

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



**SPECIAL MEETING  
THURSDAY NOVEMBER 7, 2019  
TOWN HALL**

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

**Members Present:**

Marjorie Boyd, Chairman  
Karen Smith  
Orita Issartel  
Robert Reagan

**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 Planner Tim Green and residents present.

**MINUTE APPROVAL**

Approval of minutes for August 22, 2019 Regular Meeting

**MOTION by Member Issartel to approve; SECONDED by Member Reagan**

**For: Boyd, Issartel, Smith, Reagan**

**Against: None**

**MOTION CARRIED 4-0**

**PUBLIC HEARING**

**Resolution 2019-28 - Application for a Variance – Vistas of Astatula Subdivision**

*A variance is requested Chapter 7 - Zoning Regulations: 7.6.3 Fire Protection and Hydrant Requirements of the Town of Astatula Land Development Regulations. The Variance is for installing alternative fire protection for single family homes in an area zoned R-2 of the Town where municipal provided fire flows are not available.*

*The public hearing notice has been sent to nearby residents or businesses, posted in town hall and on three sides of the parcel as per the code.*

Planner Green gave a detailed overview from his report and stressed that the quick response fire protection system is an instant response to a fire rather than waiting for a fire truck. He stated that he was rarely in favor of the variance process but felt that it was right for this project. He confirmed that the fire protection system would be required to be installed in all six homes when they are built. There being no further discussion, Chairman Boyd requested a motion.

**MOTION by Member Issartel to recommend that Council approve the application for the variance: SECONDED by Member Reagan**  
**For: Boyd, Issartel, Smith, Reagan**  
**Against: None**  
**MOTION CARRIED 4-0**

**Ordinance 2019-29 - Application to Replace the existing PUD approved with Ordinance 2012-A with a new PUD with new uses and standards.**

*The PUD was created in 2012 for the Central Florida Motorsports Park to hold events at the site. Having tried with two lessees, with disastrous consequences, the owner, Paul Faircloth of Faircloth Family Ltd has entered into an agreement to sell the site to National Storm Recovery, LLC who wish to use it for a wood debris processing facility.*

*The applied uses for the property are outlined in Section 3 of the Town Planners Report where there are also items that are recommended for discussion and consideration before a recommendation is made to Council.*

*The public hearing notice has been sent to nearby residents or businesses, posted in town hall and on the parcel as per the code.*

Planner Green gave an outline of the application whereby National Storm Recovery, LLC has an agreement with Mr. Faircloth to lease the property with an option to purchase. Mr. Ed Lee was present representing the applicant. Member Smith asked if there was going to be any burning of the debris and it was confirmed by Mr. Lee that there would not.

Planner Green stated that the details of the applicants request to go into the PUD were a wish list and that all the existing items in current PUD would be silenced. At this point Mr. Green went over the uses for the property that were requested by the applicant. His comments in the report were marked in italics.

Mr. Lee talked about the Tree and Lumberjack Festival which would be an industry event and not open to the public. It would be a one-day event with some food trucks, no alcohol and some chainsaw carvings and things of that nature. This would be covered by the Town's Special or Recurring Event Permit. Mr. Green stated that the Town would want a more detailed site plan showing where each part of the operation would be situated, setback restrictions, buffer types and widths and the maximum impervious area.

He continued to go over the proposed facilities that would be allowed and the hours of operation that were proposed. He added that the expanded hours of operation requested during a storm or disaster event should be tied to the Governor declaring a state of emergency with specified periods to return to normal hours. Outdoor lighting would be required to meet dark sky criteria and should not be allowed from dusk to dawn.

Reasonable and practicable noise mitigation measures shall be taken to reduce fugitive noise beyond the property line, including but not limited to, placement buildings, earthen berms, and site locations. A noise mitigation plan should be reviewed and approved as condition of the PUD approval. The plan should illustrate the expected highest decibel levels allowed along all the outer property lines. A site plan should illustrate the location of all physical mitigation requirements.

Mr. Lee stated that the plan was long-term and would not be instigated overnight. Many of the items suggested to be installed are a wish list and would happen over time. He was asking to have the conceptual plan approved and then permit them over time.

Chairman Boyd opened the floor for questions from the Board members.

**Member Issartel** said that her concern was the additional traffic coming through town with the noise of the traffic and from the processing plant. She also asked whether the debris from storms would be just trees or general debris? Mr. Lee said that they have an agreement for general debris to go to the landfill and only trees would come to this site. This should be specified in the agreement.

**Member Reagan** asked if there were any hazardous chemicals that are used in the processing plant. Mr. Lee stated that only dyes to color the mulch would be used and no other processing chemicals.

**Member Smith** asked how many jobs the plant would create for the town. Mr. Lee responded that many of their current employees lived in Lake County, but he could not forecast accurately if or how many may be produced from Astatula in the future. Ms. Smith was also concerned about the complaints that would come from the noise.

**Chairman Boyd** asked Mr. Lee what part of the operation would produce the most noise. He responded that it would likely be the back up beepers from the loading trucks and forklifts. This was beyond the operators control as they are mandated by OSHA. The grinders were operated by big diesel engines that would have mufflers on to reduce the noise to a minimum.

**Clerk Wells** asked whether the mulch bagging line facility would be inside of a building which was confirmed but also that the vehicles that would operate outside would be required between the hours of operation 7:00 am to midnight. Mr. Lee's response was that they would like to operate two shifts and therefore the vehicles and forklifts with the back up alarms would be operating during those hours. Mr. Wells said that this would likely not fly as the town receives constant complaints from the alarms at County Materials. There is also the issue of trucks coming and going during this period as well.

Chairman Boyd stated that on a positive note that she thought that the operation was a good fit for the town and this property and wanted Mr. Lee to know that they would be welcomed if certain details could be worked out to ensure that the quality of life of the residents close to the property were not unduly affected.

She said that they would have to look at the hours of operation and asked what their hours of operation were at the existing plant in Apopka. Mr. Lee responded that it was 7:00 am to 5:00 pm Monday thru Saturday. There being no further discussion, Chairman Boyd requested a motion to approve Ordinance 2019-29.

**MOTION by Member Issartel to recommend that Council approve the application with comments and concerns put forward: SECONDED by Member Smith**

**For: Boyd, Issartel, Smith, Reagan**

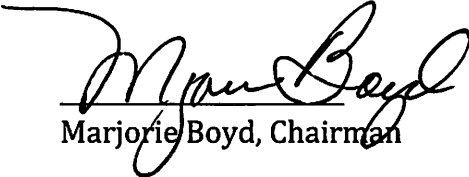
**Against: None**

**MOTION CARRIED 4-0**


### **ADJOURNMENT**

There being no further business, Chairman Boyd thanked the board and Mr. Lee for coming; the meeting was adjourned at 7:10 pm.

Respectfully submitted,

  
Marjorie Boyd, Chairman

ATTEST:

  
Graham Wells, Town Clerk

