

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



**SPECIAL MEETING
MONDAY DECEMBER 2, 2019
TOWN HALL**

Having been duly advertised as required by law, Chairman Boyd called the Regular Planning & Zoning meeting to order at 6:01 pm and led the Pledge of Allegiance.

Members Present:

Marjorie Boyd, Chairman
Robert Reagan
Orita Issartel

Absent:

Karen Smith

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, Mr. Jim Stout and Mr. David Clutts.

MINUTE APPROVAL

Approval of minutes for November 7, 2019 Regular Meeting

MOTION by Member Reagan to approve; SECONDED by Member Issartel

For: Boyd, Issartel, Reagan

Against: None

MOTION CARRIED 3-0

NEW BUSINESS

Review and recommendation to Council of the Preliminary Development Application for Colina Del Lago.

Planner Green gave an overview of a Preliminary Development Plan application for the proposed Colina Del Lago residential subdivision containing 60 residential lots on approximately 88.6 acres located south of Massachusetts Avenue and west of Adams Street within the Town of Astatula. It is currently zoned Residential R-1 which is what the applicant desires.

The zoning requirements were in line with the project data provided with the exception of the following notes in the planner's report:

Note 1: Minimum living area must be 1200 Square feet.

Note 2: Vicinity map must be a minimum of one-inch equals two thousand feet.

Note 3: Gas not listed.

Note 4: A traffic study is required to be submitted and reviewed by the Lake Sumter MPO and a School Concurrency review is required to be submitted to the Lake County School Board.

Planner Green went over the recent decision regarding the requirement for parks and the attorney's opinion on collecting fees for exactions and impact. Clerk Wells stated that the policy was to collect impact fees, however the developer could provide a park if they felt that it would improve the salability of the lots. The cost of maintaining the park would remain the responsibility of the developer and the HOA. There was also a question about the accessibility for tract B for maintenance and the location of tract E. This was answered by the developers engineer and would be amended on the final plat. The board looked over the plat map.

Planner Green said that it was a very straightforward application. Member Issartel asked what type of construction was going on the lots and Mr. Stout responded that they would be brick homes and not manufactured homes. Being no further discussion, Chairman Boyd requested a motion.

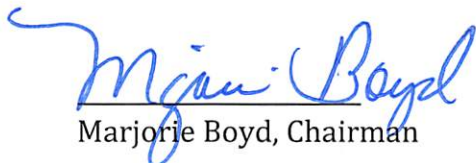
**MOTION by Member Reagan to recommend that Council approve the application contingent on the requirements outlined in the planner's report being met:
SECONDED by Member Issartel
For: Boyd, Issartel, Reagan
Against: None
MOTION CARRIED 3-0**

A brief moment was observed for the passing and burial of Olive Ingram.

ADJOURNMENT

There being no further business, Chairman Boyd thanked everyone for coming; the meeting was adjourned at 6:25 pm.

Respectfully submitted,


Marjorie Boyd, Chairman

ATTEST:


Graham Wells, Town Clerk

