

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



**SPECIAL MEETING
TUESDAY OCTOBER 22, 2020
TOWN HALL**

Having been duly advertised as required by law, Chairman Boyd called the Regular Planning & Zoning meeting to order at 6:08 pm and led the Pledge of Allegiance.

Members Present:

Marjorie Boyd, Chairman
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 those present, around thirty residents.

MINUTE APPROVAL

Approval of Minutes – October 6, 2020 Special P & Z Meeting.

MOTION by Member Smith to approve; SECONDED by Member Donnelly

For: Boyd, Smith, Donnelly

Against: None

MOTION CARRIED 3-0

Approval of Minutes – October 6, 2020 LPA Meeting.

MOTION by Member Donnelly to approve; SECONDED by Member Smith

For: Boyd, Smith, Donnelly

Against: None

MOTION CARRIED 3-0

PUBLIC HEARING – Ordinance 2020-17

Review and consideration of PUD Rezoning for the proposed Tula Parc project. The property is approximately 54 acres and consist of four zoning designations (21.64 Acres of A, 1.09 Acres of R-1, 28.48 Acres of R-3, and 2.5 Acres of C-1). The project is 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 plan proposes 184 residential dwellings, 20,000 square feet of commercial buildings, an on-site Wastewater Treatment Plant, a private community park, and a dog park.

Chairman Boyd gave the floor to Planner Tim Green who introduced himself and went over in detail his staff report showing the difference in the zoning designations against the proposed PUD.

RESIDENTIAL AREA:

Pertinent Site Data	Requirements	Requirements	Requirements	Project Data
Zoning Designation:	A	R-1	R-3	PUD
Future Land Use Designation	Mobile Home	Mobile Home	Mobile Home	Planned Development
Project Size	21.64	1.09	28.48	52 Acres
Number of Lots	4	2	227	184 Lots
Minimum Lot Size	5 acres	21,780 sq ft	5,000 sq ft	5,000 sq feet
Minimum Lot Width	150 feet	100 feet	50 feet	50 feet
Minimum Street Frontage	100 feet	100 feet	25 feet	50 feet
Minimum Street Frontage on a cul-de-sac	75 feet	75 feet	75 feet	25 feet
Maximum Lot Coverage	20%	30%	50%	50%
Front Yard Setback	30 feet	30 feet	20 feet	25 feet
Side Yard Setback	5 feet	8 feet	5 feet	5 feet

Pertinent Site Data	Requirements	Requirements	Requirements	Project Data
Side Street Corner Setback	30 feet	30 feet	10 feet	15 feet
Rear Yard Setback	5 feet	20 feet	10 feet	15 feet
High Water Line Setback	50 feet	50 feet	50 feet	50 feet
Wetland Setback	25 feet	25 feet	25 feet	25 feet
Maximum Building Height	35 feet	35 feet	35 feet	35 feet
Minimum Living Area	1,200 sq ft	1,200 sq ft	1,000 sq ft	1,000 sq ft
Gross Density	1 DU / 5 Acre	2 DU / Acre	8 DU/Acre with Central Water and Sewer	3.4 DU / Acre with Central Water and Sewer

COMMERCIAL AREA:

Pertinent Site Data	Requirements	Project Data
Zoning Designation:	C-1	PUD
Future Land Use Designation	Mobile Home	Planned Development
Project Size	2.5 acres	2.5 acres
Number of Lots	1	1
Minimum Lot Size	No minimum	2.5 acres
Minimum Lot Width	No minimum	174 feet
Minimum Street Frontage	100 feet	576 feet / 174 feet
Front Yard Setback	25 feet	25 feet
Side Yard Setback	10 feet	10 feet
Side Street Corner Setback	25 feet	25 feet
Rear Yard Setback	20 feet	20 feet
Maximum Building Height	40 feet	40 feet

CONCEPTUAL CONCURRENCY REVIEW:

Service	Calculation	Anticipated Demand
Traffic	184 Lots x 7.38 ADT (Average Daily Trips)	1,359 ADT's
Potable Water	Central Water	
Sanitary Sewer	On-Site Treatment Plant	Onsite Septic
Recreation / Open Space	4 acres per 1,000 residents x 494 residents***	1.96 acres
Solid Waste	6.55 lbs x 184 lots x 2.79 persons / house / day	3,241 lbs
Drainage Facilities	Compliance with Chapter 40C-42, 40C-4 and 17-25, F.A.C.	

*Comp Plan Standard = 125 gallons / person / day ** Comp Plan Standard = 111 gallons / person / day
 *** Comp Plan Standard = 4 acres / 1,000 residents Persons per Household = 2.79

PARKS: Home builder will be responsible for paying park impact fees.

PUD Enhancements vs Existing Zoning:

- Maximum Lots limited to 184 vs 233 per lot size minimums
- Commercial Area retained
- On site Waste Water Treatment Plant for residential and commercial areas
- No residential driveways on any existing public right of way.
- Dog Park to be owned and maintained by the HOA
- Recreation Area to be owned and maintained by the HOA
- Stormwater Ponds owned and maintained by the HOA
- Perimeter Buffers increased to 20' from 10'
- Rear Setback increased to 15' from 10'
- Corner Lot Setback increased to 15' from 10'

Related Actions:

- Final approval of this rezoning is contingent upon the review and acceptance of the Comprehensive Plan Amendment.
- The Comprehensive Plan Amendment from Mobile Home to Planned Residential will allow for site-built homes rather than the existing requirement that the homes be manufactured.

At this point in the meeting, Chairman Boyd requested that the residents were able to ask their questions and make their comments before the board had their deliberations.

Areas of questions and concerns raised included:

- Impact on the existing taxpayers for the water supply. *There is none.*
- Retention ponds. *There are more retention areas than required by the code to keep all water run off within the development.*
- Upgrade to the water system. *This is covered in the developer agreement.*
- Concerns about smell from the sewer treatment plant. *Developer stated that it will be a sealed unit and will not create any odor.*
- Types of construction. *The developer plans to build block homes.*

- Additional traffic on Georgia Ave and speeding. *The additional number of daily trips was in Planner Greens report and explained.*
- Access to the Canal. *There would be canal access for the lots on the canal only.*
- Potential inclusion of a boat launch. *There would not be a boat launch.*
- Effect on Birds and wildlife along the canal line. *There would be an environmental study.*
- Potential responsibility the town has for the wastewater plant. *None.*

All questions were responded to by Mike Rankin from LPG, Tim Green and Clerk Wells. Further responses were that there were benefits to accepting this proposed PUD as the density was reduced from the permitted 416 lots to 184 lots in the conceptual plan, there were additional roads and buffers from Pennsylvania Ave and there would be no external driveways on existing roads. All driveways would front the roads within the subdivision.

The Chairman closed public comment and asked for comments from the board.

Member Smith stated that she was okay with the underground sewer system but wanted the five lots on the canal removed. If this was agreed to, then she would vote to accept the plan.

Member Donnelly asked about the buffers. Mr. Green described the three types of buffers that were listed in the code. He also asked whether the PUD was transferrable to another developer and if the plan could be changed. It could be sold but the PUD would not change unless the new owner started the process over. There is a timeframe to begin development and it was unlikely that this would happen.

He also asked about who was responsible for the sewer pipes from the plant to the houses. Mr. Eddy responded that the homeowner is responsible for anything on their property and the HOA for the rest. The town has no responsibility at all. He asked whether rentals would be allowed in the community. Mr. Eddy said that provisions regarding renting would be incorporated in the HOA agreement.

Member Smith said that she would not approve the plan unless the five lots on the canal were relocated.

Chairman Boyd asked if there were any plans for the R2 portion of the PUD. There were two privately owned residences in this zoning. She asked about the dog park location and the issue of barking. Mr. Stout said that he would consider moving the lots on the canal to the dog park area and do away with the dog park. They would lose the more valuable lots on the canal but would get extra smaller lots where the dog park is.

There being no questions, Chairman Boyd requested a motion.

Member Smith requested that it is included in the minutes that the relocation of the canal lots was discussed and will be included in any motion.

MOTION by Member Donnelly to recommend that the plan is approved with the condition that lots 17 thru 21 are relocated to the green space area shown on the plan as the dog park with provision for some type of community structure: SECONDED by Member Smith

For: Boyd, Donnelly, Smith

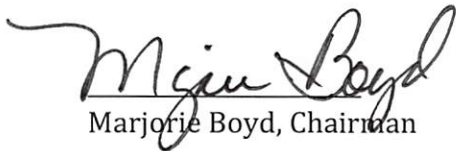
Against: None

MOTION CARRIED 3-0

ADJOURNMENT

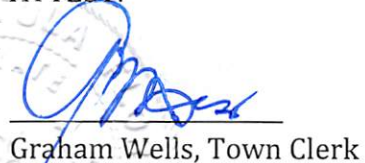
There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 8:03 pm.

Respectfully submitted,



Marjorie Boyd, Chairman

ATTEST:



Graham Wells, Town Clerk

