

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



**SPECIAL MEETING
THURSDAY MAY 2, 2024
TOWN HALL**

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

Members Present:

Marjorie Boyd, Chairman
Sean Donnelly, Vice-Chair
Karen Smith
Leigh Ann Pflugh
Kay MacQueen

Town Staff Present:

Graham Wells, Town Clerk
Tom Harowski, Interim Town Planner

Roll Call was performed, and it was determined that a quorum was present. Chairman Boyd welcomed the guests present. David Clutts, engineer for the project was present.

MINUTE APPROVAL

Approval of Minutes for January 3, 2024, Special Planning & Zoning Meeting.

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

NEW BUSINESS

DISCUSSION AND APPROVAL OF THE PRELIMINARY PLAT FOR TULA PRESERVE

The Tula Preserve proposed development is seeking preliminary subdivision approval and final development plan approval for the first phase of the Tula Preserve subdivision. This subdivision is located on Georgia Avenue between Adams Street and Washington Street and was formerly phase two of the neighboring Tula Parc subdivision.

The Tula Preserve subdivision consists of approximately 17.92 acres that was zoned planned unit development with the Tula Parc parcel. The Tula Preserve first phase occupies 12.52 acres including streets (Parc Way and Lady Liberty Court); 23 single-family residential lots ranging from 5,500 to 6,500 square feet, perimeter landscaped buffer (Tract 2-1); and storm water retention areas (Tracts 2-2 and 2-4).

Phase 2 will consist of 5.40 acres and 28 additional residential lots arranged on two cul-de-sacs. The preliminary plat approval is to approve the street and lot layout along with other necessary subdivision elements such as storm water retention areas. All of the final details for the record plat will be addressed in a subsequent submittal.

The PUD agreement sets a minimum lot size of 5,000 square feet and a minimum lot width of 50 feet. The 23 lots in Phase 1 meet these requirements. Setbacks are as follows:

Front	25 feet
Side Interior	5 feet
Side Corner	15 feet
Rear	15 feet

The PUD agreement also includes minimum setbacks of 25 feet from any wetland line and 50 feet from any open water. These added setbacks will not be a consideration until phase two. All of the property in phase one is in a Flood Zone X which is outside the 100-year flood plain.

DISCUSSION AND APPROVAL OF FINAL DEVELOPMENT PLAN (CONSTRUCTION PLANS) FOR TULA PRESERVE.

The applicant has also submitted detailed construction plans for the first phase construction and is seeking approval of the final development plan to allow construction of the subdivision improvements. The Town engineer needs to review these plans to certify they meet the minimum Town standards and the other applicable codes and requirements. Prior to initiating construction, the applicant will need to submit permits from the SJRWMD for the stormwater improvements, FDEP for the water and sewer system, as well as permits from the Town.

The project will also need to submit an NPDES permit which includes a plan for control of runoff from the site during construction. The applicant plans to clear both Phase 1 and Phase 2, but construction will be permitted only on Phase 1. Phase 2 will need to be stabilized so that dust and runoff is contained on site. This is one of the objectives of the NPDES permit process. The plan needs to add an erosion control plan.

Planner Harowski went over his report for both applications in detail and his recommendation to approve the preliminary plat and final development plan conditioned on:

- Approval by the Town engineer of the construction plans.
- Inclusion of an erosion control plan.
- Submittal of all required permits.
- Submittal of a school concurrency review from Lake County School District.

Member smith asked that it be required in the developer agreement for the trees to be hauled away, rather than burned. Clerk Wells said that he would make that request. Member Donnelly also requested that street lighting be down lit to avoid light pollution. Engineer for the project, David Clutts stated that this was in the lighting plan. Following further discussion, Chairman Boyd requested a motion to approve both applications.

MOTION by Member Donnelly, to recommend to Council to approve the Preliminary Plat; SECONDED by Member Smith.

A roll call vote was taken:

Pflugh	YES
Smith	YES
MacQueen	YES
Boyd	YES
Donnelly	YES

MOTION CARRIED 5-0

MOTION by Member Pflugh, to recommend to Council to approve the Construction Plans with the conditions shown above; SECONDED by Member MacQueen.

A roll call vote was taken:

Pflugh YES

Smith YES

MacQueen YES

Boyd YES

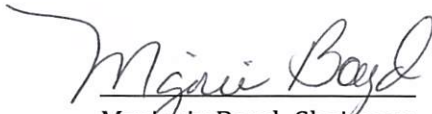
Donnelly YES

MOTION CARRIED 5-0

ADJOURNMENT


There being no further business, Chairman Boyd adjourned the meeting at 6:59 pm.

Respectfully submitted,



Marjorie Boyd, Chairman

ATTEST.



Graham Wells, Town Clerk

