

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



**REGULAR MEETING  
THURSDAY FEBRUARY 25, 2021  
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  
Sean Donnelly  
Theresa Ann LaBree  
Leigh Ann Pflugh

**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 those present, David Clutts, Jim Stout and Joe Eddy there were no residents present.

**MINUTE APPROVAL**

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

**MOTION by Member Donnelly to approve; SECONDED by Member LaBree**

**For: Boyd, Donnelly, LaBree, Pflugh**

**Against: None**

**MOTION CARRIED 4-0**

**NEW BUSINESS**

**RESOLUTION 2021-04**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; GRANTING APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE PROPOSED TULA PARC SUBDIVISION CONTAINING 179 RESIDENTIAL LOTS AND A TWO ACRE COMMERCIAL SITE ON APPROXIMATELY 54 ACRES LOCATED NORTH OF GEORGIA AVENUE, WEST OF MONROE STREET, EAST AND WEST OF ADAMS STREET, EAST OF WASHINGTON STREET AND SOUTH OF PENNSYLVANIA AVENUE; PROVIDING FOR RECORDATION; PROVIDING FOR AN EFFECTIVE DATE.**

Review and consideration of a Preliminary Subdivision Plan for Tula Parc. The property is approximately 54 acres and 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 179 residential dwellings, 20,000 square feet of commercial buildings, an on-site Wastewater Treatment Plant, and a private community park.

Chairman Boyd gave the floor to Planner Tim Green who introduced himself and explained that this is the approval for the preliminary development plan for the subdivision. There is already an approved PUD for the property and therefore the developer is required to comply with the requirements set out in the ordinance.

The plan differs from the conceptual plan which showed 188 lots. Nine lots have been removed along with a road separating some of the lots which gives a wider buffer between the development and Pennsylvania Ave. The plan meets all the requirements as outlined in the planner's report which included the pertinent site data, traffic, potable water, sanitary sewer, recreation & open space, solid waste, and drainage facilities. Private parks can be provided however the applicant will still have to pay park impact fees to the town.

Mr. Green stated that a school concurrency reservation has been approved by the Lake County School Board. He added that a landscape plan will be required at construction plan submittal and a tree survey will be required prior to the issuance of the construction plan approval.

Member Pflugh asked about the traffic study and the multiple entrances to the development. Engineer David Clutts and Mr. Green responded to her questions. The Clerk asked two questions on behalf of Member Smith who was absent. The first was whether an additional entrance could be added on the south-east corner where Lot 129 is, to join Georgia to Tula Lane. Mr. Stout responded that this had been looked at before. The commercial section on Monroe St. has no visibility from CR561 and needed the traffic to pass by from the Monroe St. exit to be successful. The proposed road would take away all that traffic.

The second question from Karen is whether the developer will put a fence along Georgia and Pennsylvania. Mr. Eddy said that landscaping would be installed but it would be up to the builder if they wanted to add fencing. Chairman Boyd asked if the dog park had been removed. Mr. Stout responded that it had, and the open space would be just that. He added that there may be a pavilion for the parents while they were watching the children play and a boardwalk for people to fish from. He added that they were no longer considering having a community pool.

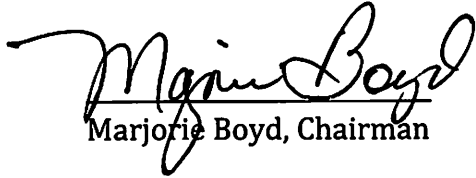
Following further discussion, Chairman Boyd requested a motion.

**MOTION by Member Donnelly to recommend approval the Preliminary Development Plan pending the traffic study; SECONDED by Member Pflugh  
For: Boyd, Donnelly, LaBree, Pflugh  
Against: None  
MOTION CARRIED 4-0**

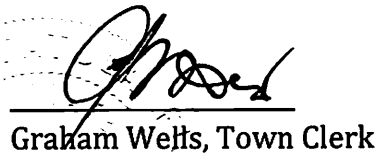
**ADJOURNMENT**

There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 6:55 pm.

Respectfully submitted,

  
Marjorie Boyd, Chairman

ATTEST:

  
Graham Welts, Town Clerk

UNITED STATES

of the Department of Justice  
Washington, D. C.

February 10, 1954

*Robert J. [unclear]*

