

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



**REGULAR MEETING  
THURSDAY MAY 28, 2020  
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 - By Telephone  
Karen Smith  
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 new Member Donnelly and those present.

**MINUTE APPROVAL**

Approval of minutes for December 2, 2019 Special Meeting

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

**For: Boyd, Reagan, Smith, Donnelly**

**Against: None**

**MOTION CARRIED 4-0**

**APPOINTMENT OF CHAIRPERSON FOR 2020**

**MOTION by Member Donnelly to nominate Marjorie Boyd as Chairperson for 2020;  
SECONDED by Member Smith**

**For: Boyd, Reagan, Smith, Donnelly**

**Against: None**

**MOTION CARRIED 4-0**

**APPOINTMENT OF VICE-CHAIRPERSON FOR 2020**

**MOTION by Member Smith to nominate Sean Donnelly as Vice-Chairman for 2020;  
SECONDED by Member Reagan**

**For: Boyd, Reagan, Smith, Donnelly**

**Against: None**

**MOTION CARRIED 4-0**

## **NEW BUSINESS**

### **Review and recommendation to Council of the Site Improvement and Construction Plans for Colina Del Lago.**

The application is 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.

Planner Green gave an overview of a Final Development Plan and introduced the developer and the civil engineer. He added that he has submitted his review and report and had the report from the Town's engineer. He told the Board that there were some outstanding items to be provided by the developers engineer and that a recommendation to Council was required to approve the plans, or not. The Planner said that his recommendation was to approve the plans with the condition that the outstanding items would be provided. Mr. Green went over the notes on his report:

**Note 1:** The Notes on Sheet 2.0 lists 60 Lots however the total number of lots being created within the legal description of the property is 61 Lots. The 61st lot is labeled as 63.

**Note 2:** Lot 2 (21,779 SF), Lot 10 (21,777 SF), Lot 11 (21,775 SF), Lot 13 (21,779 SF), and Lot 49 (21,751 SF) are less than 21,780 square feet.

**Note 3:** The Notes on Sheet 2.0 lists the Density as 1 .40 and the actual density with 61 lot is 1.45.

**Note 4:** Acreage is not listed on survey.

**Note 5:** Adjacent pavement widths are not shown.

**Note 6:** Street names must be approved by Lake County.

**Note 7:** The plans have Lots 1-60 and Lot 63. The plan does not have lot 61 and 62. The lot numbers are not in order with Lot 63 adjacent to Lot 4 and Lot 5.

**Note 8:** Phasing is not indicted so it is assumed the project will be constructed as one phase.

**Note 9:** Draft covenants must be submitted for review by the Town Attorney.

**Note 10:** The request for Traffic Impact Analysis Exemption must be reviewed by the Town Engineer and approved by the Town Council.

**Note 11:** School Concurrency has been addressed with a Proportionate Share Mitigation Agreement between the owner and the Lake County School Board.

He stated that there is another step to the approval process which is the development order where everything must be completed. He went over the items highlighted in the Town's engineers report.

Member Smith asked whether the lots would be on sewer or septic which Mr. Clutts addressed. She asked whether there would be an issue with septic tanks being so close to the lake. Planner Green said that the lots conformed to the requirements from the water authorities.

Member Donnelly asked for confirmation that the developer would get back the initial cost of upgrading the town's water system through impact fees. Clerk Wells stated that an impact study was being done for utilities and we will know the figure once it is completed. He added that they would pay the impact fees for public services (police) and parks as each home permit is applied for along with the impact fees for the County.

Chairman Boyd opened for Board questions and comment. Member Smith said that she was concerned about the water quality in the lake. She asked whether the lots would be sold all together to a builder. Developer Jim Stout provided a color drawing of the subdivision split up into four sections and said that his intention is to offer each section to different builders. The inner lots were likely to be desirable to a different builder than those on the lake or conservation or with no rear neighbors.

Member Donnelly asked why there was not a need for a traffic analysis. Planner Green stated that it was not required. Mr. Donnelly asked if there was a maximum size of houses that can be built. Mr. Green responded that the percentage of impervious surface of 30% as designated in the LDR's for Residential L1 zoning would dictate the maximum size of any home. Mr. Stout said that as part of the Association Covenants he would likely increase the minimum square footage for a dwelling from 1,200 per the town's LDR's to 1,500. They are also going to have larger caliper trees in the landscaping plan than the Town requires to give the development a better look.

Member Smith asked whether the whole development would have access to the lake. Mr. Stout responded that with the close proximity to the Town's boat ramp, that they would not be putting in an additional ramp. He added that the community would not be gated. Mr. Donnelly asked how they will address the issue of Gopher Tortoises; Mr. Stout required that they would be humanely relocated in accordance with the requirement from the DEP.

Member Boyd inquired about the access to the lake by the three lakefront lots. Mr. Stout responded that they would have to build a bridge across the waterway to build a dock. Being no further questions from the Board, Chairman Boyd opened citizens questions and comments.

**Mr. Wayne Marcum 13426 Kansas Ave.** raised the issue of traffic along Kansas Avenue to get onto CR561 particularly during the rush hour. Mr. Stout suggested that they are more likely to exit the subdivision along Washington and join Florida Avenue where there is a traffic light. Member smith asked what it would take to have a traffic light installed at Kansas and 561. Mr. Clutts responded that it would not meet the minimum requirements for a traffic light at that intersection. The grid system in Astatula allows for multiple alternatives from the subdivision to CR561.

There being no further questions, Chairman Boyd requested a motion.

**MOTION by Member Smith to recommend that Council approve the plans with the outstanding issues corrected. She added that the traffic issue raised by Mr. Marcum be addressed by Council: SECONDED by Member Reagan**

**For: Boyd, Reagan, Smith**

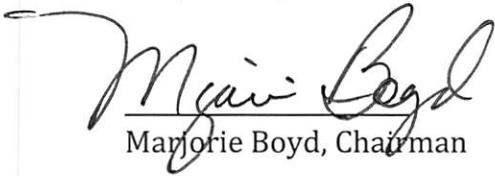
**Against: Donnelly**

**MOTION CARRIED 3-1**


**ADJOURNMENT**

There being no further business, Chairman Boyd thanked everyone for their hard work; the meeting was adjourned at 6:40 pm.

Respectfully submitted,

  
Marjorie Boyd, Chairman

ATTEST:

  
Graham Wells, Town Clerk

