

# Planning and Zoning Meeting Agenda

Monday November 29, 2021 - 6:00 pm

Special Meeting

TOWN HALL

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## **Members**

Marjorie Boyd, Chairman  
Karen Smith  
Sean Donnelly  
Theresa Ann LaBree  
Leigh Ann Pflugh

## **Staff**

Graham Wells, Town Clerk  
Tim Green, Town Planner

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Confirmation of Meeting Notice**

**Welcome and Introduction of Guests**

**Minute Approval:**

1. Minutes for October 28, 2021, Regular Planning & Zoning Meeting.

**PUBLIC HEARING**

**ANNEXATION OF THE PROPERTY 98+/- ACRES LOCATED NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY.**

**ORDINANCE 2021-22**

**AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE BOUNDARIES OF THE TOWN OF ASTATULA IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES FOR PROPERTY LOCATED NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY IN LAKE COUNTY, FLORIDA, CONTAINING APPROXIMATELY 98 ACRES; REDEFINING THE BOUNDARY LINES OF THE TOWN TO INCLUDE THE PROPERTY; PROVIDING FOR PUBLICATION OF NOTICE OF THE PROPOSED VOLUNTARY ANNEXATION AND FOR A COPY OF THE NOTICE TO BE SENT TO THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS; FILING A COPY OF THIS ORDINANCE WITH THE LAKE COUNTY CLERK OF CIRCUIT COURT, THE LAKE COUNTY CHIEF ADMINISTRATIVE OFFICER, AND WITH THE DEPARTMENT OF STATE; PROVIDING FOR FILING OF A REVISION OF THE CHARTER; PROVIDING FOR A COPY OF THE REVISED CHARTER BOUNDARY ARTICLE TO BE SUBMITTED TO THE OFFICE OF ECONOMIC AND DEMOGRAPHIC RESEARCH; PROVIDING AN EFFECTIVE DATE.**

Green Consulting Group, Inc. (GCG) has conducted an Annexation review on the subject property. The property is 98+/- acres and is located north of CR 48 at the intersection of Fair Street and Morning Glory Way. The Annexation request is to amend the municipal boundaries of the Town of Astatula to include the property. The Requested Annexation is accompanied by requests to amend the Future Land Use Map and the Official Zoning Map of the Town of Astatula and will be adopted under a separate review.

**Staff recommend the Planning and Zoning Board recommend that the Town Council approve the proposed Annexation.**

**COMPREHENSIVE PLAN AMENDING THE FUTURE LAND USE MAP OF THE TOWN OF ASTATULA, FLORIDA.**

**ORDINANCE 2021-23**

**AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE TOWN OF ASTATULA, FLORIDA, BY CHANGING THE FUTURE LAND USE CLASSIFICATION FOR THE PROPERTY LOCATED NORTH OF CR 48 AT THE INTESECTION OF FAIR STREET AND MORNING GLORY WAY IN ASTATULA, FLORIDA, CONTAINING APPROXIMATLEY 98 ACRES, AND MORE PARTICULARLY DESCRIBED BELOW FROM LAKE COUNTY RURAL TO TOWN OF ASTATULA SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE TOWN OF ASTATULA, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**Staff recommend that the Planning & Zoning Board recommend that the Local Planning Agency and Town Council approve Ordinance 2021-23.**

**REZONING OF THE PROPERTY APPROXIMATELY 98 ACRES ZONED LAKE COUNTY AGRICULTURAL TO TOWN OF ASTATULA RESIDENTIAL R-2. THE PROJECT IS NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY.**

**ORDINANCE 2021-24**

**AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ASTATULA, FLORIDA, BY AMENDING THE EXISTING LAKE COUNTY AGRICULTURAL ZONING TO TOWN OF ASTATULA R-2. THE PROPERTY IS LOCATED NORTH OF CR 48 AT THE INTERSECTION OF FAIR STREET AND MORNING GLORY WAY IN ASTATULA, FLORIDA, AND CONTAINS APPROXIMATELY 98 ACRES, AND MORE PARTICULARLY DESCRIBED BELOW; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE TOWN OF ASTATULA, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

Green Consulting Group, Inc. (GCG) has conducted the Rezoning review for the proposed Sterling Meadows project. The application was prepared by Civil/Site Engineering, Inc. The concept plan was prepared by Civil/Site Engineering Inc. on 8/17/21 and consists of one sheet. The property is approximately 98 acres and is zoned Lake County Agricultural. The project is north of CR 48 at the intersection of Fair Street and Morning Glory Way. The conceptual plan proposes 157 residential dwellings.

**Staff recommend the Planning and Zoning Board recommend that the Town Council approve the proposed rezoning Ordinance 2021-24.**

**COMPREHENSIVE PLAN AMENDMENT EAR (EVALUATION AND APPRAISAL REPORT)  
AND PRIVATE PROPERTY RIGHTS ELEMENT.**

**ORDINANCE 2021-25**

**AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE TOWN'S COMPREHENSIVE PLAN PURSUANT TO CHAPTER 163.3187 FLORIDA STATUTES BY AMENDING AND UPDATING THE FUTURE LAND USE ELEMENT, ADDING A PRIVATE PROPERTY RIGHTS ELEMENT, REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AUTHORIZING THE TOWN CLERK TO AMEND SAID COMPREHENSIVE LAND USE PLAN; PROVIDING FOR CONDITIONS AND CONTINGENCIES; PROVIDING FOR PUBLICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE AND PROVIDING FOR FOWARDING THIS ORDINANCE TO THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPORTUNITY PURSUANT TO CHAPER 163 OF THE FLORIDA STATUTES**

**Staff recommend that the Planning & Zoning Board recommend that the Local Planning Agency and Town Council approve Ordinance 2021-25.**

**Adjournment:**