TOWN OF ASTATULA
PLANNING & ZONING
BOARD MINUTES

SPECIAL MEETING
MONDAY MARCH 7, 2022
COMMUNITY CENTER

Having been duly advertised as required by law, Chairman Boyd called the Regular Planning & Zoning meeting to order at 7:00 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 and members of the public. 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 – February 24, 2022 Regular P & Z Meeting.

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

NEW BUSINESS

RESOLUTION 2022-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; GRANTING A CONDITIONAL USE PERMIT TO PERMIT UTILITY FACILITIES TO BE LOCATED AT 13641 DELAWARE AVENUE; PROVIDING FINDINGS AND SETTING FORTH CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

The property located at 13641 Delaware Ave, Lake County Property Appraiser Parcel Number 29-20-26-0100-00E-00102 (the "Property") is located in the Town's R-2 Single-Family Medium Density Residential District and has been used for the past 20 years by a telecommunications company, Opticaltel Telecommunications, Inc. (the "Applicant") to house buildings and satellite dishes to provide telecommunication services. The Property has been used to provide such services without a conditional use permit.

The Applicant have requested a CUP to allow for utility facilities. This use can be approved as outlined in Chapter 4, Section 4.9.3(3)(f) of the Town of Astatula Land Development Regulations. The Town is requiring that the Applicant first receive an after-the-fact conditional use permit in order to receive the required permits and to continue to use the Property to provide telecommunication services.

Mr. Green went over the details from the staff report. He stated that the Conditional Use Permit criteria as outlined in the Town of Astatula Land Development Regulations, Chapter 1, Section 1.9.3(a) is as follows:

1. Is not detrimental to the character of the area or inconsistent with trends of development in the area;
2. Does not have an unduly adverse effect on existing traffic patterns, movements, or intensity;
3. Is consistent with the Comprehensive Plan; and
4. Will not adversely affect the public interest.

After review of the above criteria as outlined above, it is his opinion that the Town of Astatula should grant the Conditional Use Permit. He added that the permit does not run with the land; if they sell then the new owners would have to come to the town for a new permit.

1. The intended use would not be detrimental to the character of the area and would not be inconsistent with the existing uses on the site.
2. The additional equipment will not adversely affect the traffic in the area.
3. The request is consistent with the Town of Astatula Comprehensive Plan and Future Land Use Map.
4. It is not anticipated that the proposed use would adversely affect the public interest.

Chairman Boyd opened public comment and questions and comments were made by Susan Richards, Paul Netwall, Judy Stewart and Garett Boston. She then asked for comments from the board. Member Donnelly asked the clerk which internet companies he and Councilman Cross have been talking to. The Clerk responded that there was some very good new being announced at the forthcoming council meeting regarding future internet access.

Mr. Donnelly also asked if there was any recourse for the town to charge Opticaltel as they have been operating without a conditional use permit. Mr. Green responded that at the time they started operating was before the code was adopted by the town.

There being no further comment, Chairman Boyd requested a motion.

MOTION by Member Donnelly to recommend approval of Resolution 2022-08 to council; SECONDED by Member Smith
For: Pflugh, LaBree, Boyd, Donnelly, Smith
Against: NONE
MOTION CARRIED 5-0

ORDINANCE 2022-07

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 A (AGRICULTURE) ZONING TO TOWN OF ASTATULA PUD (PLANNED UNIT DEVELOPMENT) ZONING. 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 PARTIC-ULARLY 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 PUD 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 A. The project is north of CR 48 at the intersection of Fair Street and Morning Glory Way. The plan proposes 157 residential dwellings.

Mr. Green stated that this had come to the board previously as straight R-2 zoning but was now included within a Planned Unit Development (PUD) which has additional criteria and conditions added to it. He went over the details of his report as shown below.

Residential Areas

Pertinent Site Data	Existing	R-2	Project Data
Zoning Designation:	Lake County A	R-2	PUD
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	227+/-	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 Lot Depth	N/A	N/A	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
Hiqh Water Line Setback	25 feet	50 feet	Note 1
Wetland Setback	25 feet	25 feet	Note 1
Maximum Buildinq Heiqht	40 feet	35 feet	Note 1
Minimum Living Area	850 sq ft	1,000 sq 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 (Averaqe 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 / day	2,869 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: Home builder will be responsible for paying park impact fees.

Note 1: Not listed, defers to R-2 standards.

PUD Enhancements vs. R-2 Zoning:

- Development standards not otherwise illustrated on the Conceptual Master Plan and/or outlined in this Ordinance shall adhere to the standards for R-2 Zoning.
- The total number of residential dwellings is limited to a maximum of 157.
- All residential lots will be Single Family.
- The developer shall make improvements to the existing Fair Street generally as illustrated on the Conceptual Master Plan and such improvement shall be completed during the first phase of development.
- The developer shall install and complete an eastbound left turn lane on CR 48 at Fair Street during the first phase of development. The design for such eastbound left-turn land shall be approved by Lake County.
- All recreation areas, open spaces and water retention areas shall be owned and maintained by a homeowner's association.

- All residential dwellings shall utilize the central water system owned by the Town of Astatula. The cost, preparation for, and construction of all necessary improvements required in order to connect to the Town's central water system and the extension of fire control and potable water lines shall be the responsibility of the developer.
- A maximum of four (4) model homes can be maintained within the development at any one time.
- The final development plan shall in general layout be as shown of the Conceptual Master Plan and must be approved by the Town Council in accordance with the standards of the Land Development Regulations of the Town of Astatula.
- Front Yard Setback 25'.

Related Actions:

- Final approval of this rezoning is contingent upon the review and acceptance of the Comprehensive Plan Amendment.

Chairman Boyd opened public comment and questions and comments were put forward from Ken McFerrin, Pat Bradley, John Minger, Gary Boston and Paul Netwall. The questions and comments included the ownership and maintenance of Fair Street, school availability and traffic. After she closed public comment she asked for questions from the board.

Member Pflugh asked for clarification on the number of models. Member Smith asked about the towns ability to provide sufficient water for this and the other developments for potable water and fire control. Clerk wells responded with an overview of the future development of the water system. Ms. Smith asked the developer why they could not have half-acre lots. Mr. Shea responded and explained that the project was not viable with the reduced number of lots.

Member Donnelly asked about the price point on the homes. Mr. Shea said it was something they were working on as the increase in cost of materials was making it impossible to pinpoint the price point. Mr. Donnelly also asked about the access to the north side of the site. Mr. Shea responded. He asked about the impact fees and hookup fees to the water system. Clerk Wells responded.

Chair Boyd asked who owned the fire hydrants on Fair Street and if they were working. Mr. Shea responded that the existing hydrants were owned by the Meadows but did not know if they worked. He added that the developer would be putting in additional hydrants on Fair Street and throughout the development. There being no further questions Chair Boyd requested a motion.

MOTION by Member Pflugh to recommend approval of Resolution 2022-07 to council;
SECONDED by Member Labree
For: Pflugh, LaBree, Boyd, Donnelly, Smith
Against: NONE
MOTION CARRIED 5-0

ADJOURNMENT

There being no further business, Chairman Boyd thanked everyone for attending; the meeting was adjourned at 8:25 pm.

Respectfully submitted,

Marjorie Boyd, Chairman

ATTEST:

Graham Wells, Town Clerk