

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



**SPECIAL MEETING  
THURSDAY SEPTEMBER 23, 2021  
TOWN HALL**

Having been duly advertised as required by law, Chairman Boyd called the Regular Planning & Zoning meeting to order at 6:00 pm and led the Pledge of Allegiance.

**Members Present:**

Marjorie Boyd, Chairman  
Theresa Ann LaBree  
Leigh Ann Pflugh  
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 town planner, Tim Green; Jim Stout and David Clutts.

**MINUTE APPROVAL**

Approval of Minutes – September 2, 2021 Special P & Z Meeting.

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

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

**Against: None**

**MOTION CARRIED 5-0**

**NEW BUSINESS**

**FINAL SITE DEVELOPMENT PLANS FOR PHASE 1 OF TULA PARC SUBDIVISION**

Green Consulting Group, Inc. (GCG) has conducted the Final Development Plan review for the proposed Tula Parc project. The property is approximately 55.54 acres located south of Massachusetts Avenue, West of Adams Street. The plan proposes 129 residential lots. The review is for plans prepared by Civil Engineering Solutions, Inc, dated 08-06-20 consisting of 36 pages and the Landscape Plan prepared by L.R. Huffstetler, Inc. dated 08-10-21.

Planner Tim Green gave an overview of the project before the board. He stated that it was in line with the Preliminary Plat provided and approved by Council. The zoning requirements and the project data are shown in the table below. He then went over the submittal requirement and explained the notes from his report along with the conceptual concurrency review which are also shown below.

<b>Pertinent Site Data</b>	<b>Zoning Requirement</b>	<b>Project Data</b>
Zoning Designation:	PUD	PUD
Future Land Use Designation	Planned Development	Planned Development
Project Size	N/A	55.54 Acres
Number of Lots	N/A	129 Lots
Minimum Lot Size	5,000 sq ft	5,000 sq ft
Maximum Lot Coverage	30%	30%
Gross Density	3,48 DU/Acre	3.48 DU/ Acre
Minimum Lot Width	50 feet	50 feet
Maximum Building Height	35 feet	35 feet
Front Yard Setback	25 feet	25 feet
Side Yard / Street Side Setback	5 feet / 15 feet	5 feet /15 feet
Rear Yard Setback	15 feet	15 feet
Wetland Setback	25 feet	25 feet
Minimum Dwelling Living Area	1,000 sq ft	1,000 sq ft

Note 1: Acreage is not listed on survey but is listed on Sheet 2.00.

Note 2: Draft covenants must be reviewed by the Town Attorney.

Note 3: Sewer system to be reviewed by the Town Engineer.

Note 4:

- North buffer is shown as 15' and requires 3 canopy and 5 understory trees per 100'.
- Required canopy trees are to be 3" caliper at 4 feet and 15' height.
- Replacement trees are to be 2" caliper at 6 inches and 8' height.

Note 5: School Concurrency has been addressed with a Proportionate Share Mitigation Agreement between the owner and the Lake County School Board.

**CONCEPTUAL CONCURRENCY REVIEW**

<b>Service</b>	<b>Calculation</b>	<b>Anticipated Demand</b>
Traffic	129 Lots x 9.55 ADT (Average Daily Trips)	1232 ADT's
Potable Water	On-Site wells	
Sanitary Sewer	On-Site system	Onsite System
Recreation / Open Space	4 acres per 1,000 residents x 348 residents***	1.39 acres
Solid Waste	6.55 lbs x 129 lots x 2.69 persons / house/ day	2,273 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 = 2.69

**PARKS:** Home builder will be responsible for paying impact fees including parks.

A traffic study was conducted and the summary and conclusion of the sixty-one-page report is shown below. This study evaluates conditions at build-out of the development and has been reviewed by the towns engineer.

The site is estimated to generate 178 total P.M. Peak Hour two-way trips (net new trips) at build-out of the development.

No roadway segments or intersections within the study area are anticipated to exceed acceptable Levels of Service standards in the Existing + Growth (Background) conditions and are anticipated to continue to not exceed the standards upon the build-out of the project. No roadway segments or intersections in the study area are anticipated to achieve failing Level of Service standards due to the inclusion of project traffic.

Discussion was opened for the board on the traffic study, planned street lighting, the tree replacement plan, the removal of gopher tortoises and the proposed sewer system. Input was given by the developer Jim Stout, the developers engineer David Clutts and planner Tim Green. Member Smith asked Mr. Stout if he would reconsider moving the entrance on Monroe to the corner of Georgia Avenue. Mr. Stout responded that the entrance on Monroe was the only visibility for the commercial strip and declined. Following the discussion Chairman Boyd requested a motion.

**MOTION by Member Donnelly to recommend approval of site development plan, contingent upon all outstanding items being completed to Council; Seconded by Member LaBree**

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

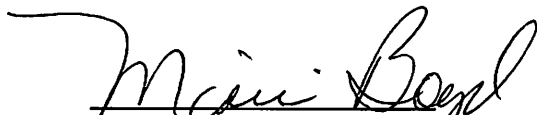
**Against: Smith**

**MOTION CARRIED 4-1**


#### **ADJOURNMENT**

There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 7:19 pm.

Respectfully submitted,

  
Marjorie Boyd, Chairman

ATTEST:

  
Graham Wells, Town Clerk