

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



**REGULAR MEETING
THURSDAY FEBRUARY 24, 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
Sean Donnelly, Vice-Chairman
Karen Smith
Leigh Ann Pflugh
Theresa Ann LaBree

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. Representing the Owner of the property was Mr. Hal Cornell from Tremendous Quality Growers LLC and the applicant, Mr. Harvey Newsome from Astatula Properties, LLC.

MINUTE APPROVAL

Approval of Minutes – January 24, 2022 Regular P & Z Meeting.

**MOTION by Member Smith to approve; SECONDED by Member Pflugh
For: Pflugh, Smith, Donnelly, LaBree, Boyd
MOTION CARRIED 5-0**

PUBLIC HEARING

RESOLUTION 2022-09

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA;
GRANTING APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN FOR THE PROPOSED
ASTATULA RESERVE SUBDIVISION CONTAINING 247 SINGLE FAMILY RESIDENTIAL
LOTS AND PARK AREAS ON APPROXIMATELY 207.24 ACRES LOCATED EAST OF CR 561,
SOUTH OF BATES LANE, AND WEST OF KAYS WAY; PROVIDING FOR RECORDATION;
PROVIDING FOR AN EFFECTIVE DATE.**

Green Consulting Group, Inc. (GCG) has conducted the Preliminary Subdivision Plan review for the proposed Astatula Reserve project. The plans were prepared by Bravo Engineering LLC dated February 14, 2022 consisting of 4 sheets. The survey was prepared by Bishman Surveying & Mapping, Inc dated 2/6/19 consisting of 1 sheet. The property is approximately 207.24 acres located east of CR 561, south of Bates Lane, and west of Kays Way. The plan proposes 247 residential lots and park areas.

Mr. Green went over the details from the staff review as follows:

Pertinent Site Data	Zoning Requirement	Project Data
Zoning Designation:	R-1	R-1
Future Land Use Designation	Low Density Residential	Low Density Residential
Project Size	207.24 acres	207.24 acres
Number of Lots	247	247
Minimum Lot Size	21,780 sq ft	21,780 sq ft
Gross Density	2 DU/ Acre	1.22 DU/ Acre
Minimum Lot Width	100 feet	100 feet
Maximum Building Height	35 feet	35 feet
Front Yard Setback	30 feet	30 feet
Side Yard / Street Side Setback	8 feet / 30 feet	10 feet / 30 feet
Rear Yard Setback	20 feet	20 feet
Minimum Dwelling Living Area	1,200 sq ft	1,600 sq ft

The project data that the developer is proposing is in line with the R-1 zoning with the benefit of reduced density, increased side setbacks and home size.

A traffic study is required to be submitted and reviewed by the Lake Sumter MPO.

CONCEPTUAL CONCURRENCY REVIEW

Service	Calculation	Anticipated Demand
Traffic	247 Lots x 9.52 ADT (Average Daily Trips)	2,352 ADT's
Potable Water	Central Water (247 Lots x 125 = 76,075)	30,875 GPO
Sanitary Sewer	On-Site package plant (247 lots x 111 = 19,869)	27,417 GPO
Recreation / Open Space	4 acres per 1,000 residents x 500 residents***	2.75 acres
Solid Waste	6.55 lbs x 247 lots x 2.79 persons / house / dav	4,513 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: Private parks can be provided however the applicant will have to pay park impact fees. Public parks can be provided with Town Council approval.

Comments / Conclusions/ Actions/ Questions:

- A School Concurrency reviewed and approved by the Lake County School Board will have to be completed prior to issuance of construction plan approval.
- A Landscape Plan will be required at Construction Plan submittal.
- A Tree survey will be required prior to the issuance of the Construction Plan approval.

Mr. Green added that an area in the southeast corner of the development had been dedicated for the town to install an additional well if they wished to. Chairman Boyd opened questions and comment from the public and there being none she asked for comment from the board. Member Smith said that she was concerned about the schools and where all the additional children would go. Mr Green explained the process for school concurrency and the payment of school impact fees.

Member Donnelly questioned the number of lots that could be developed as there is currently seven parcels. Mr. Green explained that as it is zoned Residential R-1 they are entitled to develop the site to two units per acre and could put in more than the 247 lots requested. Mr. Donnelly asked for confirmation that the hearing was a formality as the town or the people cannot do anything about it. Mr. Green stated that if the project meets the code, it should be approved. Chairman Boyd added that it was the job of the board to ensure that it meets the code and if it does, approve it.

Mr. Green further added that the next stage was the site development plans which ensured that the roads, utilities, grading, and stormwater meet the requirements of the code. He confirmed that the subdivision is required to connect to the towns water supply and that the County would probably require turn lanes into the development. The question of parks was raised and Mr. Green explained the options that were available to the town.

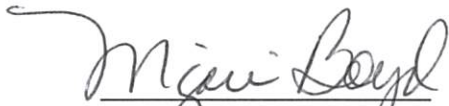
Staff recommend the Planning and Zoning Board recommend that the Town Council approve the proposed Preliminary Plat Resolution 2022-09.

**MOTION by Member LaBree to recommend approval of Resolution 2022-09 to council;
SECONDED by Member Pflugh
For: Pflugh, LaBree, Boyd
Against: Donnelly, Smith
MOTION CARRIED 3-2**

ADJOURNMENT


There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 6:30 pm.

Respectfully submitted,



Marjorie Boyd, Chairman

ATTEST:



Graham Wells, Town Clerk