

TOWN OF ASTATULA
Planning & Zoning Meeting Agenda

Thursday March 26, 2026, 6:00 pm

Astatula Town Hall

25009 County Road 561 | Astatula, FL 34705

<https://zoom.us/j/96718437250?pwd=PGbDE9MdVFvqr426DgNx69vttbBGLb.1>

Meeting ID 96718437250 Passcode 790716

Council Members

Sean Donnelly, Chairman
Brad Minger Vice Chair
Angie Hamblin
Bruce Hanawalt

Town Staff

Charles Jacien, Town Clerk
Tom Harowski, Interim Town Planner
David Langley, Attorney

Call to Order

Invocation & Pledge of Allegiance

Roll Call and Confirmation of Meeting Notice

APPROVAL OF MINUTES:

1. December 18, 2025

NEW BUSINESS

1. Review variance request for streetlights at Volunteer Landing.

ADJOURNMENT



Board Members

Sean Donnelly, Chairman
Brad Mingers Vice Chairman
Angie Hamblin
Bruce Hanawalt

Town Staff

Kelly Edwards, Deputy Town Clerk
Tom Harowski, Interim Planner
David Langley, Attorney

CALL TO ORDER

Chairman Sean Donnelly called the meeting to order at **6:00 p.m.**

ROLL CALL AND CONFIRMATION OF MEETING NOTICE

A quorum was present, and proper meeting notice was confirmed.

APPROVAL OF MINUTES

November 20, 2025, Planning & Zoning Meeting Minutes and Addendum

Minor typographical corrections were noted.

Motion: Brad Mingers made a motion to approve the November 20, 2025 meeting minutes and addendum with corrections.

Second: Angie Hamblin

Vote: All in favor, motion carried 4/0.

NEW BUSINESS

A. Review and Recommendation of Five-Year Capital Improvements Plan (CIP)

Interim Planner Tom Harowski presented the staff report on the required update to the Town's Five-Year Capital Improvements Plan to maintain compliance with state law. He reviewed the plan's structure, noting that the first fiscal year reflects adopted budget items, while the remaining four years serve as a planning framework.

Tom Harowski discussed major project categories, including potable water system improvements, a new well, gateway signage, park and recreational improvements, stormwater projects, and future capital needs. Water system capacity and concurrency limitations were identified as a key issue currently being addressed by the Town.

Board discussion included paving and stormwater funding, potential curb improvements, park restroom facilities, and planned community center upgrades, including a pending grant application for hurricane hardening.

Motion: Brad Mingers made a motion to approve the Five-Year Capital Improvements Plan and recommend adoption to the Town Council.

Second: Angie Hamblin

Vote: All in favor, motion carried 4/0.

B. Volunteer Landing Subdivision – Resubmittal

Staff presented the final subdivision plan for Volunteer Landing, a proposed seven-lot subdivision located on Harrison Street at Kansas Avenue. The plan complies with zoning and subdivision requirements and includes sidewalks, streetlights, landscaping, and water service via directional boring. A late engineering revision was reviewed and approved by staff.

Board discussion included water service capacity, tree preservation requirements, sidewalk installation timing, and streetlight placement.

Motion: Brad Mingers made a motion to approve the Volunteer Landing Resubmittal, including the late engineering revision approved by the engineer.

Second: Bruce Hanawalt

Vote: All in favor, motion carried 4/0.

BOARD DISCUSSION

Chairman Donnelly requested that the **Pledge of Allegiance and Invocation** be added back to future Planning & Zoning meetings. The Board agreed by consensus.

ADJOURNMENT

There being no further business, the meeting was adjourned at **6:37 p.m.**

Respectfully submitted,

Sean Donnelly, Chairman

ATTEST:

Charles Jacien – Deputy Town Clerk



TOWN OF ASTATULA

NOTICE OF PUBLIC HEARING

The Town of Astatula Planning and Zoning Committee will hold a public hearing on Thursday, March 26, 2026, at 6:00 p.m. at the Astatula Town Hall located at 25009 CR 561, Astatula, FL, to consider a Variance from GavKee Contracting Services, Inc. to allow the Volunteer Landing Subdivision to be constructed without streetlights as required in Section 54-7.4. The Volunteer Landing Subdivision is located on the east side of Harrison Street between Kansas Avenue and Massachusetts Avenue.

The Town of Astatula Town Council will hold a public hearing on Tuesday, April 14, 2026, at 6:30 p.m. at the Astatula Town Hall located at 25009 CR 561, Astatula, FL, to consider the same Variance request from GavKee Contracting Services, Inc. to allow construction of the Volunteer Landing Subdivision to be constructed without streetlights as required in Section 54-7.4 for property located on the east side of Harrison Street between Kansas Avenue and Massachusetts Avenue within the Town of Astatula.

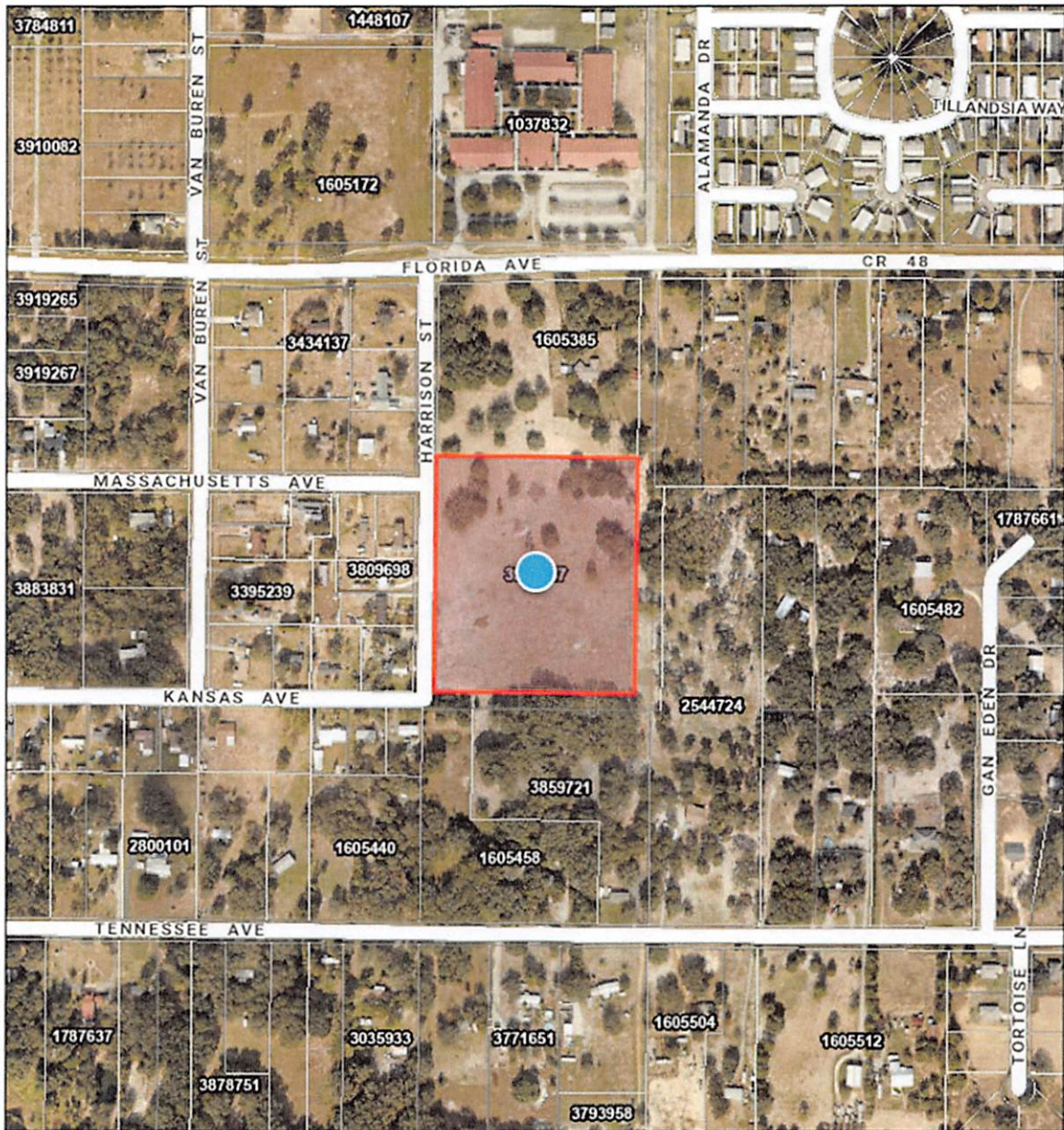
Unless made at the hearing on the case, all oral and written communications concerning the case, between the Town Council on the one hand, and the applicant or the public on the other hand, are prohibited by Florida Law. The staff report on the case shall be sent to the Town Council and will be available to the general public at least five (5) days prior to the hearing on the case.

A person who decides to appeal any decision made by any board, agency, or council with respect to any matter considered at such meeting or hearing, will need a record of the proceedings. For such purposes, any such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based (Florida Statutes, 286.0105).

The Town of Astatula Land Development Regulations are available for inspection at the Town Hall, located at 25009 CR 561, Astatula, FL, Monday – Thursday during normal working hours 9:00 a.m. to 5:00 p.m.








PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT CHARLES JACIEN, TOWN CLERK AT (352) 742-1100 AT LEAST 48 HOURS BEFORE THE DATE OF THE SCHEDULED HEARING.

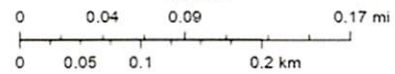
Volunteer Landing Subdivision Location



February 2, 2026

1:5,000

-  Override 1
-  Override 1
-  Tax Parcels
-  Local Streets 5K
-  Street Names
-  County Boundary
-  Tax Parcels Alternate Key



Lake BCC



Town of Astatula, FL

Project Name: Volunteer Landing
Project Phase: Variance Request for Streetlight Requirement
Discipline: Engineering
Reviewed by: Dana S Johnson, P.E.
Review Date: 02/03/2026
Contact: dajohnson@cgasolutions.com , 954-766-2744

Recommendation: Town Engineer recommends approval of the variance based on a review of the existing conditions and the warranting conditions per the MUTCD, latest edition. See full analysis below.

Request for Variance:

Variance request dated 2026-01-22 on behalf of RKD Investments, Inc. In connection with current minor subdivision application for *Volunteer Landing* to not install the street light required by Section 59-7.4.

Status of Civil Plan Approval:

The civil construction plans are conditionally approved by the Town Engineer. Once all conditional items are provided the permit for construction can be issued. Conditions of Civil Plan Approval are as follows:

1. Provide a copy of the FDEP water main extension permit
2. Provide a copy of the FDEP NOI for the NPDES Construction General Permit
3. Provide a letter of approval from adjacent owner for removal of the barn
4. Provide a copy of the Engineer's Cost Estimate for performance bond calculation.
5. Provide a performance bond with amount to be approved by the Town Engineer.
6. *Obtain a variance or waiver on the street light requirement.*

Regulation:

Section 59-7.4 of the subdivision regulations requires all subdivisions (major or minor) to provide streetlights at all intersections and ends of cul-de-sac, and along internal roads spaces no greater than 300 feet apart. This section also requires the maintenance of streetlights to be the responsibility of the developer or HOA.



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Existing Conditions:

There is no existing street lights or poles on this section of the Harrison Street or Kansas Ave. There is no existing sidewalks on either side of the road and no pedestrian crossings or traffic drivers such as schools, daycares, parks, etc.

No poles or streetlights looking North on Harrison



No poles or streetlights looking South on Harrison





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No street lights at the intersection of Kansas and Harrison



No streetlight on the nearest two poles on Kansas Ave.





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No streetlights existing at Harrison and Florida Ave





MUTCD Warranting Conditions:

The Manual on Uniform Traffic Control Devices (MUTCD), latest edition provides general criteria for roadway and sidewalk lighting in Chapter 6 and states that lighting should be provided to improve safety of roadways, sidewalks, and shared use paths and visibility of signs for road users when warranted and provides the following warranting conditions to use for both new and redevelopment.

C.1 Criteria based upon Crash History – *NOT APPLICABLE*

- a. Locations that by a crash investigation have been shown to be hazardous due to inadequate lighting.
- b. Locations where the night/day ration of serious crashes is higher than the average of similar locations.
- c. Specific locations that have a significant number of night time crashes and where a large percentage of these night time crashes result in injuries or fatalities.

C.2 Criterial based upon Analysis and Investigation - *NOT APPLICABLE*

- a. Locations requiring a rapid sequence of decisions by the road user.
- b. Locations where night sight distance problems exist, with consideration to headlight limitations (vertical or horizontal curves or the roadway).
- c. Locations having discomforting or disabling glare.
- d. Locations where background lighting exists, particularly that could be distracting or confusing to the road user.
- e. Locations where improved delineation of the highway alignment are needed.

C.3 General Criteria - *NOT APPLICABLE*

- a. Roundabouts and signalized intersections.
- b. Urban streets, with high speeds, high volumes, or frequent turning movements.
- c. Urban streets of any category experiencing high night time volumes or speeds or that have frequent signalization or turning movements.
- d. Areas frequently congested with vehicular and/or pedestrian traffic.
- e. Pedestrian and bicyclist crossings (intersections or mid-block)
- f. Transit stops and hubs, passenger train stations.
- g. Areas such as entertainment districts, sporting arenas, shopping centers, beach access points, parks, and other locations that generate higher volumes of pedestrian activity.
- h. Schools, places of assembly, or other pedestrian or bicyclist generators.
- i. High density land use areas.



- j. Central business districts.
- k. Junctions or major highways in rural areas.
- l. Rest areas/picnic shelters/trail heads/recreational facilities.

Findings:

Town Engineer recommends approval of the variance based on a review of the existing conditions and the lack of warranting conditions per the MUTCD, latest edition.



January 22, 2026

Town of Astatula
25009 CR 561
Astatula, FL 34705

**Re: Variance Request – Waiver of Street Light Requirement
Volunteer Landing Subdivision
Submission Date: January 22, 2026**

Dear Ms. Johnson:

On behalf of RKD Investments, Inc., we respectfully submit the enclosed Variance Application requesting approval to waive the street lighting requirement for the Volunteer Landing subdivision.

Included with this submittal are the completed Variance Application, the property record card, and the recorded deed reflecting the transfer of ownership from Margaret Abernathy's Life Estate to RKD Investments, LLC. Also enclosed are the Owner's and Applicant's Affidavits.

Due to the nature of this request, and because the variance is associated with a minor subdivision application that is currently under review, no surveys or area sketches have been included with this submission.

In response to Questions #9 and #10 of the Variance Application, the applicant offers the following justification:

The requested variance seeks relief from the requirement to install street lighting based on the limited scope and low impact of the proposed minor subdivision. The subdivision consists of a small number of residential lots and is not expected to generate significant additional traffic or nighttime activity that would warrant the installation of new street lighting.

The proposed lots are situated along an existing roadway within a predominantly low-density residential and rural area where street lighting is minimal or non-existent. The introduction of new streetlights would be inconsistent with the established character of the surrounding neighborhood and could result in unnecessary light pollution, negatively impacting nearby residences and the natural nighttime environment.

Public safety will not be adversely affected by the absence of street lighting. The existing roadway provides adequate design standards and clear sight distances, emergency vehicle access will remain unchanged, and individual residences will provide exterior lighting as needed.

Requiring street lighting for this minor subdivision would impose an undue financial burden on the applicant without providing a corresponding public benefit. Granting the requested variance would allow for the reasonable use of the property while remaining consistent with the surrounding area and the intent of the subdivision regulations.

Please do not hesitate to contact me should you or Town staff have any questions or require additional information. We would also appreciate guidance on the next steps in the variance review process.

Sincerely,



Toby Best

Cc:RKD Investments, LLC



VARIANCE APPLICATION

Tax Identification # 29-20-26-0100-00H-00400

1. Owner's name: RKD Investments LLC
Mailing Address: 18235 Rose Street Grandland FL 34736
Telephone #: 321.689.2306

2. Applicant's Name: Gauke Contracting Services Inc
Mailing Address: 1014 E Highway 50 Box 307 Clermont FL 34711
Telephone #: 352-267-3757

3. Applicant is: Owner: Agent Purchaser Lessee Optionee

4. Property Address/Location: Volunteer Landing Subdivision

5. Legal Description: See attached property record card

6. The variance requested is as follows: Request to Waive the street light requirement for minor Subdivision.

7. The variance is necessary for the following reasons: No streetlights are necessary.

8. Is your situation due to unique circumstances not created by you or your predecessor in title? Explain such circumstances: N/A

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: N/A

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: N/A

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 this criteria?

Yes, we meet the 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: Minor subdivision application in progress.

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.

Toby Burt
Signature of Applicant

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

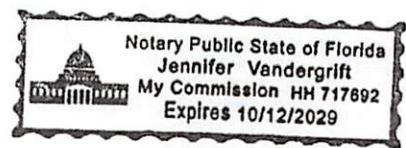
Before me, the undersigned authority, personally appeared Ron Drummonds who being by me first duly sworn on oath, deposes and says:

- (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 from installing street lights for Volunteer Landing
- (3) That he/she has appointed Toby Best 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.

Ron Drummonds
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 21 day of Jan, 2021, by Ronald Drummonds who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Jennifer Vandergrift
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**

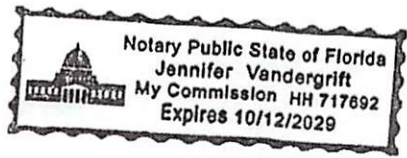
Before me, the undersigned authority, personally appeared Toby Best, who being by me first duly sworn on oath, deposes and says:

- (1) That he/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 from installing street lights for Volunteer Landing
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Toby Best
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 21 day of Jan, 2020 by Toby Best, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Jennifer Vandergrift
Notary Public



Town of Astatula Variance Process

What is a Variance?

A variance is a change or relaxation in the required standards of the code that will not be contrary to the public interest. A variance may be allowed when a literal interpretation of the provisions of the code will result in unnecessary and undue hardship. Variances are available only when special circumstances and conditions exist which are peculiar to the land, structure or buildings which are not applicable to other lands, structures or buildings in the same zoning district. Specific criteria are outlined in the Land Development Regulations (also known as LDRs) which must be followed for a variance to be granted. The Town Council has the final vote on whether or not a rezoning is appropriate.

Submittal Requirements

Ten (10) initial copies of the following (additional copies will be required after the final review completed):

- The name, address, and telephone number of the applicant and the owner of the property
- A sketch shall be prepared which shows the topography of the property and the dimensions and location of all existing and proposed buildings and improvements, including, but not limited to, signs, driveways, off-street parking areas, loading and unloading areas, roads and streets, and utility easements. The topography required for this sketch may be obtained from the U.S.G.S. Quadrangle Maps or Lake County, if such information is available.
- A detailed description of the nature and extent of the requested variance.
- Plans or reports describing traffic conditions that will be created by the variance.
- Complete legal description of the property, including a survey prepared by a Florida Registered Land Surveyor.
- Any other information or data required by the Planning and Zoning Committee or the Town Council.
- The Town Council, in its sole discretion, may waive any or all of the requirements in the 2nd through 5th bullet above
- Proof of ownership
- Owners Affidavit and of applicable Applicant Affidavit
- Completed application
- Method of providing services including water, sanitary sewer, roads, drainage, schools, and police protection

Processing

- All applications are received by the Town Clerk and forwarded to the Planning Consultant, Town Attorney, and Town Engineer (if applicable) for review of code compliance and completeness.
- At the time of review the Town may request additional information to analyze impacts.
- The Clerk must forward the consultant comments to the applicant.
- Once the application is complete and there are no major issues, the consulting planner will forward the information to Town Attorney for preparation of Ordinance.
- The Clerk shall inform the applicant of meeting dates.

Advertising/Notices/Postings

- Notice to surrounding property owners within 300 ft at least 2 weeks prior to P&Z through certified mail read receipt.
- Advertise two times with the last advertisement 10 days prior to final Town Council and first advertisement prior to P & Z
- All cost incurred by notification/advertising/posting shall be paid by the applicant

Hearings

- P & Z Committee (4th Thursday of each Month) – Recommendation to Council
- Town Council Meeting -(2nd Monday of each Month) – One Reading

NOTE: Town Council acting as Board of Adjustment

Processing After Approval

- None Required

Fees

- The applicant will pay in full for cost incurred through consultant review, attorney's fees advertising and notification.

PROPERTY RECORD CARD

General Information

AK's Investments

Name:	ABERNATHY MARGARET LIFE ESTATE	Alternate Key:	1605385
Mailing Address:	13920 FLORIDA AVE ASTATULA, FL 34705-9426 Update Mailing Address	Parcel Number:	29-20-26-0100-00H-00400
		Millage Group and City:	000A Astatula
		2025 Total Certified Millage Rate:	19.8525
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	13920 FLORIDA AVE ASTATULA FL, 34705	Property Name:	-- Submit Property Name
		School Information:	School Locator & Bus Stop Map School Boundary Maps
Property Description:	ASTATULA PB 1 PG 12 LOT 4--LESS ROAD--LOT 8 BLK H, AND THAT PART OF MASSACHUSETTS AVE BETWEEN LOT 4 & 8--LESS THE SOUTH 700 FEET--ORB 1077 PG 1731 ORB 3901 PG 2376 ORB 6470 PG 1504		

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	AG / PASTURE - IMPROVED HAY AVERAGE (6300)	0	0	CATTLE	5.120	Acre	\$1,792.00	\$42,240.00
2	AGRICULTURAL HOMESITE (5000)	0	0		2.000	Acre	\$72,000.00	\$72,000.00

[Click here for Zoning Info Map](#) [FEMA Flood](#)

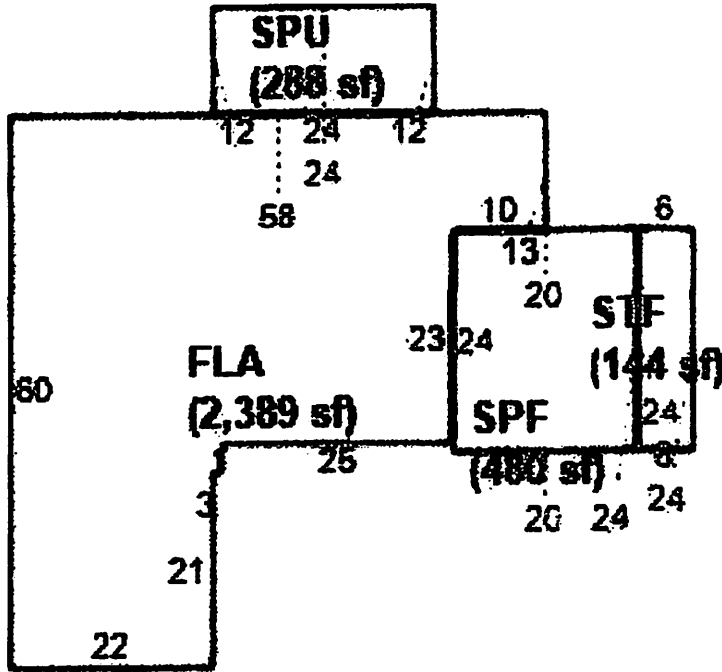
Residential Building(s)

Building 1

Residential	Building Value: \$131,068.00		
Summary			
Year Built: 1969	Total Living Area: 2389	Central A/C: Yes	Fireplaces: 0
Bedrooms: 3	Full Bathrooms: 2	Half Bathrooms: 0	
<i>Incorrect Bedroom, Bath, or other information?</i>			
Section(s)			
Section Type	Ext. Wall Type	No. Stories	Floor Area
FINISHED LIVING AREA (FLA)	CONCRETE BLOCK PLAIN (02)	1.00	2389

SCREEN PORCH FINISHED (SPF)	1.00	480
SCREEN PORCH UNFINISHED (SPU)	1.00	288
STORAGE ROOM FINISH (STF)	1.00	144

[View Larger / Print / Save](#)



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
1	CARPOT/POLE SHED UNFINISHED (UCP1)	952	SF	1978	\$1,142.00
2	CARPOT/POLE SHED UNFINISHED (UCP2)	540	SF	2004	\$1,347.00
3	CARPOT/POLE SHED UNFINISHED (UCP1)	735	SF	1989	\$882.00
4	UTILITY BLDG UNFINISHED (UBU1)	120	SF	1989	\$192.00

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
6470 / 1504	11/22/2024	Quit Claim Deed	Unqualified	Improved	\$100.00
3901 / 2376	05/04/2010	Quit Claim Deed	Unqualified	Improved	\$0.00
1077 / 1731	09/28/1980	Quit Claim Deed	Unqualified	Vacant	\$0.00

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

Values and Estimated Ad Valorem Taxes ⓘ

Values shown are 2026 Working Values. If you need a 2025 Property Record Card, please contact our office.
 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.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$248,871	\$137,182	\$0	5.0254	\$0.00
SCHOOL BOARD STATE	\$248,871	\$137,182	\$107,182	3.0870	\$330.87
SCHOOL BOARD LOCAL	\$248,871	\$137,182	\$107,182	2.9980	\$321.33
LAKE COUNTY WATER DISTRICT	\$248,871	\$137,182	\$0	0.2940	\$0.00
NORTH LAKE HOSPITAL DIST	\$248,871	\$137,182	\$81,460	0.3859	\$31.44
ST JOHNS RIVER FL WATER MGMT DIST	\$248,871	\$137,182	\$81,460	0.1793	\$14.61
TOWN OF ASTATULA	\$248,871	\$137,182	\$81,460	6.9000	\$562.07
LAKE COUNTY MSTU AMBULANCE	\$248,871	\$137,182	\$0	0.4629	\$0.00
LAKE COUNTY VOTED DEBT SERVICE	\$248,871	\$137,182	\$0	0.0400	\$0.00
LAKE COUNTY MSTU FIRE	\$248,871	\$137,182	\$0	0.4600	\$0.00
				Total:	Total:
				19.8525	\$1,260.32

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

✓ Homestead Exemption (first exemption up to \$25,000)	Learn More View the Law
✓ Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
✓ Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More View the Law
✓ Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
✓ Widow / Widower Exemption (up to \$5,000)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$5,000)	Learn More View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5,000)	Learn More View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Economic Development Exemption	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Prepared By/Return to:
David M. Campione, Esq.
Campione & Hackney, P.A.
2750 Dora Avenue
Tavares, Florida 32778
File No.: 24-00040

Parcel Identification No. 29-20-26-0100-00H-00400

Warranty Deed

This Warranty Deed made this 22nd day of October, 2024, between Margaret Abernathy, unmarried widow of Leroy F. Abernathy, deceased, ("Grantor"), whose address is 13920 Florida Avenue, Astatula, Florida 34705, and R K D Investments, LLC, a Florida limited liability company ("Grantee"), whose address is 18235 Rose Street, Groveland, Florida 34736.

For and in consideration of the sum of Ten & 00/100's Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to Grantee and Grantee's heirs and assigns forever that certain land located in Lake County, Florida, further described as follows:

The South 700.00 feet of the following described lands:

Lot 4, Block H, Map of Astatula, according to the plat thereof recorded in Plat Book 1, Page 12, Public Records of Lake County, Florida; Less and except that part of said Lot 4 lying within the right of way of Florida Avenue (County Road No. 48).

And

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

And

That part of Massachusetts Avenue lying between Lots 8 and 4, 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 all appurtenances, privileges, rights, interests, dower, reversions, remainders and easements thereto appertaining.

**Warranty Deed
Page Two**

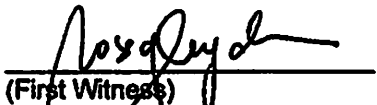
Grantor hereby covenants with said grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

Subject to taxes for the year 2024 and subsequent years and easements and restrictions of record, if any; however, this reference shall not serve to reimpose same.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

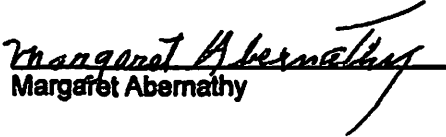
Signed, sealed and delivered
in the presence of:

Grantor:

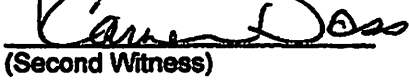


(First Witness)

Rosemarie Gleydura
(Printed/typed name)



Margaret Abernathy



(Second Witness)

Carmen Doss
(Printed/typed name)

First Witness Address: 2750 Dora Avenue Tavares Florida 32778
Address City State Zip Code

Second Witness Address: 2750 Dora Avenue Tavares Florida 32778
Address City State Zip Code

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of *R physical presence or ___ online notarization, this 22nd day of October, 2024, by Margaret Abernathy, ___ who is personally known to me, or R who produced Florida Driver's License as identification.

(Seal)





Notary Public
My Commission Expires:

MEMORANDUM

TO: Astatula Planning & Zoning Board
CC: C. Jacien, Town clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Volunteer Landing Streetlight Variance Application
DATE: February 16, 2026

GavKee Contracting Services, as agent for the property owner, has asked for a variance from Section 54-7.4 which requires new subdivisions to provide streetlights at intersections and additionally at a spacing of 300 feet. Section 54-7.4 reads as follows:

Sec. 59-7.4. - Standard street lighting.

7.4.1. Street lighting shall be provided in subdivisions. Lights shall be located at all intersections and the ends of culs-de-sac, and along internal roads spaced no greater than 300 feet apart. They shall be top shielding, downward directional lighting. Maintenance of streetlights within new residential developments shall be the responsibility of the developer or an established homeowners association. The Town of Astatula assumes no maintenance responsibility for street lighting as required by this section.

(Ord. No. 2022-04, § 2(Att. B), 3-14-2022)

The applicant has submitted a statement detailing why they believe the variance should be granted. A copy of the application is included in the Planning Board packet. Additionally the Town engineer has provided an analysis of the need for streetlights along Harrison Street and reported that streetlights are not necessary based on the application of Florida Department of Transportation design standards. A copy of the engineer's report is also included in the Planning Board packet. The applicant cites the following items as support for the variance.

1. The Volunteer Landing subdivision is limited in scope and low impact. It is expected to generate little traffic and nighttime activity. (Planner's note: The seven lots are expected to generate about 60 total vehicle trips per day with about 15 trips (10%) occurring during the AM and PM peak hours. Other trips will likely fall below five trips per hour.)
2. The area currently is low density, large lot development with no streetlights. There are no existing poles where streetlights could be located. Excluding streetlights would be consistent with the current neighborhood character.

3. The exclusion of streetlights would not have an adverse impact on public safety. (Planner's note: this issue is explored in the Town engineer's report.)
4. The provision of streetlights would be a significant financial burden on the project. (Planner's note: Typically financial hardship is not sufficient reason by itself to grant a variance.)
5. The proposed subdivision does not include common area and does not propose a propertyowners' association which would be responsible for paying the electric bill for the lights. Requiring the streetlights would likely require the formation of a propertyowners' association for the sole purpose of supporting the streetlights.

Analysis

The Volunteer Landing subdivision was created on property split from a larger tract with the balance of the land area between the subdivision and Florida Avenue being the remainder of the parent tract. The final subdivision plan was approved with the inclusion of streetlights, but it was expected that the applicant would file for relief from the streetlight requirement. Should the Town reject the variance, the applicant will be required to construct the subdivision according to the approved plan. Formal written notice of this hearing was provided via certified mail to each property owner along the west side of Harrison Street, so the Board will have the opportunity to hear any opinion on the provision of streetlights that current owners may have. It is likely that any streetlights provided will be LED type which tend to be more efficient but brighter than older style streetlights.

Section 59-10.3 includes the standards for granting a variance. This section is reproduced below:

The Town Council shall hear and make decisions for variances from the terms of the zoning regulations where, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship upon, and personal to, the applicant therefor, and not surrounding properties. In order to authorize a variance, the Board must find:

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district; such on-site conditions may include, but are not limited to, topography, preservation of vegetation, access, vehicular and pedestrian safety and preservation of scenic views;

2. That the special conditions and circumstances do not result from the actions of the applicant;

3. That literal interpretation of the provisions would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the

terms of this chapter and would work unnecessary and undue hardship on the applicant;

4. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

5. That the grant of the variance will be in harmony with the general intent and purpose of this code and the Comprehensive Plan, will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and








6. The granting of the variance will not be detrimental to the property or improvements in the area in which the property is located.

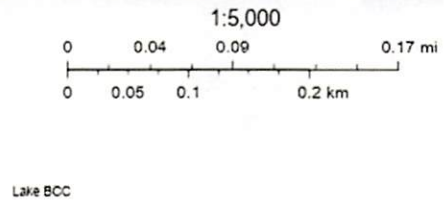
In order to recommend the variance, the Planning Board should agree that the conditions cited by the applicant are sufficiently different that other subdivisions that granting relief from the streetlight requirement is appropriate. The Planning Board should agree that not providing streetlights is consistent with the character of the area and would not be detrimental to the project or neighboring properties. The Town engineer has confirmed that any negative impact on public safety is minor, if any, based on the application of FDOT streetlighting standards.

Volunteer Landing Subdivision Location



February 2, 2026

-  Override 1
-  Override 1
-  Tax Parcels
-  Tax Parcels Alternate Key
-  Local Streets 5K
-  Street Names
-  County Boundary



VOLUNTEER LANDING SUBDIVISION
VARIANCE NOTICE LIST FOR CERTIFIED MAIL

Shelby J. McAdams
32405 Beach Park Road, Lot 53
Leesburg, FL 34788-7205
AK 3792185

Roger Kilgore Est. & Denise L. Wells
24811 Harrison Street
Astatula, FL 34705
AK3808697

Tony Freeman
24817 Harrison Street
Astatula, FL 34705
AK 3809698

Julie Underly
24829 Harrison Street
Astatula, FL 34705
AK 3809697

Wanda J. Austin Life Est.
1550 Skyline Drive
Tavares, FL 32778
AK 1605372

Bobby & Brenda Bryant
24925 Harrison Street
Astatula, FL 34705
AK 3771649

Arcadio Lora
13814 Florida Avenue
Astatula, FL 34705
AK 3771927

Margaret Abernathy Life Est.
13814 Florida Avenue
Astatula, FL 34705
AK 1605385

John & Sheri Lynn Hoover
13834 Kansas Avenue
Astatula, FL 34705
AK3794017

Oscar Collier
13911 Tennessee Avenue
Astatula, FL 34705
AK1605450