

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



**SPECIAL MEETING
WEDNESDAY JANUARY 3, 2024
TOWN HALL**

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

Members Present:

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

Town Staff Present:

Graham Wells, Town Clerk
Tom Harowski, Interim Town Planner

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

MINUTE APPROVAL

Approval of Minutes for October 3, 2023, Special Planning & Zoning Meeting.

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

PUBLIC HEARING

**DISCUSSION AND APPROVAL OF RESOLUTION 2024-02 VARIANCE APPLICATION - AK
#1787831**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA;
DOCUMENTING THE VARIANCE APPROVED BY THE TOWN COUNCIL FOR LAND LOCATED
AT 25750 COUNTY ROAD 561 IN THE TOWN OF ASTATULA, LAKE COUNTY PROPERTY
APPRAISER PARCEL NO.: 29-20-26-1500-005-00000; PROVIDING AN EFFECTIVE DATE.**

County Materials Corporation has requested a variance from the Town's maximum height limits for heavy industrial zoning. Section 4.9.9 4(4) of the Town's zoning code sets the maximum allowable height for industrial buildings at 40 feet. County Materials Corporation is proposing an additional manufacturing building that requires a building height of 48 feet for a portion of the proposed structure. The applicant has submitted a site plan showing the location of the building on the parcel, an elevation plan showing the exterior building design, and a hoisting plan showing the specific manufacturing operation that demonstrates the need for the height requested.

Planner Harowski went over the details from his report and the specific requirements contained in the Land Development Regulations. Chairman Boyd opened for questions from the board members.

Member Donnelly said that Astatula was an industrial town and that County Materials had been here since the mid 80's. He felt that the application should be supported. Chairman Boyd had questions about the parking area, the buffer to the property to the east how the gantry crane would be used within the building. The Planner and Chris Thorne from County Materials addressed her questions.

Mr. Thorne confirmed that the building would not be used for manufacturing and not be operated at night. Mr. Donnelly asked if the new building would generate new jobs, Mr. Thorne responded that existing employees would be used at this time. There being no further questions, Chairman Boyd requested a motion to approve.

MOTION by Member Donnelly, to recommend to Council to approve Resolution 2024-02 AK#1787831; SECONDED by Member Smith.

A roll call vote was taken:

Pflugh YES

Smith YES

Labree YES

Boyd YES

Donnelly YES

MOTION CARRIED 5-0

NEW BUSINESS

DISCUSSION AND APPROVAL OF A MAJOR SITE PLAN APPLICATION FOR COUNTY MATERIALS CORP - AK #1787831

County Materials has submitted an application for site plan approval for an additional pre-cast manufacturing building to be located within the current plant complex. The proposed building is 63,350 square feet to be located on property just east of the current manufacturing area. This review is based on the revised site plan dated 12/22/23.

The total impervious area is 297,129 square feet including paved parking and outside manufacturing, storage, loading and access. The proposed building is one story with a maximum building height of 48 feet. (This building is the subject of a variance application to the maximum height of 40 feet.)

The subject property was recently annexed into the Town and is zoned I-2 Heavy Industrial with an industrial land use classification on the future land use map. Adjacent property to the east is vacant agricultural land located in unincorporated Lake County. To the west is the active manufacturing area for other County Materials operations that separates the project site from CR 561 and development in that area. The land to the north and south of the project site is owned by County Materials Corporation and is not currently in active use.

Planner Harowski went over the details from his report and his recommendation to vacate the three Right-of-Ways affecting the property. He recommended that approval be made with the condition of the stormwater plan being approved by the FDEP. Member Smith asked about any increase in the number of trucks entering and leaving the site. Mr. Thorne responded that with the fluctuation in the demands, this new product would supplement the pipe manufacturing, would use existing staff and therefore likely not increase the level of traffic leaving the site.

Member Pflugh asked about the 30-foot buffer and whether there would be a wall surrounding the eastern part of the property. Mr. Thorne responded that as there is no neighbor at this time, it would be whatever landscaping is required in the code. Member Donnelly responded to the traffic question that in the grand scheme of things, any increase in traffic would be minor in comparison to that generated by the residential developments. There being no questions from the Board, Chairman Boyd requested a motion.

MOTION by Member Donnelly, to recommend to Council to approve the Major Site Plan with conditions outlined in the Planners Report; SECONDED by Member MacQueen.

A roll call vote was taken:

Pflugh YES
Smith YES
Labree YES
Boyd YES
Donnelly YES

MOTION CARRIED 5-0

DISCUSSION AND APPROVAL OF A MINOR SITE PLAN APPLICATION FOR TAO ASTATULA LLC AKA MACK CONCRETE – AK #1508371

TAO Astatula LLC, locally known as Mack Concrete has applied for a minor site plan approval to construct a 75-foot x 15-foot (1,125 square feet) covering over the existing aggregate hoppers. The proposed building will be 32-feet high at the center highest point. The structure is to be a prefabricated metal covering.

As a covering over existing manufacturing area the additional construction will not create any additional impervious areas which might trigger a review of the site's stormwater management system. No additional employees are anticipated nor will the addition trigger additional traffic to and from the site, which might need a review of the traffic generation from the site. The proposed structure is near the center of the existing manufacturing complex so it should not trigger any additional buffering requirements.

The property is zoned I-2 which has a maximum allowable building height of 40 feet, so the additional building is within the allowable limits. Most of the required submittals for the minor site plan review are not applicable to this application given the limited nature of the proposed construction. The proposed plan meets the code requirements.

Planner Harowski went over the details of his report and said that it was a simple application that met the code. There were no questions from the board members.

MOTION by Member Smith, to recommend to Council to approve the Minor Site Plan for TAO Astatula LLC aka Mack Concrete – AK #1508371; SECONDED by Member Pflugh

A roll call vote was taken:

Pflugh YES
Smith YES
Labree YES
Boyd YES
Donnelly YES

MOTION CARRIED 5-0

DISCUSSION AND APPROVAL OF RESOLUTION 2024-01 GRANTING A LOT-SPLIT ON MASSACHUSETTS AVENUE AK #1605938

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF ASTATULA, FLORIDA; DOCUMENTING THE LOT SPLIT APPROVED BY THE TOWN COUNCIL FOR LAND LOCATED AT MASSACHUSETTS AVENUE IN THE TOWN OF ASTATULA, LAKE COUNTY PROPERTY APPRAISER PARCEL NO.: 32-20-26-0200-024-00100; PROVIDING AN EFFECTIVE DATE.

The Town has received an application for a lot-split from Gavkee Contracting Services as agent for the property owner Alexander ID Real Estate Holding. Section 59-6.3 provides the requirements for a lot split. The property is located at 13430 Massachusetts Avenue at the intersection with CR 561. The ALT Key is 1605938 and the parcel number is 32-20-26-0200-024-00100.

The proposed lots will be accessed from Massachusetts Avenue and therefore the front yard will face Massachusetts Avenue and properties will be addressed from Massachusetts Avenue. The property currently hosts a mobile home which is proposed to be demolished and replaced with two single-family homes should the lot split be approved. The new units will be served by Town water and septic systems.

The property is zoned R-2 Medium Density Residential District, and the proposed lots are required to meet the minimum dimensional requirements. The key requirements for the lot split are the lot area, lot frontage, and lot width, but the setback requirements have been reviewed to verify the lots resulting from the lot split can easily accommodate a residential dwelling. Based on the survey submitted, Lot 1 is the western parcel and Lot 2 is the eastern parcel.

Chairman Boyd asked about the existing septic system servicing the mobile home on the property. Clerk Wells suggested that it was unlikely they could use it as it was in the center of the two lots to be split. It was unclear whether it would be removed or filled in. Either way, it is permitted by the Department of Health and not the Town so they would decide. Member Donnelly said that it met the code requirements and therefore should be approved.

MOTION by Member Smith, to recommend to Council to approve Resolution 2024-01 Lot-split on Massachusetts Avenue AK #1605938; SECONDED by Member Pflugh

A roll call vote was taken:

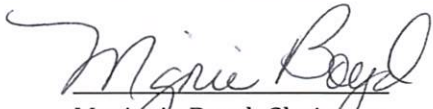
Pflugh	YES
Smith	YES
Labree	YES
Boyd	YES
Donnelly	YES

MOTION CARRIED 5-0

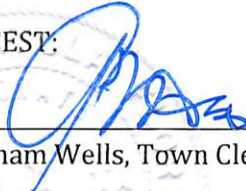
ADJOURNMENT

There being no further business, Chairman Boyd adjourned the meeting at 6:47 pm.

Respectfully submitted,


Marjorie Boyd, Chairman

ATTEST:


Graham Wells, Town Clerk

