

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



**REGULAR MEETING
THURSDAY JANUARY 27, 2022
COMMUNITY CENTER**

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
Karen Smith
Leigh Ann Pflugh

Town Staff Present:

Graham Wells, Town Clerk
Tim Green, Town Planner

Absent:

Sean Donnelly and Theresa Ann LaBree

Roll Call was performed, and it was determined that a quorum was present. Chairman Boyd welcomed town planner, Tim Green and approximately eight residents. Representing OPP Venture LLC, the developer for Sterling Meadows were Mr. Adolfo Pereira, A. J. Pereira, Christopher Orlandini and Engineer Steven Shea.

MINUTE APPROVAL

Approval of Minutes – November 29, 2021 Special P & Z Meeting.

MOTION by Member Pflugh to approve; SECONDED by Member Smith

For: Pflugh, Smith, Boyd

MOTION CARRIED 3-0

PUBLIC HEARING

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.

Mr. Green stated that this had already been reviewed and approved by the board, however an error with the noticing meant that it had to come to the board again. The conceptual plan proposes re-zoning to Town of Astatula Residential R-2 with 157 residential dwellings. The comparisons between the existing and proposed zoning are shown in the table below:

Residential Areas

Pertinent Site Data	Existing	R-2	Project Data
Zoning Designation:	Lake County A	R-2	R-2
Future Land Use Designation	Rural	Single Family Medium Density Residential	Single Family Medium Density Residential
Project Size	98.24	N/A	98.24 Acres
Number of Lots	18	N/A	157 Lots
Minimum Lot Size	5 acres	7,500 sq ft	10,890 sq feet
Minimum Lot Width	N/A	100 feet	100 feet
Minimum Street Frontage	150 feet	100 feet	100 feet
Minimum Street Frontage on a cul-de-sac	N/A	75 feet	75 feet
Maximum Lot Coverage	10%	40%	Note 1
Front Yard Setback	25 feet	20 feet	25 feet
Side Yard Setback	25 feet	8 feet	8 feet

Pertinent Site Data	Existing	R-2	Project Data
Side Street Corner Setback	25 feet	25 feet	Note 1
Rear Yard Setback	25 feet	20 feet	20 feet
High Water Line Setback	25 feet	50 feet	Note 1
Wetland Setback	25 feet	25 feet	Note 1
Maximum Building Height	40 feet	35 feet	Note 1
Minimum Living Area	850 sq ft	1,000 sq q ft	Note 1
Gross Density	1 DU/ 5 Acre	3 DU/Acre without Central Water and Sewer	1.6 DU/Acre without Central Water and Sewer

CONCEPTUAL CONCURRENCY REVIEW

Service	Calculation	Anticipated Demand
Traffic	157 Lots x 9.44 ADT (Average Daily Trips)	1,482 ADT's
Potable Water	Central Water	
Sanitary Sewer	On-Site Treatment Plant	Onsite Septic
Recreation / Open Space	4 acres per 1,000 residents x 438 residents***	1.75 acres
Solid Waste	6.55 lbs x 157 lots x 2.79 persons/ house/ dav	2,869 lbs
Drainage Facilities	Compliance with Chapter 40C-42, 40C-4 and 17-25, F.A.C.	

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

Mr. Green went over the differences between the R-2 zoning and what the developer was asking for in density. He added that the items shown in Note 1 are to be added to plan.

Chairman Boyd asked if there were any questions from the residents.

There were questions about what was going to happen to Fair Street. Engineer Steve Shea responded to the question. The developer would widen and improve Fair Street and it would then be decided whether it would remain in and be maintained by the County or become the responsibility of the town. Another resident who did not give his name was concerned about the school and suggested that the town take on a more rural feel.

Member Smith asked about future reduction of property taxes when the houses are built and added to the tax roll. Clerk Wells responded on this and gave an overview of the potential future benefits to the residents in terms of potable water and fiber internet. He also went over the difference between what the developer was proposing and what R-2 zoning provided for.

There was extensive discussion on many aspects of the proposed development, the future development of the water system, septic tanks, and traffic. Chair Boyd closed public comment and asked the board for their comments. Member Smith said that she would prefer R-1 zoning and Member Pflugh said that she was concerned about the Fair Street Right-of-way. Mr Shea responded.

There being no further questions, Chairman Boyd requested a motion to recommend approval of Ordinance 2021-24.

**MOTION by Member Smith to recommend approval of Ordinance 2021-24 to Council;
Seconded by Member Pflugh
For: Pflugh, Smith, Boyd
MOTION CARRIED 3-0**

**LOT SPLIT - SITE LYING SOUTH OF FLORIDA AVENUE, WEST OF WASHINGTON STREET
AND EAST OF LITTLE LAKE HARRIS – AK# 3928985**

Green Consulting Group, Inc. (GCG) has conducted a review of the proposed Lot Split for the 1.56± Acre site lying W Site lying South of Florida Avenue, West of Washington Street and East of Little Lake Harris in the Town of Astatula. The existing parcel is zoned R-1. The proposed Lot Split will divide AK# 3928985 into two parcels. The submitted surveys dated 10/15/21 prepared by Ireland & Associates, Inc., Signed by Florida Surveyor and Mapper #6637. Mr. Green went over the criteria for approving the lot split.

Criteria of 6.3 Lot Split	As presented
Public Improvement Required	None
Right of Way frontage of at least 100'	New Western Parcel 1 105.00'+/- on Florida Avenue New Eastern Parcel 2 105.00' on Florida Avenue
Each Lot created must meet the minimum area of the zoning classification: R-1 = Single Family Dwelling: 21,780 sq. ft.	New Western Parcel 1 33,904+/- Square Feet New Eastern Parcel 2 33,904+/- Square Feet
Each Lot created must meet the width of the zoning classification: R-1 = 100'	New Western Parcel 1 105.00'+/- on Florida Avenue New Eastern Parcel 2 105.00'+/- on Florida Avenue

Mr. Green stated that all the criteria have been met and recommended that the Planning and Zoning Board recommend to Town Council to approve the proposed Lot Split with recording held until the Title Opinion is reviewed by the Town Attorney.

A motion to approve the lot split contingent on any outstanding items being completed prior to final approval by Town Council is requested.

MOTION by Member Pflugh to recommend to council to approve the lot split; Seconded by Smith

For: Pflugh, Smith, Boyd

MOTION CARRIED 3-0

PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT REGULATIONS

Consideration and approval is requested for a number of amendments required for Chapter 6 and Chapter 7 of the LDR's to bring the code current.

Mr Green gave an overview of the proposed changes to the Land Development Regulations, a summary of which is shown below:

- 6.3 Lot Split: no more than 2 lots
- 6.5.2 Required Submittals for Preliminary Development Plan: # of submitted plans and add electronic file
- 6.6.2 Required Submittals for Final Development Plan: # of submitted plans and add electronic file
- 6.7.2 Required Submittals for Final (Record) Plat: size of plan, # of submitted plans and add electronic file
- 7.6.1 Water Facilities: delete FHRS
- 7.6.2 Sanitary Sewer Facilities: delete FHRS, add FDEP

- 7.6.3 Fire Protection and Hydrant Requirements: edit mainline size for fire lines
- 7.6.4 Fiber Optic: new section for fiber optic conduits
- 7.7 Parks and Recreation: edit park requirement due to new impact fee collection
- 7.9 Fence Requirements: clarify fence height, location, and materials
- 7.11.3 Levels of Service: clarify parks level of service

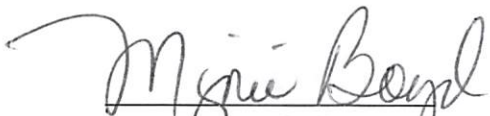
He recommended that the Board recommend approval of the amendments to the council. There were no questions from the board and Chairman asked for a motion to approve the amendments.

**MOTION by Member Smith to recommend to council to approve the amendments to the LDR's; Seconded by Smith
For: Pflugh, Smith, Boyd
MOTION CARRIED 3-0**

ADJOURNMENT


There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 7:51 pm.

Respectfully submitted,



Marjorie Boyd, Chairman

ATTEST.



Graham Wells, Town Clerk

