amendment. Please see the attached letter.

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

April 18, 2019

Mr. James Benderson
Town of Eatonville
Town Hall
307 E. Kennedy Boulevard
Eatonville, Florida 32751

RE: 20 Mustard Seed Lane

Dear Mr. Benderson:

Thank you for submitting copies of the Small-Scale Development Plan Amendment for Eatonville adopted by Ordinance No(s). 2019-01 on March 19, 2019 for our records. The reference number for this amendment package is 19S01.

The Department of Economic Opportunity **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small-scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Donna Harris of my staff by phone at 850.717.8491 or by e-mail at donna.harris@deo.myflorida.com.

Sincerely,

D. Ray Eubanks, Administrator
Plan and DRI Processing Unit

DRE/dh

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



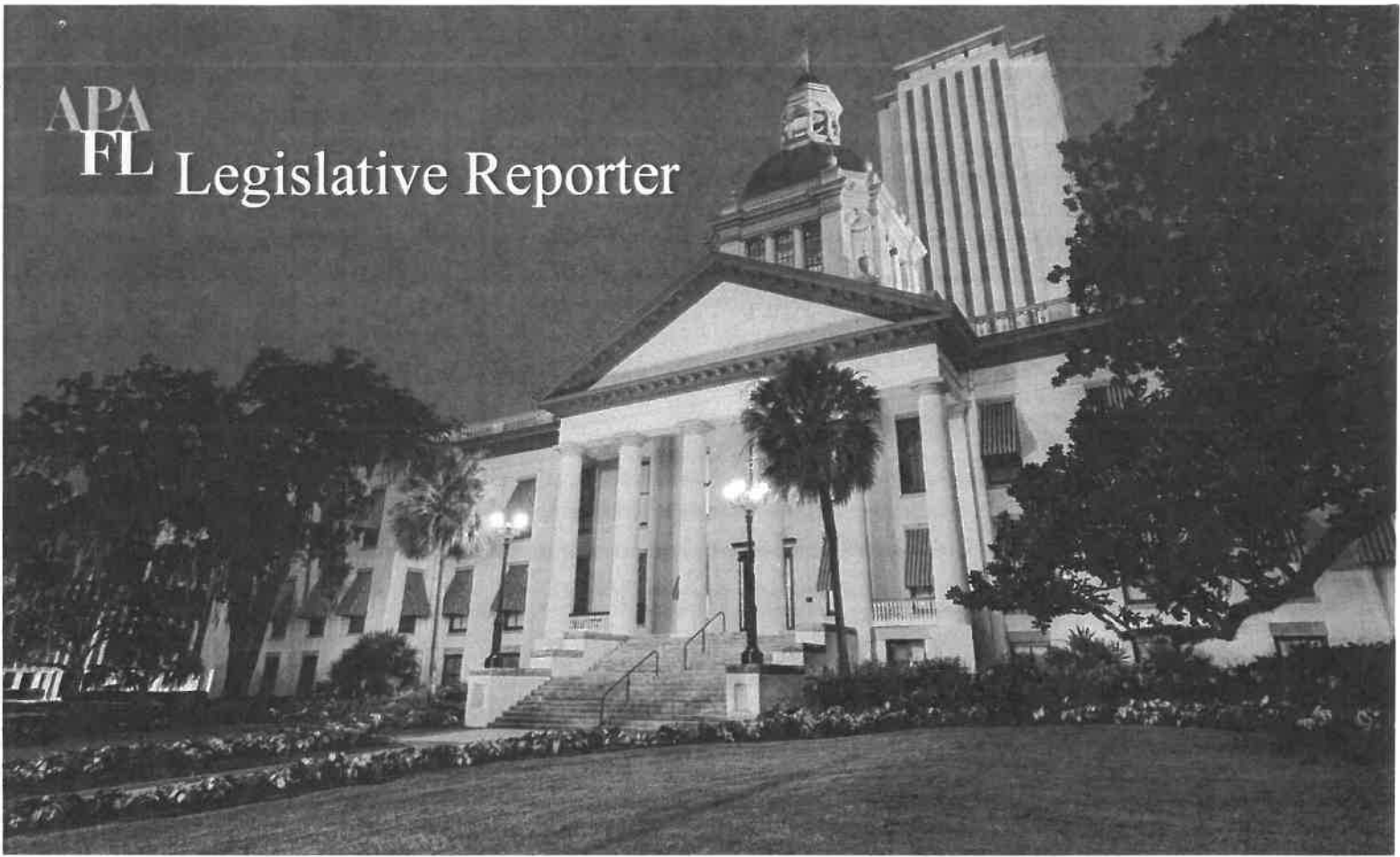
April 22, 2019

To: Planning and Zoning Board
From: James Benderson, Town Planner 
Subject: State Legislation Impacting Planning

MEMO

The Florida Chapter of the American Planning Association has provided its members with a summary of the various Bills that have been introduced during this legislative session. Please see the summary of list for your information.

APA FL Legislative Reporter



April 22, 2019

There are two weeks left in the legislative session before the scheduled close on May 3. Bills that have not made it through the committee process are likely not going to pass at this point.

CS/HB 207 ER, which prohibits any local government from requiring payment of impact fees any time prior to issuing a building permit, was passed by the House on March 27 and the Senate on April 4.

CS/SB 7014 ER, which deals with government accountability, was passed by the Senate on March 27 and the House on April 11. The bill was been presented to Governor DeSantis and he has until April 29 to act on it. Both bills are discussed below.

In addition, several bills of interest have passed either the House or the Senate this past week:

- CS/CS/HB 291 E1 (passed by House on April 17): requires a local comprehensive plan to include a property rights element by July 1, 2022
- CS/CS/HB 1235 (passed by the House on April 17): allows a governmental agency the option to publish legally required advertisements and notices on a publicly accessible website if certain conditions are met
- HB 6017 (passed by the House on April 11): repeals the 120-acre cumulative annual limit on small-scale development amendments that may be approved by a local government
- CS/HB 9 (passed by the House on April 17): provides for the phase-out of existing CRAs
- CS/CS/HB 437 (passed by the House on April 17): provides that the petition to a county or municipality to create a community development district (CDD) of less than 2,500 acres may include a list of sufficiently contiguous lands within the same county or municipality that the petitioner expects to include in the district boundaries within ten years
- CS/HB 325 (passed by the House on April 17): deals with inlet management and beach management projects
- CS/HM 799 (passed by the House on April 17): a memorial bill urging congress to direct U.S. EPA to issue a memorandum of agreement so that Florida may complete assumption of the section 404 dredge & fill permitting program under the Federal Clean Water Act

- CS/HB 521 (passed by the House on April 11): deals with wetland mitigation
- HB 861 (passed by the House on April 17): requires counties and municipalities to post their annual budgets to their respective websites for at least two years and tentative budgets to their websites for at least 45 days
- CS/CS/HB 15 (passed by the House on April 17); creates the Local Government Fiscal Transparency Act
- CS/CS/HB 5 (passed by the House on April 11): requires any referendum to levy a discretionary sales surtax be held at a general election
- CS/CS/HB 385 ER (passed by the House on April 17): contains various provisions relating to transportation issues in South Florida

These bills are also discussed below.

The latest Bill Tracking Report as of April 22 can be viewed [here](#). If at any point there is a bill you would like to add to this report or if you have a question related to a bill, simply email the Chapter Office at fapa@floridaplanning.org with the request.

If you would like to follow the status of Governor DeSantis's action on bills, go to <https://www.flgov.com/> and click on the 2019 Bill Action button.



April 22, 2019

To: Planning and Zoning Board
From: James Benderson, Town Planner
Subject: Land Development Code

MEMO

It is our intent to identify conflicts, discrepancies, and omissions in the current Municipal Code Book, with a focus on the Land Development Code. We expect to seek technical assistance funding from the Department of Economic Opportunity to prepare Land Development Code rewrite.

However, It is our goal to thoroughly work to identify the text in the document we have concerns with and provide feedback.

Please assist with providing the following information:

1. Known discrepancies
2. Known conflicts
3. Known omissions
4. Recommendations
5. Comments

At your leisure please review the Town's Land Development Code at the listed website address <http://www.townofeatonville.org/planning/>