

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



**REGULAR MEETING
THURSDAY JULY 27, 2023
TOWN HALL**

Having been duly advertised as required by law, Chairman Boyd called the Regular Planning & Zoning meeting to order at 6:07 pm and led the Pledge of Allegiance.

Members Present:

Marjorie Boyd, Chairman
Theresa Ann LaBree
Karen Smith
Leigh Ann Pflugh
Absent:
Sean Donnelly, Vice-Chair

Town Staff Present:

Graham Wells, Town Clerk
Mayor Mack

Roll Call was performed, and it was determined that a quorum was present. Chairman Boyd welcomed the guests present and the Mayor.

MINUTE APPROVAL

Approval of Minutes – April 27, 2023 Regular P & Z Meeting.

**MOTION by Member Pflugh to approve; SECONDED by Member LaBree
For: Smith, Boyd, LaBree, Pflugh
MOTION CARRIED 4-0**

PUBLIC HEARING

ORDINANCE 2023-10

AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE BOUNDARIES OF THE TOWN OF ASTATULA IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES FOR PROPERTY LOCATED GENERALLY NORTH OF DELAWARE AVENUE, NORTH OF CITRUS FARMS DRIVE, EAST OF CR 561, SOUTHEAST OF PALM DRIVE AND CR 561, AND WEST OF FAIR STREET IN ASTATULA, FLORIDA, IN ADDITION TO ADJACENT UNDEVELOPED RIGHT-OF-WAY CONTAINING APPROXIMATELY 166.18 ACRES, AND MORE PARTICULARLY DESCRIBED BELOW; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE TOWN OF ASTATULA, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Before commencing with the public comment, Chairman Boyd outlined the three parts to be discussed: the annexation, comprehensive plan amendment and rezoning of nine parcels for County Materials. She added that Mr. Green from Green Consulting Group was unable to be at the meeting but that the board do have his reports. She had also spoken to Mr. Green earlier that day and he had gone over the details of the application with her.

Chairman Boyd then opened the floor for public comment.

Anna Perez - 212 N. LAKE Ave, Apopka stated that she was there with her daughter Kimberly Parker and owns Citrus Farms tract 2 and 6 and opposes the rezoning of the property in the ordinance. This property is adjacent to one of the parcels requested to being annexed into the town. She then went on to read a statement of her reasons why the property should not be rezoned. These include health and pollution issues for humans and animals and the values of the surrounding properties. She also questioned the rezoning from Lake County Agricultural and Rural Transition to Heavy Industrial. Heavy Industrial zoning was applied for, and the board would be voting on that zoning. The Town Clerk emphasized that only the parcels in the application which are in the County are being brought into the town. Nothing else is changing. The survey provided by County Materials would be reviewed by the Towns Surveyor for accuracy further into the process.

Kimberly Parker - 14003 County Road 48, Astatula stated that the rezoning of the nine parcels would impact the value of her property and make it harder for them to sell in the future.

Chairman Boyd stated that there was a benefit for it being in the town where any development would be approved by the town and not by the county. She added that the Planning and Zoning Board only made a recommendation to the Town Council. The Council will make the final decision. The Clerk stated that the comprehensive plan amendment will be submitted to multiple state agencies and when their review is complete, it will come back to the council for final reading and adoption.

Kieth Parker - 212 N. Lake Ave expressed his concern about the noise from the plant and that County Materials had tried to purchase their land at a cheap price. He said that a deal to purchase the land had fallen through due to the noise from the plant.

Guy Burniche - 13530 Alabama Avenue, Astatula asked whether the town would benefit from increased tax if the annexation took place. Clerk Wells stated that the county will get the same amount as before, but the town will get additional tax revenue based on the millage rate. It will cost County Materials more in taxes if they annex into the town. Mr. Burniche went on to say that he has lived next to the concrete plant for the past 20 years and agreed that it was a little noisy with the machines moving the pipe around but had never had any health issues or concerns. The concrete plant had been good neighbors in building a high concrete wall to minimize the noise and dust.

Lindsay Ragan - 13623 Citrus Farms Drive, Astatula asked if it was optional for County Materials to annex into the town and if it is, why would choosing to pay more taxes be beneficial to them.

Chris Thorne, Regional Manager for County Materials responded that some of their parcels are in the town, the operation side is in the town and other vacant parcels are in the county. He said that it is preferential for them to all to be in the same jurisdiction where they already have a good working relationship. Ms. Ragan said that they live on the south side of the plant and did not have any issue with noise. She did want assurance that the pine forest would remain as a buffer between them and the plant and this was discussed.

There being no further participation from the public, Chairman Boyd closed the public comment section and asked that the attendees remained quiet while the board member discussed the application. Following discussion by the board, a motion on the three ordinances was requested.

**MOTION by Member Labree, to recommend to Council to approve Ordinance 2023-10;
SECONDED by Member Pflugh.**

A roll call vote was taken:

Pflugh YES

Smith YES

Labree YES

Boyd YES

MOTION CARRIED 4-0

ORDINANCE 2023-11

AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE TOWN OF ASTATULA, FLORIDA, BY CHANGING THE FUTURE LAND USE CLASSIFICATION FOR THE PROPERTY LOCATED GENERALLY NORTH OF DELAWARE AVENUE, NORTH OF CITRUS FARMS DRIVE, EAST OF CR 561, SOUTHEAST OF PALM DRIVE AND CR 561, AND WEST OF FAIR STREET IN ASTATULA, FLORIDA, CONTAINING APPROXIMATELY 155.59 ACRES, AND MORE PARTICULARLY DESCRIBED BELOW FROM LAKE COUNTY INDUSTRIAL AND LAKE COUNTY RURAL TRANSITION TO TOWN OF ASTATULA INDUSTRIAL; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE TOWN OF ASTATULA, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION by Member Labree, to recommend to Council to approve Ordinance 2023-11;
SECONDED by Member Smith.**

A roll call vote was taken:

Pflugh YES

Smith YES

Labree YES

Boyd YES

MOTION CARRIED 4-0

ORDINANCE 2023-12

AN ORDINANCE OF THE TOWN OF ASTATULA, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ASTATULA, FLORIDA, BY AMENDING THE EXISTING LAKE COUNTY AGRICULTURE AND PLANNED INDUSTRIAL DISTRICT ZONING TO THE TOWN OF ASTATULA HEAVY INDUSTRIAL (I-2). THE PROPERTY IS LOCATED GENERALLY NORTH OF DELAWARE AVENUE, NORTH OF CITRUS FARMS DRIVE, EAST OF CR 561, SOUTHEAST OF PALM DRIVE AND CR 561, AND WEST OF FAIR STREET IN ASTATULA, FLORIDA, AND CONTAINS APPROXIMATELY 155.59 ACRES, AND MORE PARTICULARLY DESCRIBED BELOW; FINDING CONFORMITY WITH STATE STATUTES AND THE COMPREHENSIVE PLAN OF THE TOWN OF ASTATULA, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**MOTION by Member Pflugh, to recommend to Council to approve Ordinance 2023-12;
SECONDED by Member Labree.**

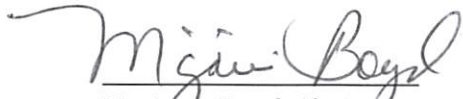
A roll call vote was taken:

Pflugh YES
Smith YES
Labree YES
Boyd YES
MOTION CARRIED 4-0

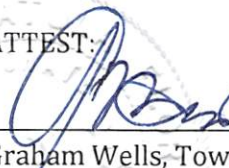
ADJOURNMENT

There being no further business, Chairman Boyd adjourned the meeting at 7:28 pm.

Respectfully submitted,


Marjorie Boyd, Chairman

ATTEST:


Graham Wells, Town Clerk

