

# **TOWN OF ASTATULA**

## **Planning & Zoning Commission Meeting**

**Thursday, March 27, 2025 – 6:00 PM**

Astatula Town Hall

25009 County Road 561 | Astatula, FL 34705

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**Join Zoom Meeting:** <https://zoom.us/j/95970350517?pwd=EDjPb8HEwfK8x50hrcjp5FJE4dnGV8.1>

**Meeting ID:** 959 7035 0517 | **Passcode:** 123456

### **Board Members**

Sean Donnelly, Chairman  
Leigh Ann Pflugh, Vice-Chair  
Roger Mellen  
Cheryl Marinelli  
Brad Minger

### **Town Staff**

Jennifer Tucker, Town Clerk  
Tom Harowski, Interim Planner  
David Langley, Attorney

### **Call to Order**

### **Invocation and Pledge of Allegiance**

### **Roll Call and Confirmation of Meeting Notice**

### **Welcome and Introduction of Guests**

### **Approval of Minutes:**

### **PUBLIC HEARING**

### **DISCUSSION AND APPROVAL OF RESOLUTION 2025-04 VARIANCE APPLICATION – AK #1787998**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; DOCUMENTING THE VARIANCE APPROVED BY THE TOWN COUNCIL FOR LAND LOCATED AT 24745 COUNTY ROAD 561 IN THE TOWN OF ASTATULA, LAKE COUNTY PROPERTY APPRAISER PARCEL NO.: 32-20-26-0200-032-00300; PROVIDING AN EFFECTIVE DATE.**

### **NEW BUSINESS**

1. Discussion and approval of Preliminary Subdivision Plan Application for Volunteer Landing

### **ADJOURNMENT:**

### **IMPORTANT DATES:**

- Regular Council Meeting – April 8<sup>th</sup>, 2025 @ 6:30pm
- Astatula Easter Egg Hunt – April 19<sup>th</sup>, 2025 @ 12:00pm
- Planning & Zoning Meeting – April 24<sup>th</sup>, 2025 @ 6:00pm

**Town of Astatula** is inviting you to a scheduled Zoom meeting.

Topic: **Planning & Zoning Meeting**

Time: **Mar 27, 2025 06:00 PM** Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/95970350517?pwd=EDjPb8HEwfk8x5Ohrcjp5FJE4dnGV8.1>

Meeting ID: 959 7035 0517

Passcode: 123456

Dial by your location

• +1 929 205 6099 US (New York)

• +1 346 248 7799 US (Houston)

Find your local number: <https://zoom.us/u/adjHZBeTKP>

recrd  
2/6/25



VARIANCE APPLICATION

Tax Identification # 32-20-26-0200-032-00300

1. Owner's name: James and Rosemary Love

Mailing Address: P.O. Box 55 Eustis, Fl.  
32727

Telephone #: 352-267-1348 & 1-352-267-1349

2. Applicant's Name: James and Rosemary Love

Mailing Address: P.O. Box 55 Eustis  
Fl. 32727

Telephone #: 352-267-1348 & 352-267-1349

3. Applicant is: Owner:  Agent  Purchaser  Lessee  Optionee

4. Property Address/Location: 24745 CR 561  
Astatula, Fl.

5. Legal Description: (OVER ON back)

6. The variance requested is as follows: I would like to have  
I want 49' from 561, from  
the back property line to the house I need 19'



Legal Description: Begin 110 ft North of the SE Corner of Block 32 of English Subdivision According to the Plat thereof as shown upon the public Records of Lake County, Florida, Section 32, Township 20 South of Range 26 East, Located in Astatula, Florida, from Thence West 120 feet, North 75 feet, East 120 feet, South 75 feet to point of beginning less take up for Road R/W.

7. The variance is necessary for the following reasons: The house is  
are ready a small house so taking away from a small  
house would defeat the purpose of building a house on  
this property

8. Is your situation due to unique circumstances not created by you or your  
predecessor in title? Explain such circumstances: It was created  
by enlarging the road and it was not created me

9. Do special conditions and circumstances exist which are peculiar to your land  
or structure and which are not applicable to other lands or structures in the  
same district? Explain such conditions or circumstances: NO

10. Would literal interpretation of the provisions of the Code deprive you of rights  
commonly enjoyed by other property owners in the same district? Explain  
such rights: NO

11. A variance, as requested, will not permit, establish or enlarge any use or  
structure which is not permitted in the district. Does your request meet these  
criteria? \_\_\_\_\_

12. Have any land use applications been filed within the last year in connection  
with this property? \_\_\_ Yes  No. If yes, briefly describe the nature of the  
request \_\_\_\_\_

This application must be accompanied by proof of ownership and authorization  
from the owner if represented by an agent or contract purchaser. It must also  
include a drawing showing the exact locations and dimensions of all existing and  
proposed buildings and additions, required setbacks, existing easements and  
clearly delineate the specific variance requested.

I certify that the statements in this application are true to the best of my  
knowledge.

  
\_\_\_\_\_  
Signature of Applicant(s)

**APPLICANT'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority, personally appeared James Love, who being by me first duly sworn on oath, deposes and says:

- (1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Astatula, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Astatula, Florida, and are not returnable.
- (2) That he desires approval for: Variance
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

James Love  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by James Love, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.

C. Paige Schwalbach  
Notary Public



**C. PAIGE SCHWALBACH**  
Notary Public  
State of Florida  
Comm# HH567697  
Expires 7/2/2028



**OWNER'S AFFIDAVIT**

**STATE OF FLORIDA  
COUNTY OF LAKE**

Before me, the undersigned authority, personally appeared James Love  
who being by me first duly sworn on oath, deposes and says:

- (1) That he/she is the fee-simple owner of the property legally described on page one of this application.
- (2) That he/she desires approval for:  
variance
- (3) That he/she has appointed N/A  
to act as agent in his/her behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his/her stead.

James Love  
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 10th day of February, 2025, by James Love, who is personally known to me or who has produced FLDL as identification and who did (did not) take an oath.

C. Paige Schwalbach  
Notary Public



**C. PAIGE SCHWALBACH**  
Notary Public  
State of Florida  
Comm# HH567697  
Expires 7/2/2028

**NOTE**

All applications shall be signed by the owner of the property, or a person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.

# PROPERTY RECORD CARD

## General Information

**Name:** LOVE JAMES W & ROSEMARY S  
**Mailing Address:** 906 KENTUCKY BLVD  
 EUSTIS, FL 32726  
[Update Mailing Address](#)  
**Alternate Key:** 1787998  
**Parcel Number:** 32-20-26-0200-032-00300  
**Millage Group and City:** 000A Astatula  
**2024 Total Certified Millage Rate:** 20.0764  
**Trash/Recycling/Water/Info:** [My Public Services Map](#)  
**Property Location:** 24745 COUNTY ROAD 561  
 ASTATULA FL, 34705  
**Property Name:** [Submit Property Name](#)  
[School Locator & Bus Stop Map](#)  
[School Boundary Maps](#)  
**Property Description:** ASTATULA, ENGLISH'S SUB BEG 110 FT N OF SE COR OF BLK 32, RUN W 120 FT, N 75 FT, E 120 FT, S 75 FT TO POB PB 2 PG 32 ORB 5054 PG 2384 ORB 5090 PG 2203

NOTE: This property description is a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Lake County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property description.

## Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT RESIDENTIAL (0000)	75	120		9000.000	FD	\$22,701.00	\$22,701.00

[Click here for Zoning Info Map](#)

[FEMA Flood](#)

## Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	UTILITY BLDG UNFINISHED (UBU2)	128	SF	1988	\$320.00

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. [Follow this link to search all documents by owner's name.](#)

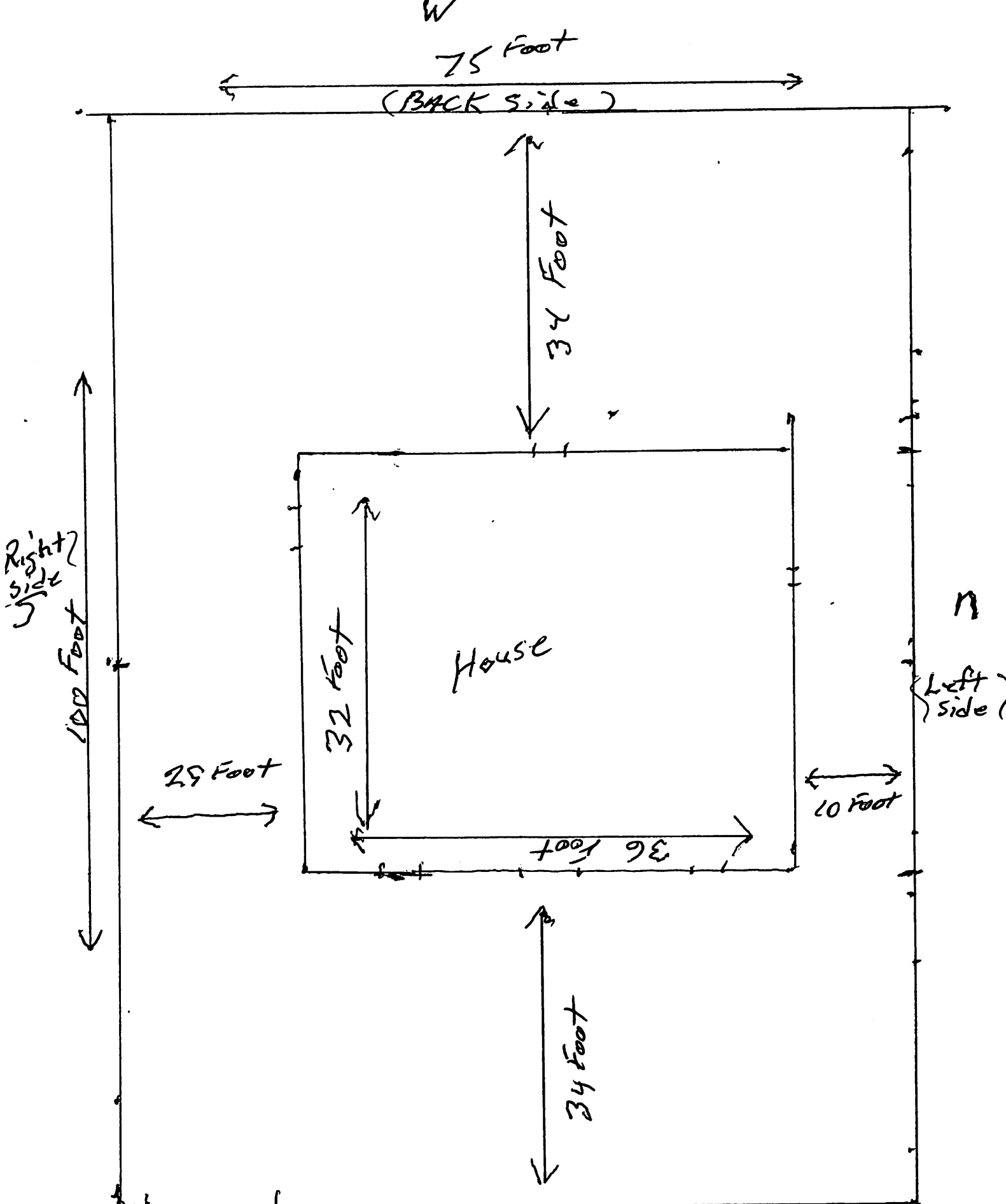
Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
<a href="#">5090 / 2203</a>	03/30/2018	Warranty Deed	Unqualified	Improved	\$10,000.00
<a href="#">5054 / 2384</a>	02/16/2018	Probate Order	Unqualified	Improved	\$0.00
<a href="#">1012 / 1642</a>	05/01/1989	Quit Claim Deed	Unqualified	Improved	\$0.00

[Click here to search for mortgages, liens, and other legal documents.](#)

## Values and Estimated Ad Valorem Taxes

Values shown below are 2025 WORKING VALUES which are subject to change until certified. The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.





Hwy 561  
25745 Hwy 561  
Astatura Fla  
34705



**Town of Astatula, FL**

**Project Name** 24745 CR 561\_James Love Residence  
**Project Phase** Single Family Lot - Front Setback variance  
**Discipline:** Engineering  
**Reviewed by:** Dana S Johnson, P.E.  
**Review Date:** 03/03/2025  
**Contact:** [dajohnson@cgasolutions.com](mailto:dajohnson@cgasolutions.com) , 954-766-2744  
**Review:** 1<sup>st</sup> Rev.    2<sup>nd</sup> Rev.    3<sup>rd</sup> Rev.  
No Comment.  
Minor comments approved as noted.  
Comments as follows or attached.

**Review Comments:**

From an engineering perspective the variance for the front setback does not present an engineering concern. The applicant must provide a copy of the approved outside agency permits as follows, prior to building permit or issuance of a certificate of occupancy:

1. Permits for the new well, abandoning old well, and new septic system from the Lake County Health Department prior to building permit issuance.
2. Lake County permits, where required, for driveway or access improvements in the right of way of CR 561.



TMHConsulting@cfl.rr.com  
 97 N. Saint Andrews Dr.  
 Ormond Beach, FL 32174  
 PH: 386.316.8426

**MEMORANDUM**

**TO:** Town of Astatula Planning Board  
**CC:** J. Tucker, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Variance Request for 24745 CR 561  
**DATE:** March 4, 2025

The applicants, James and Rosemary Love, are requesting a varaince of 16 feet in the front yard setback to allow a single-family home to be constructed 34 feet from the front property line rather than 50 feet as required by the code. The applicant has submitted his response to the variance criteria and plans for the proposed dwelling.

The property is rectangular and measures 75 feet along CR 561 and has a depth of 100 feet. The property is partially wooded and contians an unfinished utility shed measuring 128 square feet. The site includes two driveway access points from CR 561. The property appraiser records do not show the applicants own any adjacent property. The applicant proposes to construct a modest single family residence of 1,152 square feet (36 feet wide by 32 feet deep) which will served by an on-site septic system and private well. There are existing single-family homes to the north and south of the subject property and to the west which is the rear of the property. There is a single family residence opposite the subject property on the east side of CR 561. The attached graphics show the property location and development in the general area.

The parcel is zoned R-2 Medium Density Residential which allows for single-family homes, two-family homes and multi-family structures. The following table compares the code requirements for single-family homes with the exsiting property and proposed construction.

<b>Criteria</b>	<b>Requirement</b>	<b>Proposed</b>
Minimum Lot Area	7,500 sq. ft.	7,500 sq. ft.
Minimum Lot Width	100 ft	75 ft
Maximum Lot Coverage	40%	38%
Minimum Street Frontage	100 ft.	75 ft.
Minimum Floor Area	1,000 sq. ft.	1,152 sq. ft.
Front Setback	50 feet	34 feet
Side Setbacks	8 feet	10 feet and 29 feet
Rear Setback	20 feet	34 feet

Note the 50 foot front setback is a requirement for parcels fronting on CR 561, otherwise the front setback would be 25 feet. R-2 requires lots relying on private septic systems and wells to have a minimum lot width of 100 feet. Public water and sewer service is not currently available to the property. Because the subject lot cannot meet the minimum lot width requirements and the applicants do not own any adjacent property, the parcel is considered a non-conforming lot of record. Since a single-family house is the least impactful development option under the R-2 Zoning Classification, a single-family dwelling may be constructed on the property.

In order to construct the proposed residence the applicant is seeking relief from the larger setback requirement imposed as the parcel fronts on CR 561. The existing house to the south, built in 1947, is setback approximately 37 feet from the right-of-way line. (Note that these dimensions for adjacent lots were derived from the property appraiser records and measurement tool rather than surveys so some error is likely.) The next building to the south is setback about 32 feet from the right-of-way line. The property to the north is much larger both in area and lot depth from CR 561 and the house is setback approximately 83 feet. It is common in zoning regulations to allow setbacks to be varied from the code minimum if adjacent properties have lesser setbacks than the code requires. The Town zoning code has a provision of this nature in the R-1 zone but the provision is not included in R-2. However, the existing building setbacks can be used to inform the Town's decision on the variance request.

The option to move the proposed dwelling west another 16 feet to meet the 50 foot minimum requirement runs afoul of the rear yard setback which would be reduced to 16 feet which is below the rear yard setback minimum, if the depth of the proposed dwelling unit is maintained at 32 feet. The proposed house is modest in size as proposed and revising the design to allow for full compliance with the setbacks would seem to make the unit design untenable.

In reviewing other properties along the CR 561 corridor, it is clear that the 50 foot setback requirement is more recent than the development rules applied to much of the existing development. A grant of the 16-foot reduction in front yard setback as requested would place the front façade of the proposed residence generally in line with the existing development to the south. Maintaining the proposed rear yard setback at 34 feet will provide added separation from the existing residences to the west and north.

The R-1 provision reads as follows:

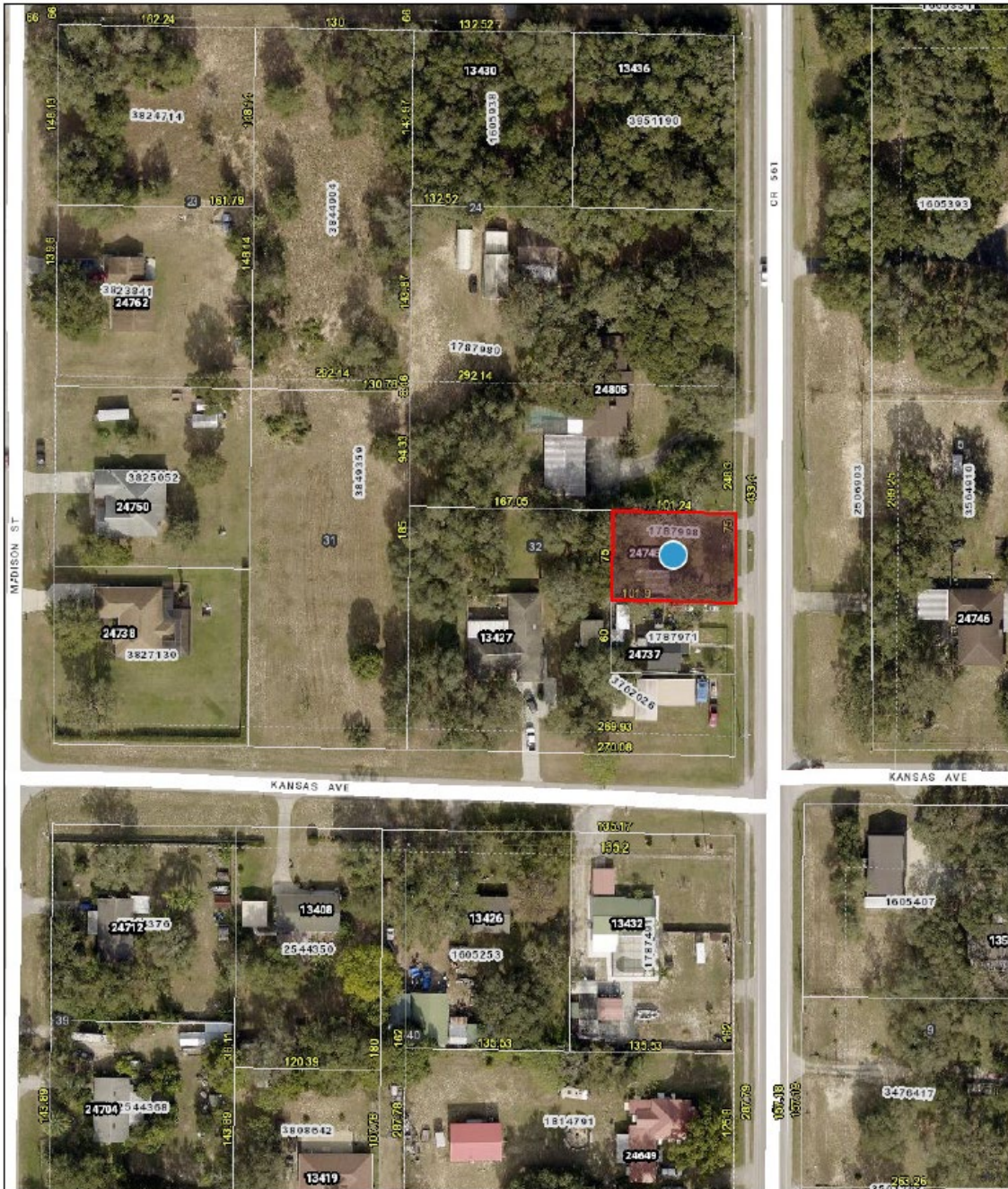
*Where a front yard of lesser depth than specified exists in front of dwellings on more than 60 percent of lots of record on one side of the street in any one block in an R-1 District, the depth of the front yard for any building hereafter erected or replaced on any lot in such block need not be greater than the average depth of front yards of existing buildings.*

The average setback for all units is 50 feet but is 34.5 feet for the two older structures south of the subject parcel.

## Recommendation

The planning staff recommends the Planning Board recommend the Town Council grant the variance from the front yard setback to allow the proposed residence to be constructed 34 feet from the CR 561 right-of-way line. Essentially the variance will apply the modified front setback rule from R1 Single-Family Low Density to the single-family development in this area of R-2 Medium Density Residential.

# 24745 CR 561 Area Characteristics

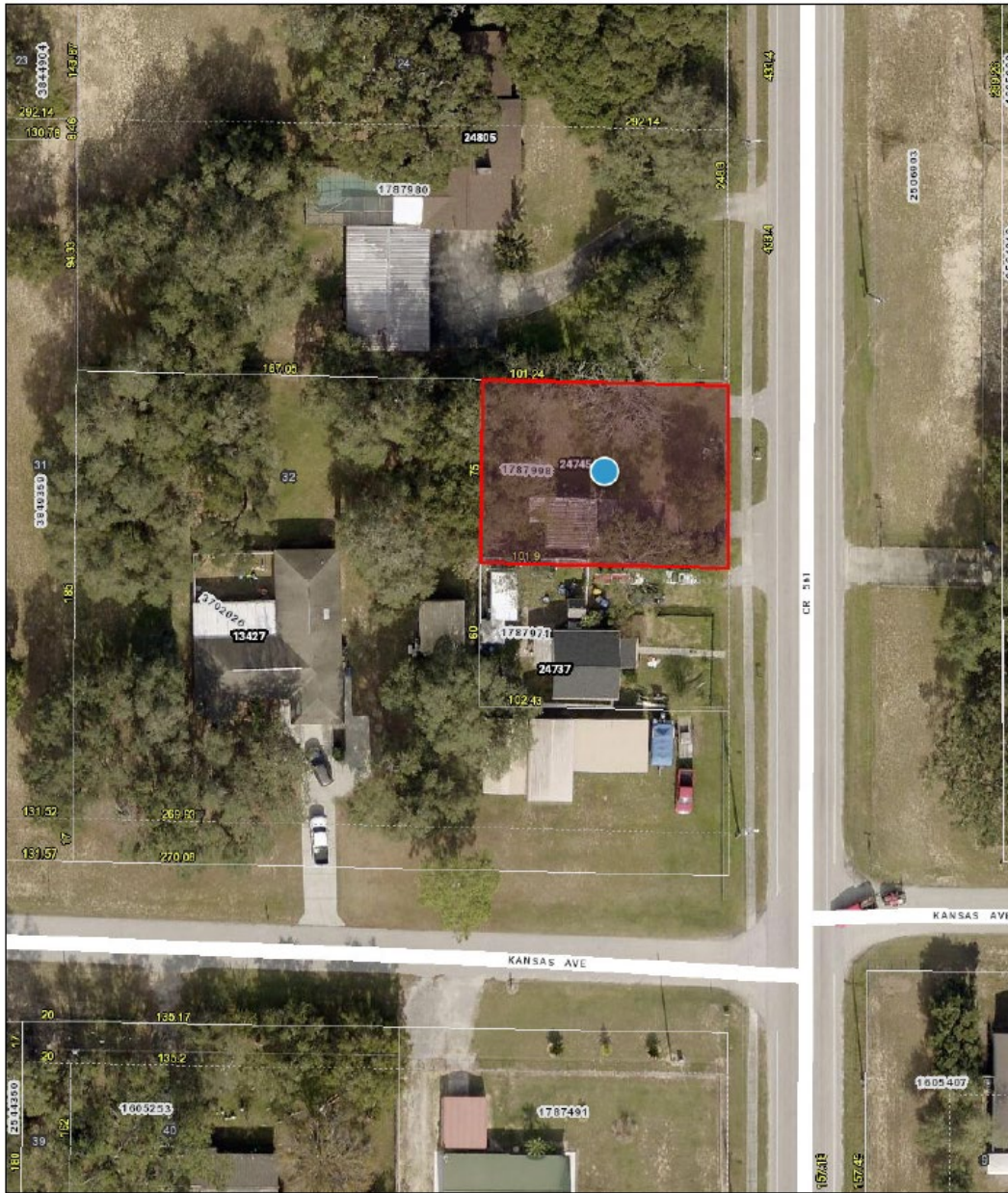


February 27, 2025

1:1,000



# 24745 CR 561 Lot Layout



February 27, 2025

1:500



## SUBDIVISION APPLICATION

Tax Identification # AK1605385

1. Name: RKD Investments, LLC

Mailing Address: 18235 Rose Street, Groveland, FL 34736

Telephone #: 321-689-2306

2. Applicant's Name: GavKee Contracting Services, Inc

Mailing Address: 10512 Crescent Lake Court, Clermont, FL 34711

Telephone #: 321-689-2306

3. Applicant is: Owner \_\_\_ Agent  Purchaser \_\_\_ Lessee \_\_\_ Optionee \_\_\_

4. Property Address/Location: Harrison Street, Astatula, FL 34705

5. Name of Subdivision for Preliminary Platting \_\_\_\_\_

Volunteer Landing

6. Area of Property: 409,325 Square feet 9.396 Acres

7. Utilities: Central Water  Central Sewer \_\_\_ Well \_\_\_ Septic Tank

8. Zoning of property: R-1

9. Proposed number of lots/parcels:  
7

10. Proposed use of the property: NEW SFR

11. Have any land use applications been filed within the last year in connection with this property?  Yes \_\_\_ No. If yes, briefly describe the nature of the request:

Lot Split

I certify that the statements in this application are true to the best of my knowledge.

  
\_\_\_\_\_  
Signature of Applicant

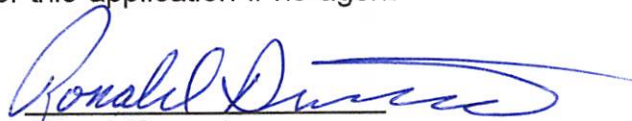


**OWNER'S AFFIDAVIT**

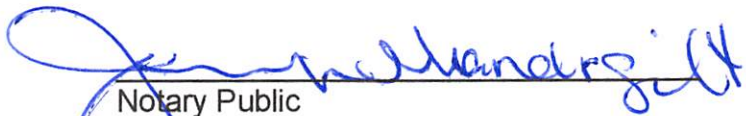
**STATE OF FLORIDA  
COUNTY OF LAKE**

Ronald Drummonds / Before me, the undersigned authority personally appeared RKD Investments, LLC, who being by me first duly sworn on oath, deposes and says:

- (1) That he is the fee-simple owner of the property legally described on page one of this application.
- (2) That he desires approval for:  
Minor Subdivision
- (3) That he has appointed Toby Best / GavKee Contracting Services, Inc to act as agent in his behalf to accomplish the above. The Owner is required to complete the APPLICANT'S AFFIDAVIT of this application if no agent is appointed to act in his stead.

  
 Affiant (Owner's  
 Signature)

The foregoing instrument was acknowledged before me this 20 day of February, 2025 by Ronald Drummonds who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
 Notary Public  
**NOTE**



**All applications shall be signed by the owner of the property, or some person duly authorized by the owner to sign. This authority authorizing a person other than the owner to sign must be attached.**

**APPLICANT'S AFFIDAVIT**


**STATE OF FLORIDA  
COUNTY OF LAKE**

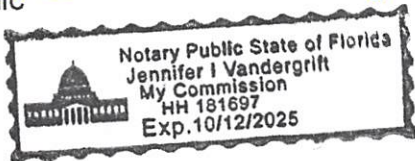
Before me, the undersigned authority personally appeared Toby Best, who being by me first duly sworn on oath, deposes and says:

- (1) That he affirms and certifies that he understands and will comply with all ordinances, regulations, and provisions of the Town of Astatula, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his knowledge and belief, and further, that this application and attachments shall become part of the Official Records of the Town of Astatula, Florida, and are not returnable.
  
- (2) That he desires approval for:  
Minor Subdivision
  
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

  
\_\_\_\_\_  
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 20 day of February, 2025 by Toby Best, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did (did not) take an oath.

  
\_\_\_\_\_  
Notary Public



# VOLUNTEER LANDING

A REPLAT OF  
 A PORTION OF LOT 4 AND LOT 8, BLOCK "H" MAP OF ASTATULA  
 AND THAT PART OF MASSACHUSETTS AVENUE LYING BETWEEN LOT 8 AND 4 BLOCK "H"  
 MAP OF ASTATULA, RECORDED IN PLAT BOOK 1, PAGE 12,  
 SECTION 29, TOWNSHIP 20 SOUTH, RANGE 26 EAST  
 CITY OF ASTATULA, LAKE COUNTY, FLORIDA

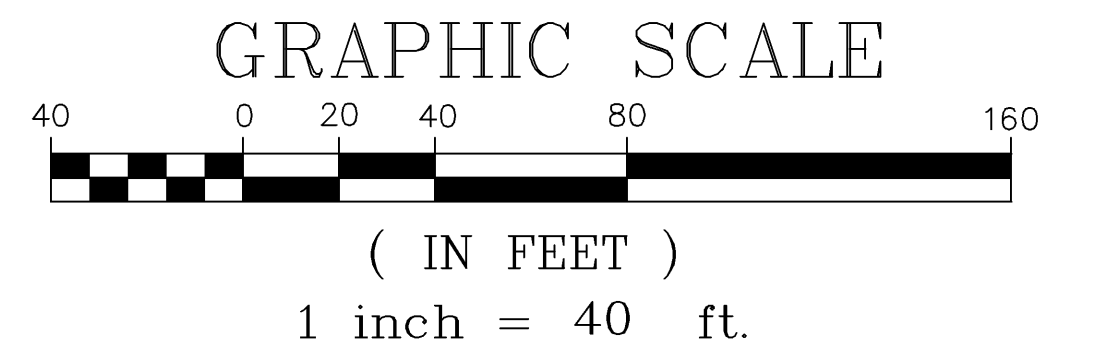
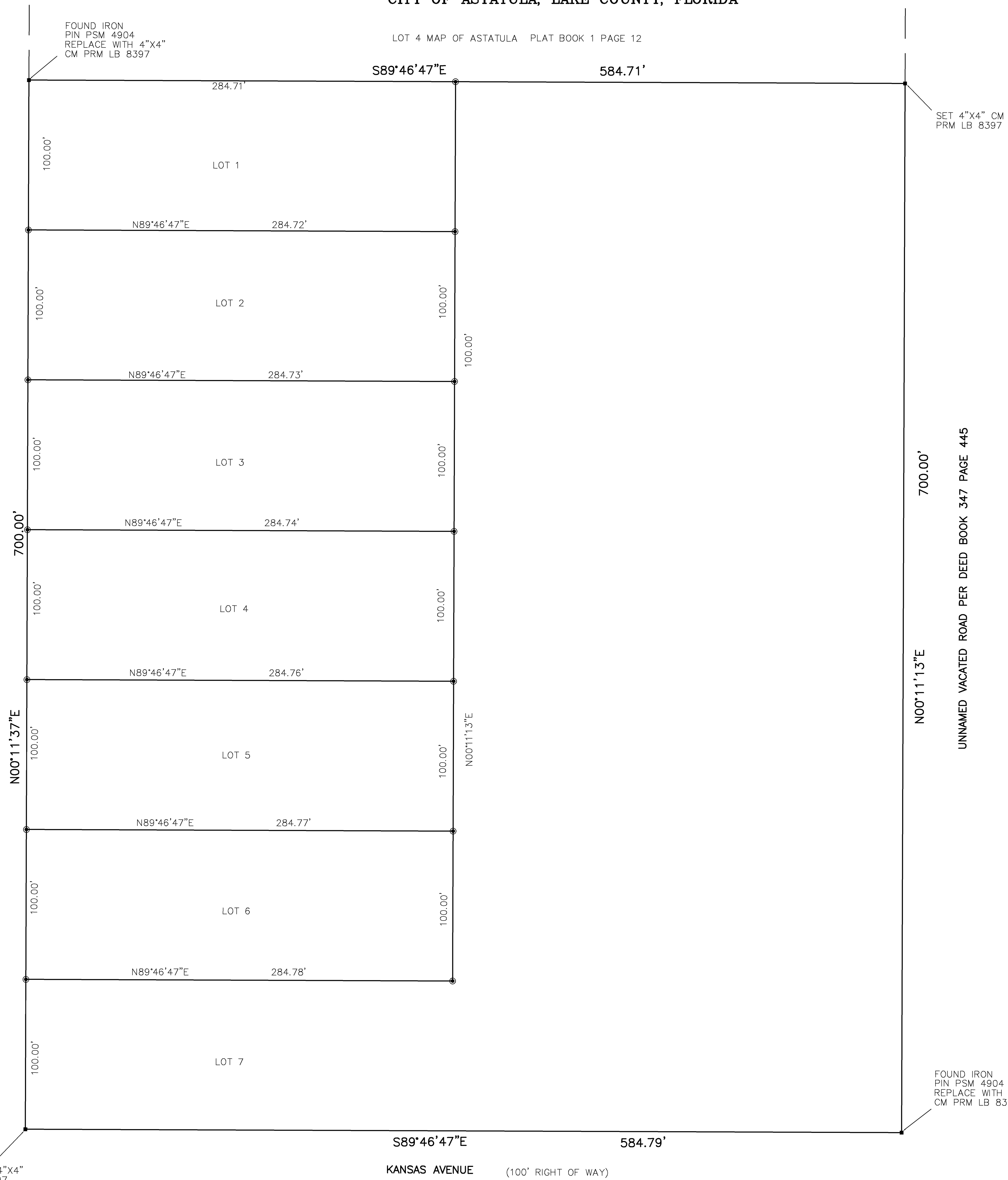
LOT 4 MAP OF ASTATULA PLAT BOOK 1 PAGE 12



MASSACHUSETTS AVENUE  
 (66' RIGHT OF WAY)

HARRISON STREET  
 (66' RIGHT OF WAY)

UNNAMED VACATED ROAD PER DEED BOOK 347 PAGE 445

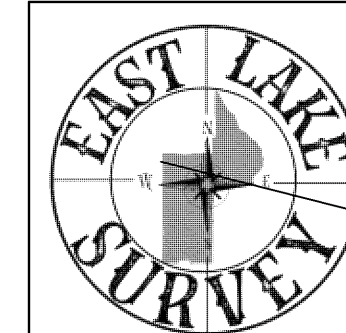


**LEGEND**

- POB = POINT OF BEGINNING
- PRM = PERMANENT REFERENCE MONUMENT
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- PLS = PROFESSIONAL LAND SURVEYOR
- CM = CONCRETE MONUMENT
- = SET IRON PIN LB 8397
- LB = LICENSED BUSINESS
- COR = CORNER
- RD = ROAD
- SEC = SECTION

FOUND IRON  
 PIN PSM 4904  
 REPLACE WITH 4"x4"  
 CM PRM LB 8397

FOUND IRON  
 PIN PSM 4904  
 REPLACE WITH 4"x4"  
 CM PRM LB 8397



18400 BAKER ROAD  
 UMATILLA, FLORIDA 32784  
 PHONE: (352) 355-9827  
 EASTLAKESURVEY@GMAIL.COM

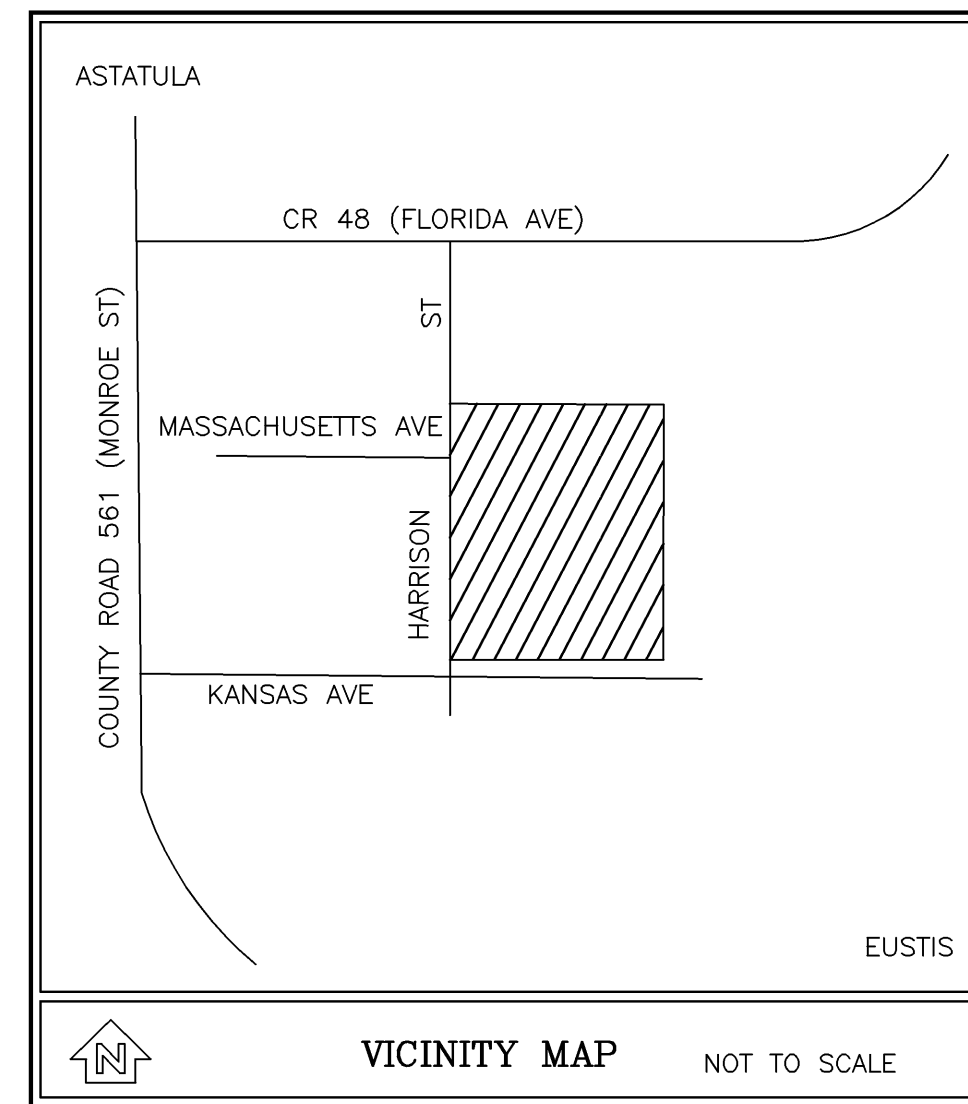
PROFESSIONAL SURVEYORS AND MAPPERS  
 LB 8397



# VOLUNTEER LANDING

SHEET 1 OF 2

A REPLAT OF  
 A PORTION OF LOT 4 AND LOT 8, BLOCK "H" MAP OF ASTATULA  
 AND THAT PART OF MASSACHUSETTS AVENUE LYING BETWEEN LOT 8 AND 4 BLOCK "H"  
 MAP OF ASTATULA, RECORDED IN PLAT BOOK 1, PAGE 12,  
 SECTION 29, TOWNSHIP 20 SOUTH, RANGE 26 EAST  
 CITY OF ASTATULA, LAKE COUNTY, FLORIDA



## DESCRIPTION

THE SOUTH 700.00 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:  
 LOT 4, BLOCK "H", LESS THAT PART THEREOF LYING WITHIN THE RIGHT OF WAY OF STSTE ROAD NO. 48  
 AND ALL OF LOT 8, BLOCK "H", MAP OF ASTATULA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT  
 BOOK 1, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TOGETHER WITH THAT PART OF  
 MASSACHUSETTS AVENUE LYING BETWEEN SAID LOTS 4 AND 8.

## ENCUMBRANCES & QUALIFICATIONS

## NOTES

- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND MATCHED TO THE EAST RIGHT OF WAY LINE OF HARRISON STREET AS BEING N. 00°11'37" E.
- NOTICE:  
 THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.  
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

## LEGEND

POB = POINT OF BEGINNING  
 PRM = PERMANENT REFERENCE MONUMENT  
 RLS = REGISTERED LAND SURVEYOR  
 R/W = RIGHT OF WAY  
 ☐ = CENTERLINE  
 PLS = PROFESSIONAL LAND SURVEYOR  
 CM = CONCRETE MONUMENT  
 ● = SET IRON PIN LB 8397  
 LB = LICENSED BUSINESS  
 COR = CORNER  
 RD = ROAD  
 SEC = SECTION

## CERTIFICATE OF APPROVAL BY THE MUNICIPALITY

THIS IS TO CERTIFY, That this plat has been reviewed in accordance with Chapter 177 including Section 177.081 (1) Florida Statutes, and approved by the Astatula City Commission for record on the

\_\_\_\_ day of \_\_\_\_\_ 2025  
 Attest: \_\_\_\_\_ City of Astatula

\_\_\_\_\_  
 City Clerk Mayor

\_\_\_\_\_  
 Print Name Print Name

PLAT BOOK  
 PAGE

## VOLUNTEER LANDING DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, R K D INVESTMENTS, LLC a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed, including as set forth in the plat notes, and hereby dedicates the

WITNESSES: \_\_\_\_\_ MANAGING MEMBERS: \_\_\_\_\_

\_\_\_\_\_  
 RONALD K. DRUMMONDS  
 Title or Rank  
 R K D INVESTMENTS, LLC  
 MANAGER

## NOTARY ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ( ) PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_ BY

\_\_\_\_\_, AS \_\_\_\_\_ OF  
 R K D INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY CORPORATION, THEY ARE ( ) PERSONALLY TO ME OR ( ) HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND AFORESAID THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_

MY COMMISSION NUMBER IS \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a registered surveyor and mapper, fully licensed to practice in the State of Florida, does hereby certify that a survey of the lands was completed on \_\_\_\_\_ and that this plat was prepared under his direction and supervision, and that this plat complies with all the requirements of Chapter 177, Part 1, Platting, Florida Statutes. and that said land is located in Lake County, Florida.

\_\_\_\_\_  
 Steven B. WILEY  
 Registration No. 5951

EAST LAKE SURVEY INC.  
 18400 BAKER ROAD UMATILLA, FLORIDA 32784  
 PROFESSIONAL SURVEYORS AND MAPPERS LB 8397

## REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, PART 1, Platting, Florida Statutes, and find said plat complies with the technical requirements of that Chapter: provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

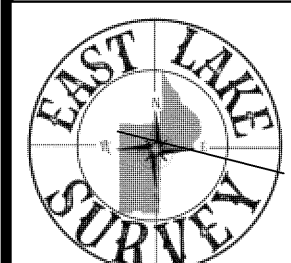
\_\_\_\_\_  
 Dated \_\_\_\_\_  
 \_\_\_\_\_ Registration No. PLS \_\_\_\_\_

## CIRCUIT COURT CLERK CERTIFICATION

I HEREBY CERTIFY, that the foregoing plat was filed for record this \_\_\_ day of \_\_\_\_\_ 2024 and recorded on Page \_\_\_\_\_ of Plat Book \_\_\_\_\_ in the office of the Clerk of the Circuit Court of Lake County, Florida.

By: \_\_\_\_\_

\_\_\_\_\_  
 Clerk of the Circuit Court,  
 Lake County, Florida



18400 BAKER ROAD  
 UMATILLA, FLORIDA 32784  
 PHONE: (352) 355-9827  
 EASTLAKESURVEY@GMAIL.COM  
 PROFESSIONAL SURVEYORS AND MAPPERS  
 LB 8397



**Town of Astatula, FL**

**Project Name** Volunteer Landing – Harrison Street  
**Project Phase** Preliminary Subdivision Plat  
7 Single Family Lots (Zoned R-1)  
**Discipline:** Engineering  
**Reviewed by:** Dana S Johnson, P.E.  
**Review Date:** 03/07/2025  
**Contact:** [dajohnson@cgasolutions.com](mailto:dajohnson@cgasolutions.com) , 954-766-2744  
**Review:** 1<sup>st</sup> Rev.    2<sup>nd</sup> Rev.    3<sup>rd</sup> Rev.  
No Comment.  
Minor comments approved as noted.  
Comments as follows or attached.

**Review Comments:**

1. Label the submitted plat as the preliminary plat and also provide preliminary development plans for review.
2. All plans to include: title block, date, datum, scale (graphical and numerical), north arrow, acreage total and of each lot, current zoning, total number of lots, minimum lot size, name, address and telephone number of the applicant or his representative(s).
3. Vicinity map—Showing relationship between area proposed for development and surrounding streets and public facilities, shall be at a scale of not less than one-inch equals 2,000 feet.
4. Existing streets—The name, location and right-of-way width of all existing streets which abut the proposed subdivision, and existing easements on the property and location of all existing driveways and median openings within 100 feet.
5. Lots—Preliminary lot layout with dimensions and size of each lot and all setback lines delineated on the plan.
6. Soils:
  - a. Provide a soil classification for the development with proposed improvements delineated on the plat/ development plans. Soils analysis required by a qualified soil engineer.



- b. Show the location of each proposed house site, driveway, and septic field areas.
  - c. Show the location of proposed retention areas on each lot, or within an open space tract if not approved for per lot retention by SJRWMD.
  - d. Show the Location of all wells on or adjacent to the site as it relates to the siting for septic drain fields.
7. Topography—Show the existing and proposed contours at one-foot intervals for the tract being subdivided and extending 25 feet beyond property line including water surface elevations and date recorded.
8. Other natural features—Including lakes, marshes or swamps, watercourses and other pertinent features as shown on a recent aerial photo.
9. Location of all trees on site which are a minimum of six inches in diameter measured three feet above ground. Trees with a diameter of 24 inches or greater shall be identified by type, height, diameter and canopy spread.
10. Limits of Flood Plain/Flood Plain Statement—Indicate flood elevation and delineate on the plans the 100-year flood as established Federal Emergency Management Agency, Federal Insurance Administration (FEMA/FIA). If none, so state and provide a flood plain statement.
11. Utilities—Show the proposed source of water, sewer, electric and gas.
  - a. Provide preliminary plans for the water main extension to serve the site.
  - b. Indicate the power provider and how the electric will be served to the site. Show any new transformers proposed on the ground and new underground service lines to each house.
  - c. Show location of proposed septic drain field area for each lot (see number 7 above)
12. Drainage plan—Indicate the general flow patterns existing and proposed. Provide drainage calculations to demonstrate the required retention (quantity and water quality) for the development.
  - a. Provide coordination with SJRWMD on the use of individual berms/swales for retention on each lot versus a larger common retention area. If SJRWMD does not approve this method, then open space will need to be provided for the retention to serve the development.



- b. List the hydrologic drainage basin and basin criteria the project site lies within (Lake Apopka, Ocklawaha River, etc.)
  
13. Provide the adjacent properties parcel number, owner names, and zoning. Also provide the names of any abutting subdivisions with the recordation date and plat book and page number.
  
14. Indicate if there are any existing improvements including buildings, driveways, utilities, wells, etc. on the tract that will be demolished or are to remain.
  
15. Show all proposed and existing easements for utilities, access or drainage.
  
16. Show all proposed sidewalks, street lights, fencing, and landscaping in compliance with the Article II – Design Standards & Article III – Landscape Standards.
  
17. Concurrency Review. Reference Section 59-7-11 for concurrency methods and submit a Concurrency Report demonstrating the LOS for each item: Traffic, Potable Water, Sanitary Sewer, Recreation/Open Space, Solid Waste, Stormwater Management, and Public Schools.
  
18. Additional comments may be forth coming once all required items are submitted for review.

Once preliminary plat and preliminary development plans are approved the applicant may submit the final development plans and submittals in accordance with Section 59-6-6.



TMHConsulting@cfl.rr.com  
97 N. Saint Andrews Dr.  
Ormond Beach, FL 32174  
PH: 386.316.8426

**MEMORANDUM**

**TO:** Town of Astatula Planning Board  
**CC:** J. Tucker, Town Clerk  
**FROM:** Thomas Harowski, AICP, Planning Consultant  
**SUBJECT:** Volunteer Landing Preliminary Subdivision Plan  
**DATE:** March 2, 2025

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The Town has received an application for subdivision of a 9.396 acre parcel located at the intersection of Harrison Street and Kansas Avenue. The project proposes seven lots with lots one through six fronting on Harrison Street and measuring 100 feet wide by 248.7 feet deep. Lot 7 has 100 feet of frontage on Harrison Street and includes the balance of the tract. There is no proposed street construction with the subdivision as all lots will access from Harison street. Kansas Avenue runs along the south side of Lot 7, but is not open to traffic. The parcel is zoned R-1 Single-family Low Density

The applicant proposes to use Town water for potable water and on-site septic systems for sewer. The current application shows the lot layout along with the area street pattern, but does not yet include any design for the proposed water system. The preliminary subdivision plan is intended to confirm the street and lot pattern for the subdivision and address concurrency needs. Full engineering details will be presented with the final subdivision plan. Once the public improvements are completed, the applicants will submit a final record plat to formally record the subdivision.

All lots are required to meet the minimum requirements of the R-1 zoning classification. The following table compares the proposed lots to the requirements.

<b>Standard</b>	<b>Requirement</b>	<b>Lots 1 - 6</b>	<b>Lot 7</b>
Minimum Lot Size	21,780 s.f.	28,470 s.f.	5.47 ac.
Minimum Lot Width	100 ft.	100 ft.	100 ft.
Minimum Street Frontage	100 ft.	100 ft.	100 ft.

All lots meet the minimum requirements for the R-1 district.

While the setback requirements for residences will be confirmed when building permits are issued, the staff strongly recommends the setbacks be listed in a note or table on the plat document. By providing this information on the plat there is a clear record of what is required of future lot purchasers. The requirements are as follows:

Front Setback	30 feet
Side Setback	8 feet
Side Corner Setback	30 feet
Rear setback	20 feet
Maximum Building Height	35 feet
Maximum Lot Coverage	30 percent
Minimum Floor Area	1,200 square feet

The concurrency assessment is based on the service demand required to serve the project and its future residents. The small size of the project suggests that the service demands will be small and should be accommodated by existing service capacity. Traffic generation for the project should be approximately 56 trips per day, which should be easily accommodated on the road network. Potable water demand at 300 gallons per day will run about 2,100 gallons per day. Sewage treatment and stormwater retention will be accommodated on site. Solid waste and recreation services will also be minor impacts. Prior to submitting a final development plan, the applicant will need to obtain a concurrency certificate from the Lake County School District. The district has a formal application process.

The Town code contains a listing of items required for a preliminary subdivision. The following table lists the submittal requirements compared with the current submittal. As is evident from the table, most of the missing items are minor and can be easily added. The concurrency requirement is addressed above. Other key additions include:

- Addition of a 10-foot wide utility and drainage easement along the front and street sides of all lots. This easement will provide space typically for wire systems including electric, telephone, internet and CATV.
- Addition of a drainage management plan showing how stormwater will be addressed. The lots are large enough that any stormwater could be addressed on-site. The final subdivision review will need to confirm the design, even if the project is exempt from the SJRWMD permitting.
- Soils will need to be reviewed for the ability to support septic system use.



## Preliminary Subdivision Plan Requirements

Required Submittal	Status
Title Block	Yes
Legend	Yes
Legal Description	Yes
Vicinity Map	Yes
Existing Streets	Yes
Proposed Streets	None
Lots	Yes
Soils	
Topography at 1-foot intervals	
Other Natural Features	None
Limits of flood plain	None
Utilities Proposed	Yes
Drainage concept plan	
Boundaries of the tract	Yes
Zoning of adjacent properties	
Names of abutting subdivisions	Yes
Other existing improvements	None
Proposed and existing easements	
Concurrency review	

### Summary

The proposed Volunteer Landing Subdivision meets the basic requirements of the R-1 zoning for the size of lots. Street access will be from the existing portion of Harrison Street, so new road construction is not required. The Planning Board may choose to recommend the preliminary subdivision plan to the Town Council with conditions that may be resolved prior to or with the final subdivision plan. The suggested conditions are as follows:

1. The applicant provides the additional information required by the code for a preliminary subdivision plan.
2. The applicant provides a ten foot wide utility and drainage easement along all front and street side property lines.
3. The applicant provides a school concurrency certificate.
4. The applicant provides a storm water management plan for the proposed lots.
5. The applicant provides a plan for potable water service.

- 6. The applicant identifies the applicable building setback requirements on the plat document.

# VOLUNTEER LANDING

A REPLAT OF  
A PORTION OF LOT 4 AND LOT 8, BLOCK "H" MAP OF ASTATULA  
AND THAT PART OF MASSACHUSETTS AVENUE LYING BETWEEN LOT 8 AND 4 BLOCK "H"  
MAP OF ASTATULA, RECORDED IN PLAT BOOK 1, PAGE 12,  
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 26 EAST  
CITY OF ASTATULA, LAKE COUNTY, FLORIDA

