

TOWN OF ASTATULA
Planning & Zoning Commission Meeting
Thursday, May 22, 2025 – 6:00 PM
Astatula Town Hall
25009 County Road 561 | Astatula, FL 34705

Join Zoom Meeting: <https://zoom.us/j/95970350517?pwd=EDjPb8HEwfK8x50hrcjp5FJE4dnGV8.1>
Meeting ID: 959 7035 0517 | **Passcode:** 123456

Board Members

Sean Donnelly, Chairman
Roger Mellen
Cheryl Marinelli
Brad Minger
Bruce Hanawalt

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:

1. April 24, 2025 Planning & Zoning Meeting

NEW BUSINESS

1. Discussion and approval of Parking Variance for Mack Concrete
2. Discussion and approval of Major Site Plan for Mack Concrete

ADJOURNMENT:

IMPORTANT DATES:

- Regular Council Meeting – June 10th, 2025 @ 6:30pm
- Planning & Zoning Meeting – June 26th, 2025 @ 6:00pm

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

Topic: **Planning & Zoning Meeting**

Time: **May 22, 2025 06:00 PM** Eastern Time (US and Canada)

Join Zoom Meeting

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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>



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Meeting ID: 959 7035 0517 | Passcode: 123456

Board Members

Sean Donnelly, Chairman *Absent*
Brad Minger
Roger Mellen
Cheryl Marinelli
Bruce Hanawalt

Town Staff

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

Having been duly advertised as required by law, in the absence of Chairman Donnelly, Attorney David Langley called the Planning and Zoning Commission Meeting to order at 6:00pm.

Due to the recent resignation of Vice Chair LeighAnn Pflugh, a new vice chair needed to be selected. Attorney Langley asked for nominations. Roger Mellen nominated Brad Minger.

Motion by Roger Mellen to approve the nomination of Brad Minger as Vice Chair, seconded by Bruce Hanawalt.

Motion approved unanimously by voice vote.

Yea: Minger, Mellen, Marinelli, Hanawalt

Nay: None

Brad Minger gave the invocation and led the Pledge of Allegiance. Roll Call was performed, confirmation of the meeting notification was acknowledged, and it was determined that a quorum was present.

A. APPROVAL OF MINUTES

1. March 27, 2025

Motion by Roger Mellen to approve, seconded by Bruce Hanawalt.

Motion approved unanimously by voice vote.

Yea: Minger, Mellen, Marinelli, Hanawalt

Nay: None

B. NEW BUSINESS

Discussion and Review of Major Site Plan Application for Mack Concrete.

Town Planner Tom Harowski presented Mack Concrete's Major Site Plan application for a 156,000 sq. ft. indoor manufacturing facility. The project aims to transition current outdoor operations indoors, improving working conditions without increasing traffic. A height variance was approved in December 2024, and the site plan is now under review. Some issues—mainly related to parking—may require an additional variance, which will be addressed at a future meeting. Tonight's discussion is informational, allowing Council and the applicant to identify and address any concerns ahead of formal action.

The project engineer, Chuck Hyatt, confirmed that Mack Concrete would need a variance due to the large gap between required parking (over 500 spaces) and what's being provided. Council members raised questions about lighting, noise insulation, and proximity to residential development. Public comment centered on the approval timeline, with discussion of whether a special meeting could expedite the process, though advertising requirements may limit that. Overall, the tone was supportive, but procedural delays due to required variances were acknowledged.

In closing, board members requested printed meeting packets to be available at least five business days in advance and discussed pickup options. There was consensus on allowing individual preferences for printed vs. digital copies to avoid waste. Members also requested access to building codes during meetings and the town's comprehensive plan.

K. ADJORNMENT 6:44pm

Respectfully submitted,

Sean Donnelly, Chairman

ATTEST:

Jennifer Tucker, Town Clerk



VARIANCE APPLICATION

Tax Identification # 34-0934842

1. Owner's name: TAO Astatula

Mailing Address: 23902 County Rd. 561 Astatula FL. 34705

Telephone #: 352-742-2333

2. Applicant's Name: Ron Blanton

Mailing Address: 23902 County Rd. 561 Astatula FL. 34705

Telephone #: 330-352-6884

3. Applicant is: Owner: ☒ Agent ☐ Purchaser ☐ Lessee ☐ Optionee

4. Property Address/Location: 23902 County Rd 561 Astatula FL. 34705

5. Legal Description: Alternate Key # 3619692

6. The variance requested is as follows: Reduce number of parking spaces required from 560 to 145
Reduce number of loading zones required from 28 to 1
No loading takes place within 200' of public roadway nor
outside of fenced area within the plant.
to allow 29 spaces of the 145 to be paved and the remainder to
be gravel

7. The variance is necessary for the following reasons: The Town of Astatula ordinance states

1 parking space per 500sft for parking, 1 loading space per 10,000 sf, and all parking
has to be paved. This would be 560 (paved) parking spaces and 28 loading spaces
which is too far excessive for the use of the property.

8. Is your situation due to unique circumstances not created by you or your
predecessor in title? Explain such circumstances: New manufacturing building to bring
current employees and processes indoors out of the elements

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: I am not familiar with other
Properties, lands, or structures in the district. Our facility is currently an operating facility in the district
Our facility produces large concrete structures which requires a lot of square footage for the molds and
manufacturing process. Essentially 2 -3 employees can utilize 5,000 square ft. of space for the schedule.

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: I only know of one other large manufacturing facility in Astatula and that is
County Materials. I do not know but I assume they would not add 1 space per 500 sft. due to the automation of
the pipe producing process

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? Yes

12. Have any land use applications been filed within the last year in connection
with this property? X Yes No. If yes, briefly describe the nature of the
request Height variance for new manufacturing building where this parking
variance and loading zone is in question

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 Ronald Blanton
who being by me first duly sworn on oath, deposes and says:

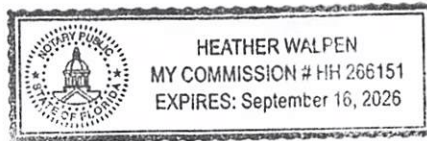
- (1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Astatula, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that 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: _____

- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

Ronald Blanton
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2025, by Ronald Blanton, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Heather Walpen
Notary Public



OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LAKE

Before me, the undersigned authority, personally appeared Betsy Mack Nespeca
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:

- (3) That he/she has appointed Ronald Blanton
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.

Betsy Mack Nespeca
Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 22nd day of April, 2025, by Betsy Mack Nespeca, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Heather Walpen
Notary Public



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.

MEMORANDUM

TO: Town of Astatula Planning Board
CC: J. Tucker, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Mack Concrete Parking Variance Application
DATE: May 7, 2025

The Town has received an application for a variance from the parking rules as set out in Section 59-7.5.2.3 requiring one space for every 500 square feet of building area for industrial and manufacturing uses; Section 59-7.5.3 requiring off street loading and unloading areas at the rate of one space per 10,000 square feet of gross floor area; and Section 59-7.5.7 A acceptable materials requiring all parking spaces to be paved. The applicant is TAO Astatula, locally know as Mack Concrete.

The applicant has submitted a site plan application for the addition of a 156,000 square foot manufacturing building to be constructed in the northeast quadrant of the Mack Concrete campus. The purpose of the building addition is to move existing manufacturing operations now conducted in open areas of the site into an indoor facility. This proposal is the latest in a series of site improvements designed to move all manufacturing operations to indoor facilities. The indoor operations will improve working conditions for employees and minimize the impacts to production from weather.

The nature of the Mack Concrete site is an area that is highly impervious across the entire site allowing vehicles to access most areas of the site with no or limited restrictions. Not only are some manufacturing operations conducted outside, but most finished product is stored outside. Loading product for shipping is done from multiple locations within the campus rather than at a single point serving as a shipping dock. All existing parking for employees and trucks is in designated areas on a stabilized surface improved with gravel. The new building proposes the addition of 26 parking spaces that will be paved with concrete. The applicant will comply with Section 59-7.5.7 A regarding paved parking for all new parking spaces, but is seeking relief from any requirement to pave the existing parking spaces.

The proposed building at 156,000 square feet would require 312 additional parking spaces and 16 loading spaces. Exclusive of the existing parking onsite, the 312 additional spaces would exceed the total number of employees by a factor of about triple. As noted above, the additonal building is not expected to generate additional employment,

but rather relocate existing operation and employees within the site. The site currently hosts 119 parking spaces as follows:

Site Location	Parking Spaces
South Employee Lot	60
North Employee Lot	15
Warehouse/Maintenance Building	10
Sales Office	30
Other Office	4
Total	119

The site currently includes 65,280 square feet of building area which would require 130 spaces by code, so the current parking configuration is nearly compliant with the code requirement at 1 space per 500 square feet. This calculation does not adjust for warehouse space which is required a lesser number of parking spaces. The data submitted with the application places the current employment at 108. The added 26 spaces would bring the site into compliance with the code for all but the new building.

The Town's zoning code sets forth the requirements for a variance in Section 1.1.10. The key finding for a variance is that *"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 therefore, and not surrounding properties."* The code provides a series of tests to use in making this determination.

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

The applicant notes in their submittal that the building will not result in added employment or traffic to and from the site. The staff analysis notes that required parking spaces for the new building will exceed the employment level for the entire operation by about a factor of three times. This suggests that the rule as applied to this site is excessive.

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

While the parking requirement for industrial uses at one space per 500 square feet is typical of many local governments, the resulting application of the rule for minimum parking spaces is excessive for the site. Employee numbers and parking demand vary greatly by the type of operation creating a situation where a one size fits all requirement can result in overparking on the site.

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 the chapter and would work unnecessary and undue hardship on the applicant.

As noted, one size standard is not appropriate in all cases, and the Town needs an opportunity to adjust the standard as needed. Should the site operation change to create more parking demand, the site has ample room to add more parking spaces and more loading spaces.

4. The variance granted is the minimum variance that will make possible the reasonable use of the land or structure.

The additional parking will result in the site conforming to the rule for existing operations prior to the building addition.

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.

The location of the proposed building is well within the existing manufacturing compound. Additional parking demand and additional truck traffic is not expected to vary greatly from current operations. Areas to the east and north include the mulch operation and the planned residential development where adjacent industrial activity was considered in developing project buffers.

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

The new building will not provide a change in current site operations so far as impacts to the general area.

Summary:

The applicant has submitted an application and site development information in support of the variance request, and that information has been analyzed with regard to the variance criteria. If the Board finds that the applicant has met the criteria as outlined above, the Board should recommend the variances to the Town Council. The variance package can be summarized as follows:

“Allow the site development including the new 156,000 square foot building to be supported a total of 145 parking spaces and one designated loading space. Stabilized gravel parking is acceptable for existing parking spaces while any new spaces shall be paved concrete or other appropriate hard surface.”



APPLICATION FOR MAJOR SITE / DEVELOPMENT PLAN REVIEW

1. Applicant's Name: Ron Blanton
Telephone Number: 330-352-6884
Applicant is: Owner ☐ Developer ☐ Lessee ☐ Agent ☒ Optionee ☐
2. Owner's Name: TAO Astatula, LLC c/o Ron Blanton
Address: 1321 Industrial Pkwy N, Suite 500, Brunswick, OH 44212
Telephone Number: 800-482-6225
3. Contractor's Name: _____
Address: _____
Telephone Number: _____
License Number: _____
4. Architect's Name: _____
Address: _____
Telephone Number: _____
Registration Number: _____
5. Landscape Architect: _____
Address: _____
Telephone Number: _____
Registration Number: _____

6. Project Name: Mack Concrete Expansion

Physical Location/Address: 24046 CR 561, Astatula, FL 34705

7. The property is located in the vicinity of the following streets:

On CR 561 between Bates Land and Corkwood Lane

8. Area of property 367,646.4 Square Feet 8.44 Acres

9. The exact legal description of the property as shown on the Tax Receipt or the Warranty Deed, or attach a separate sheet to the application form:

See attached Property Record Card and Warranty Deed

10. The property is currently zoned: PUD

11. Briefly describe the proposed project: Construct 156,000 sq ft Production Facility

If for storage, what type of material will be stored? N/A

12. Have any development reviews and/or approvals been granted to this property?
Yes ____ No X If yes, list the type, date and result:

13. Has any Variance been granted concerning this property? Yes ____ No X
If yes, list the Case Number and briefly describe the nature of the Variance.

14. The plans shall be drawn on 24" x 36" sheets as a minimum, at the largest scale feasible. The plans or any portion thereof involving engineering, shall be certified by a professional engineer or landscape architect as required by SJRWMD. The following information must be included on the site plan:

General Information

- X a. Name of project.
- X b. Statement of intended use of site.
- X c. Legal description of the property and size of parcel in acres or square feet.
- X d. Name address and phone number of owner or owners of record.
- X e. Name, address and phone number of owner's agent.
- X f. Name, address, phone number, signature and registration of person(s) preparing the plan.
- X g. Date, north arrow and scale number of sheets; the scale (not smaller than one inch to fifty feet (1"=50)) shall be designated and where appropriate, the same scale shall be used on all sheets.
- X h. Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares, shall be at a scale of not less than one inch equals two thousand feet (1" 2,000').
- X i. Linear dimensions of the site.
- X j. Existing topography with a maximum of one (1) foot contour intervals for the proposed site.
- X k. Finished grading elevations.
- X l. All existing and proposed building restriction lines (i.e., highway setback lines, easement, covenants, rights-of-ways, and building setback lines).
- N/A m. Commitments, such as contributions to off set public facilities impacts.
- X n. Zoning on all adjacent land.
- N/A o. All rights-of-way and curb cuts within 150 feet of the proposed site on both sides of the road.

Building and Structure

- X a. Intended use.
- X b. Number of stories.
- X c. Height of building(s).
- N/A d. Number of dwelling units and density for multifamily site plans.
- N/A e. Projected number of employees, if applicable.
- N/A f. If restaurant, show number of seats and occupancy load.
- X g. Square footage for proposed development, i.e., gross square footage, nonstorage area, square footage of each story, gross square footage of sales area, etc.
- N/A h. Photograph or sketch of proposed sign with dimensions and material type.
- N/A i. Façade and elevation plans as follows: Exterior elevations with material designations, outline specifications of façade and roof treatments

Street, Sidewalks, Driveways, Parking Areas and Loading Spaces

- X a. Engineering plans and specifications for streets, sidewalks and driveways
- N/A b. All parking spaces delineated.
- N/A c. Number of parking spaces.
- N/A d. Number and location of handicapped spaces.
- N/A e. Number and designation of loading spaces
- N/A f. Number of square feet of paved parking and driveway materials of driveways.
- N/A g. Cross-section of proposed street improvements.
- N/A h. Fire lanes
- N/A i. Location of proposed driveway(s) and median cut(s).
- N/A j. Internal traffic control circulation plan, including directional arrows and signs to direct traffic flow
- N/A k. Location of traffic-control signs and signalization devices
- N/A l. Designated location of sidewalks

- N/A m. Coordination of walkways, driveways, etc., with facilities in adjacent developments
- N/A n. All proposed street and alleys

Proposed Water, Sewer and Solid Waste Facilities

- N/A a. Size, material, specifications and location of water mains, valves, services and fire hydrants.
- N/A b. Size, material, specifications and location of sanitary sewer lines and laterals with submittal of a profile, if necessary.
- N/A c. Size and location of septic tank and drainfield, if applicable.
- N/A d. Grease separation system, if applicable: Size, location and materials.
- N/A e. Location(s) and access provisions for refuse service, including pad, screening, fencing and landscaping, if applicable.

Landscaping

- N/A a. Landscaping plan and provisions for maintenance including size, type and location of all landscaping, screens, walls, fences and buffers per the requirements in the Landscaping and Tree Protection chapter. If water efficient landscaping is used, the information required in that chapter should be included.
- N/A b. Irrigation system plan.

Environmental Protection

- N/A a. Natural features such as waterbodies, wetlands, native vegetative communities, etc., as required in the Environmental Regulations chapter.
- N/A b. Conservation easements per the requirements.
- N/A c. Provisions for the adequate control of erosion and sediment, including the location and description of the methods to be utilized during and after all phases of clearing, grading and construction.

ADDITIONAL INFORMATION TO BE PROVIDED

- N/A a. A certificate of concurrency or evidence of application for a certificate.

- N/A b. An application for a clearing and tree permit meeting all criteria specified in the Developmental Procedures and Regulations chapter and the Landscaping and Tree Protection chapter.
- N/A c. Drainage calculations as required in the Stormwater Management chapter.
- N/A d. Fire flow calculations, if applicable.
- N/A e. Lift station calculations, where required.
- N/A f. Copy of HRS permit, where required.
- N/A g. A construction cost estimate prepared by the engineer of record, which shall delineate any proposed improvements to be maintained by the Town.
- N/A h. Environmental assessment per the requirements, if applicable.
- N/A i. Any additional data, maps, plans or statements, as may be required, which is commensurate with the intent and purpose of the Code.



Signature of Applicant

Date: 11/8/2024

PLEASE SUBMIT APPLICATION TO THE TOWN CLERK ACCOMPANIED BY TEN (10) COPIES OF THE SITE PLAN (SIGNED AND SEALED IF REQUIRED), APPROPRIATE REVIEW FEES, PROOF OF OWNERSHIP AND ALL APPLICABLE INFORMATION AND DOCUMENTATION OUTLINED IN THIS APPLICATION AND AS REQUIRED BY TOWN OF ASTATULA.

OWNER'S AFFIDAVIT

**STATE OF FLORIDA
COUNTY OF LAKE**

Before me, the undersigned authority, personally appeared Ron Blanton, 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:

Major Site Plan

- (3) That he/she has appointed Charles C Hiott 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.


Affiant (Owner's Signature)

The foregoing instrument was acknowledged before me this 4th day of November, 2024, by Ronald Blanton, 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 Charles C Hiott,
who being by me first duly sworn on oath, deposes and says:

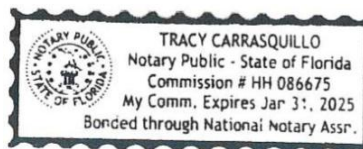
- (1) That he/she affirms and certifies that he/she understands and will comply with all ordinances, regulations, and provisions of the Town of Astatula, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and further, that 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:
Major Site Plan
- (3) That the submittal requirements for the application have been completed and attached hereto as part of this application.

CCW
Affiant (Applicant's Signature)

The foregoing instrument was acknowledged before me this 24th day of October, 2024, by Charles C Hiott; who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Tracy Carrasquillo

Notary Public





VIA Hand Delivery

April 18, 2025

Jennifer Tucker
Deputy Town Clerk
Town of Astatula
Planning and Zoning Department
25009 CR 561
Astatula, FL 34705

**RE: Mack Concrete Expansion
Halff # 059233.001
Request for Additional Information #2 - Major Site Plan**

Dear Ms. Tucker:

Please find our response to the RAI #2 dated April 14, 2025:

Town of Astatula
Dana S Johnson

COVER SHEET AND GENERAL

1. Provide a list all outside agency permits and the current status – ERP, NPDES Industrial Permit, etc. Also provide a copy of all outside agency approvals/permits/SWPPP plans.

**** PENDING.** The provided response and notes on the cover sheet need to be updated to reflect the actual permits required. The applicant has already applied for an individual ERP for the stormwater modifications and has already received comments from SJRWMD per the website permit research tool. Please provide the Town with a copy of all outside agency submittals, approvals and permits. Update the cover sheet to reflect the required SJRWMD permit.

Response: See revised Cover. Once the drainge engineer responds to the district we will forward the submittal to the Town.

2. Will this project increase the number of vehicle trips or truck traffic to the site, if so how will this be mitigated and/or will offsite improvements to the existing transportation network including turning lanes be warranted.

**** PENDING.** RTC indicates no additional trucks will be entering or leaving the site as a result of this project. Please elaborate on why this is the case. Provide a traffic memo summarizing how this will not increase the traffic.

Response: See attached Traffic Memo and Note #1 on Sheet C-2 stating no additional traffic.

SITE PLAN (Section 59-5-1)

5. Provide cross sections on all sides of the new building showing how paving and drainage will be handled.

****PENDING.** Cross sections were not provided with the revised site plan. Cross Sections will be required with the full civil plan submittal and must be approved prior to issuance of a building permit.

Response: See Sheet C-3

7. Provide number of employees and break down of all existing and proposed buildings and their intended use with gross floor area of each.

**** PENDING.** Parking calculations do not match the requirements of Section 59-7.5.2. It appears that industrial manufacturing is 1 space per 500 SF GFA, Warehouse is 1 space per 1,000 SF GFA, General office is 1 space per 200 SF GFA, and loading is 1 space per 10,000 SF GFA. Also provide the size of the loading space and delineate its location on the plan. Please update the parking calculations using the numbers outlined in the Astatula ordinance.

Response: Parking criteria has been added to Sheet C-2 and parking variance is being requested from the Town Council. Loading space is shown on Sheet C-1 and loading variance is being requested.

8. Provide a chart with required parking and provided parking and indicate on the plans where the employee and visitor parking is located, the handicap spaces and signage, any ramps or stairs on the ADA route to the front door of the main business office or areas that the general public have access to the site also indicate how parking spaces are delineated if not striped.

**** PENDING.** Parking calculations did not summarize the provided or existing ADA spaces. List the existing provided ADA spaces. Provide a more detailed parking plan that shows the existing parking space locations and dimensions including the driving aisle dimensions. This can be done on an aerial image with dimensions to demonstrate the existing parking layout present. Reviewer understands that much of the parking is gravel, but more information will be required to demonstrate this projects compliance with the ordinance as it relates to the required ADA parking.

Response: The existing office which is open to the public has 1 handicap space and ramp to the building. The existing visitor parking and handicap space is shown on revised Sheet C-1.

9. Provide a pavement marking and signage plan (PMS). All signs and striping to be per the MUTCD latest edition.

**** PENDING.** No proposed striping all parking on gravel and new spaces to be marked with landscape timbers per RTC. This does not meet Town code sections 59-7.5.7 & 7.5.8 pertaining to off street parking lots being required to be paved or if unimproved at least 40% paved.

Additionally, Per Section 59-7.5.7 all parking requirements will follow American Disabilities Act (ADA) requirements. There shall be provided, at the time of erection of any main building or structure, or at the time any main building is enlarged or increased in capacity by adding dwelling units, guest rooms or floor area, minimum off-street parking space with adequate provision for ingress and egress. Reviewer is of the opinion that due to this expansion of floor area the site ADA access should be audited and if improvements are required, they should be included in the full civil plans for the warehouse expansion project for Town approval prior to permit issuance.

Response: We are not constructing outside the existing walls. The proposed parking will be 4" painted stripes and wheel stops. All the other parking and drive aisles are gravel or crushed concrete and does not have striping.



UTILITY PLANS/WATER & SEWER (Section 59-7-6)

13. Provide plan and details for the individual water service to the new building

** PENDING. For number 13 thru 15, the updated site plan did not include any water and sewer information for the new building. Please explain if there will be none or if it will be via private well and private septic. If on a well and septic, please delineate and label the well and septic drain field on the plans.

Response: See Sheet C-2 for location of well

14. Provide fire flow on the plans.

** PENDING. For number 13 thru 15, the updated site plan did not include any water and sewer information for the new building. Please explain if there will be none or if it will be via private well and private septic. If on a well and septic, please delineate and label the well and septic drain field on the plans.

Response: There are existing fire tanks on site for fire protection. See Sheet EX-1 for location of fire tanks.

15. Provide plan and details on the individual sewer service to the new building.

** PENDING. For number 13 thru 15, the updated site plan did not include any water and sewer information for the new building. Please explain if there will be none or if it will be via private well and private septic. If on a well and septic, please delineate and label the well and septic drain field on the plans.

Response: See Sheet C-2 for location of septic tank

STORMWATER /POLLUTION PREVENTION & GRADING (Section 59-7-2)

21. How will erosion control be handled for the proposed improvements for all phases clearing, grading and construction.

** PENDING. RTC indicates no run-off can leave the site due to the concrete wall that surrounds the site. However, a SWPPP will be required which must also address dust control and access control to keep sediment off public roads. The SWPPP will be required with the full civil plan submittal and approved prior to issuance of a building permit

Response: See Sheet C-1 for Erosion Control and Demolition Plan. The site contractor will obtain NPDES permit prior to construction

STANDARD DETAILS AND NOTES

25. For erosion control use FDOT standard details

** PENDING. RTC indicates not applicable, however these detail will be applicable since this site will be disturbing more than 1 acre and will need to control dust and access to the site to reduce erosion.

Response: See Sheet C-1 for details and notes



26. For sidewalk, curb ramps, and crosswalks use FDOT standard details

** PENDING. RTC indicates not applicable to this site. No new sidewalk proposed, however, Reviewer believes that if the existing ADA space is not compliant then these details may become applicable.

Response: The handicap space and ramp on site is existing and compliant. No additional details are required at this time.

Should you have any questions, please feel free to contact our office at 352-343-8481.

Sincerely,

Halff

A handwritten signature in blue ink, appearing to read "CCH".

Charles C. Hiott, P.E.
Director of Land Development, V.P.
chiott@halff.com

CCH/tc

Enclosures

CONSTRUCTION PLANS
FOR
MACK CONCRETE
156,000 SF EXPANSION

CR 561
ASTATULA, FL 34705
APRIL 2025

ENGINEER

HALFF ASSOCIATES, INC.
902 N. SINCLAIR AVE
TAVARES, FL 32778
CONTACT: CHARLES C. HIOTT
EMAIL: CHIOTT@HALFF.COM
TEL: (352) 343-8481

OWNER/CLIENT:

MACK CONCRETE INDUSTRIES, INC.
23902 CR 561
ASTATULA, FL 34705
TEL. (352) 742-2333 FAX (000) 000-0000
www.MACKCONCRETE.com

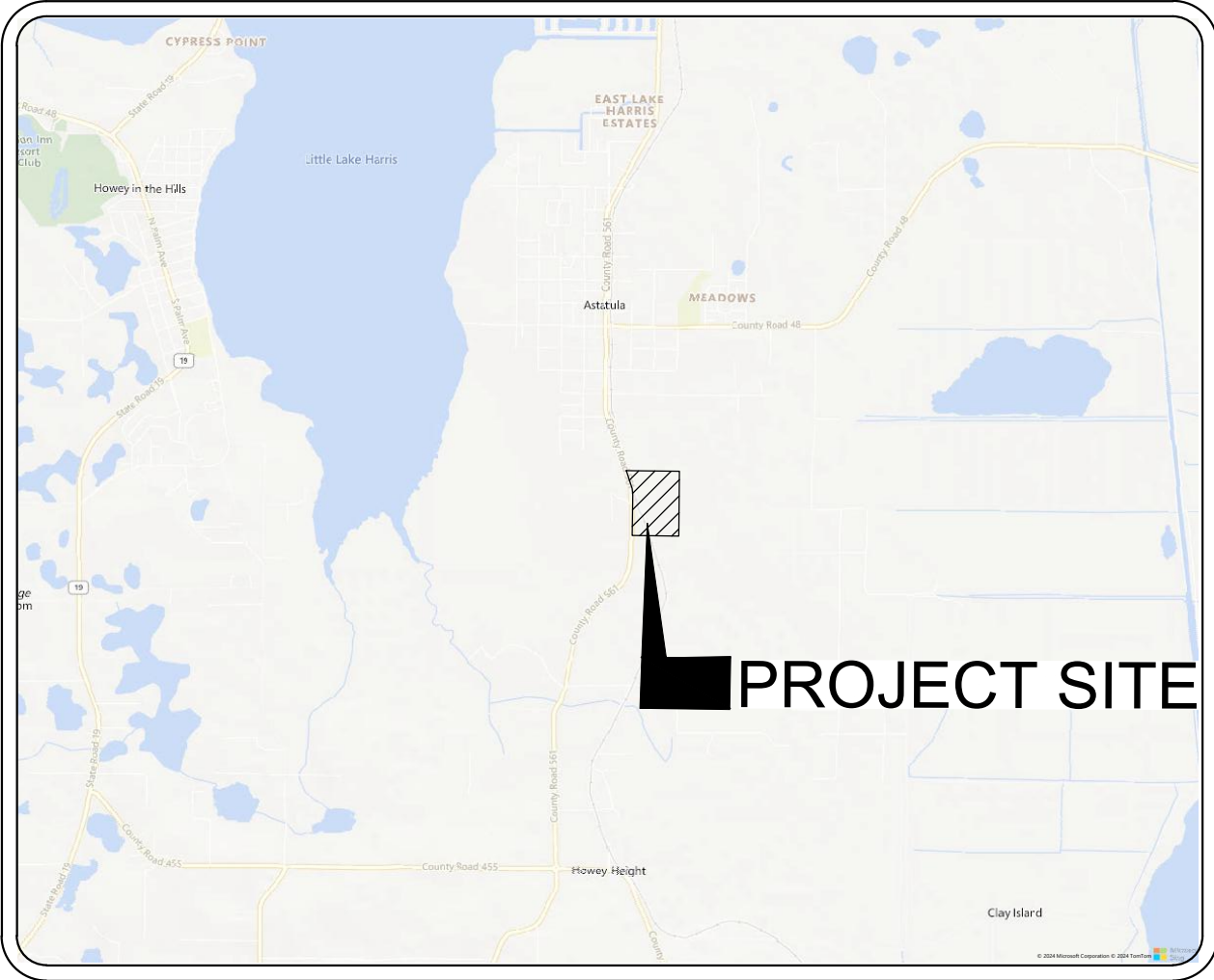
SURVEYOR

NIETO-WHITTAKER SURVEYING LLC
1728 N. RONALD REGAN BLVD.,
LONGWOOD, FL 32750
CONTACT: Ralph A. Nieto P.S. M. No. 6025
EMAIL:
TEL: (407) 636-8460



PROJECT MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

SHEET INDEX

G-1.....	COVER
EX-1	EXISTING CONDITIONS
EX-2	AERIAL
C-1	DEMOLITION / EROSION CONTROL PLAN
C-2	SITE PLAN
C-3	DETAILS

SURVEYED DATE:

APRIL 25, 2018

LEGAL DESCRIPTION:

PARCEL I:

Lot 14 in Block L in the City of Astatula, Florida, according to the plat thereof, as recorded in Plat Book 1, page 12, Public Records of Lake County, Florida, lying Easterly of the Easterly right-of-way line of the Seaboard Coast Line R/R (now abandoned); AND ALSO: that part of an unnamed street and that part of Van Buren Street adjacent to the said Lot 14 described as follows: Begin at the intersection of the Easterly right-of-way line of the Seaboard Coast Line R/R (now abandoned) and the North line of said Lot 14; run thence Northwesterly along said Easterly right-of-way line to the center line of said unnamed street; thence East along the centerline of said unnamed street to its intersection with the centerline of Van Buren Street, thence South along the center line of Van Buren Street to the South line of (end of) Van Buren Street, thence West along said South line to the Southeast corner of said Lot 14; thence North along the East line of said Lot 14 to the Northeast corner of Lot 14; thence West along the North line of Lot 14 to the Point of Beginning; AND ALSO: that part of the vacated right-of-way of the Seaboard Coast Line R/R described as follows: Begin at the intersection of the North line of Lot 14, Block L, Astatula, as recorded in Plat Book 1, page 12, Public Records of Lake County, Florida and the Easterly line of said vacated railroad right-of-way, thence Northwesterly 100 feet along said Easterly line, thence West to the Easterly line of Hwy. 561, thence Southeasterly along said Easterly line of Hwy. 561, 100 feet to a point lying West of the Point of Beginning, thence East to the point of beginning in Section 32, Township 20 South, Range 26 East.

PARCEL II:

That part of Government Lots 2 and 3, Section 5, Township 21 South, Range 26 East, Lake County, Florida, described as follows: Begin at the intersection of the North boundary of Section 5, Township 21 South, Range 26 East, and the Easterly Right-of-way line of State Road 561; thence S 00°16'54" W a distance of 713.94 feet along said Easterly right-of-way line of State Road 561; thence N 89°59'34" E a distance of 432.35 feet; thence N 19°22'26" W a distance of 756.75 feet along the Westerly right-of-way line of Railroad; thence S 89°59'34" W a distance of 177.80 feet along said North boundary of Section 5, Township 21 South, Range 26 East, to the Point of Beginning;

AND

That part of Government Lot 2, Section 5, Township 21 South, Range 26 East, Lake County, Florida, described as follows: Begin at the intersection of the North boundary of said Government Lot 2 and the Easterly right-of-way line of the Railroad; thence N 89°59'34" E along the said North boundary of Government Lot 2, a distance of 430.55 feet; thence S 00°00'26" E, 713.93 feet; thence S 89°59'34" W 179.60 feet to the aforesaid Easterly right-of-way line of Railroad; thence N 19°22'26" W, along said Easterly right-of-way line 756.75 feet to the Point of Beginning.

PARCEL III

Abandoned RR R/W lying Easterly of the following described land: Begin on North line of SEC & East R/W of SR 561, run South along said Road R/W 713.94 feet North 89°59'34" E 432.35 feet to Westerly R/W of RR N 19°22'26" W to North line of SEC South 89°59'34" W to the Point of Beginning, all lying within Section 5, Township 21 South, Range 26 East, Lake County, Florida.

PARCEL IV

That part of Section 5, Township 21 South, Range 26 East, Lake County, Florida, described as follows: Begin at the Northeast corner of Government Lot 2, in said Section 5, run South 89°59'34" W along the North line thereof, 669.41 feet to a point that is 430.55 feet East of the intersection of the Easterly right-of-way line of the abandoned Seaboard Coastline Railroad with the said North line of Government Lot 2; thence departing said North line run S 00°00'26" E 713.93 feet; thence North 89°58'23" E 670.34 feet to the East line of said Government Lot 2; thence run N 00°05'18" W along said East line, 713.54 feet to the Point of Beginning.

AND

That part of Block L, according to the amp of Astatula, as recorded in Plat book 1, page 12, Public Records of Lake County, Florida, lying in Section 32, Township 20 South, Range 26 East, described as follows: Begin at the intersection of the center line of Van Buren Street as shown on said plat with the South line of the Southeast 1/4 of said Section 32; thence run North 00°02'53" East along said centerline 654.51 feet to the centerline of an unnamed street as shown on said plat; thence run N 89°59'11" W along said centerline, 553.36 feet to the intersection of said centerline with the Easterly right-of-way line of the abandoned Seaboard Coastline Railroad; thence run Northwesterly along said Easterly right-of-way line 65.03 feet; to a point that is 100.00 feet from the intersection of the said Easterly right-of-way line with the North line of Lot 14, of said Block L; thence departing Easterly right-of-way line, run West 53.26 feet to the Easterly right-of-way line of State Road 561; thence run N 19°10'23" W along said Easterly right-of-way of State Road 561 a distance of 407.56 feet; thence departing said right-of-way line run N 89°59'34" E parallel with the South line of the Southeast 1/4 of said Section 32 a distance of 1534.88 feet to a point on a line, said line having a bearing of N 00°05'18" W from the Northeast corner of Government Lot 2, Section 5, Township 21 South, Range 26 East; thence run S 00°05'18" E along said line 1101.27 feet to the said Northeast corner of Government Lot 2; thence run S 89°59'34" W along the South line of said Southeast 1/4 of Section 32 a distance 775.28 feet to the Point of Beginning.

PARCEL V:

The part of the South 1/2 of Lot 9, Block L, according to the plat of Astatula, recorded in Plat Book 1, page 12, Public Records of Lake County, Florida, lying West of the Westerly right-of-way line of State Road 561, together with that portion of Monroe Street (now closed) lying between the centerline of said Monroe Street and West line of the South 1/2 of said Lot 9.

ALSO, Lot 13, Block L, of said plat of Astatula, together with that portion of Jackson Street (now closed) lying West of the Westerly right-of-way line of State Road 561.

ALSO, all the part of Lot 14, Block L, of said plat of Astatula lying West of the Easterly right-of-way line of the abandoned Seaboard Coast Line Railroad, less the right-of-way of State Road 561, together with that portion of an unnamed avenue lying between Lots 10 and 14, Block L of said Plat of Astatula, said portion lying South of the centerline of said unnamed avenue and between the Easterly right-of-way of said abandoned railroad and the Easterly right-of-way of State Road 561.

Also a portion of lands described in Official Records Book 1117, Page 0531 of the Public Records of Lake County Florida, described as follows:
A portion of Monroe Street bounded on the East by Lot 13, Block L, and bounded on the West by the center line of Monroe Street; Also a portion of an unnamed avenue bounded on the North by Lot 9, Block L, and the westerly extension of the southerly line of Lot 9, Block L, and bounded on the South by Lot 13, Block L, and the westerly extension of the northerly line of Lot 13, Block L, and bounded on the West by the center line of Monroe Street, less and except any portion lying fifty feet (50') west of the centerline of C-561; all according to the Map of Astatula, Plat Book 1, page 12, Public Records of Lake County, Florida.

LESS AND EXCEPT that portion conveyed as Right-of-Way in the Statutory Warranty Deed in favor of Lake County dated July 29, 1992, recorded September 2, 1992 in Official Record Book 1183, page 1228, of the Public Records of Lake County, Florida.

PERMITS REQUIRED

TOWN OF ASTATULA	SITE PLAN (HALFF)
LAKE COUNTY	NOT REQUIRED (NO ACCESS TO COUNTY ROAD)
SJRWMD	ERP MODIFICATION (BY OTHERS)
FWC	NOT REQUIRED (AREA IS IMPERVIOUS)
NPDES	CONTRACTOR WILL PULL PERMIT AT TIME OF CONSTRUCTION
FDEP	WELL 64E-8
LAKE COUNTY HEALTH	SEPTIC 64E-6

WAVERS REQUESTED

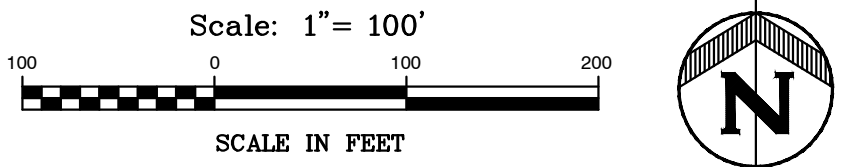
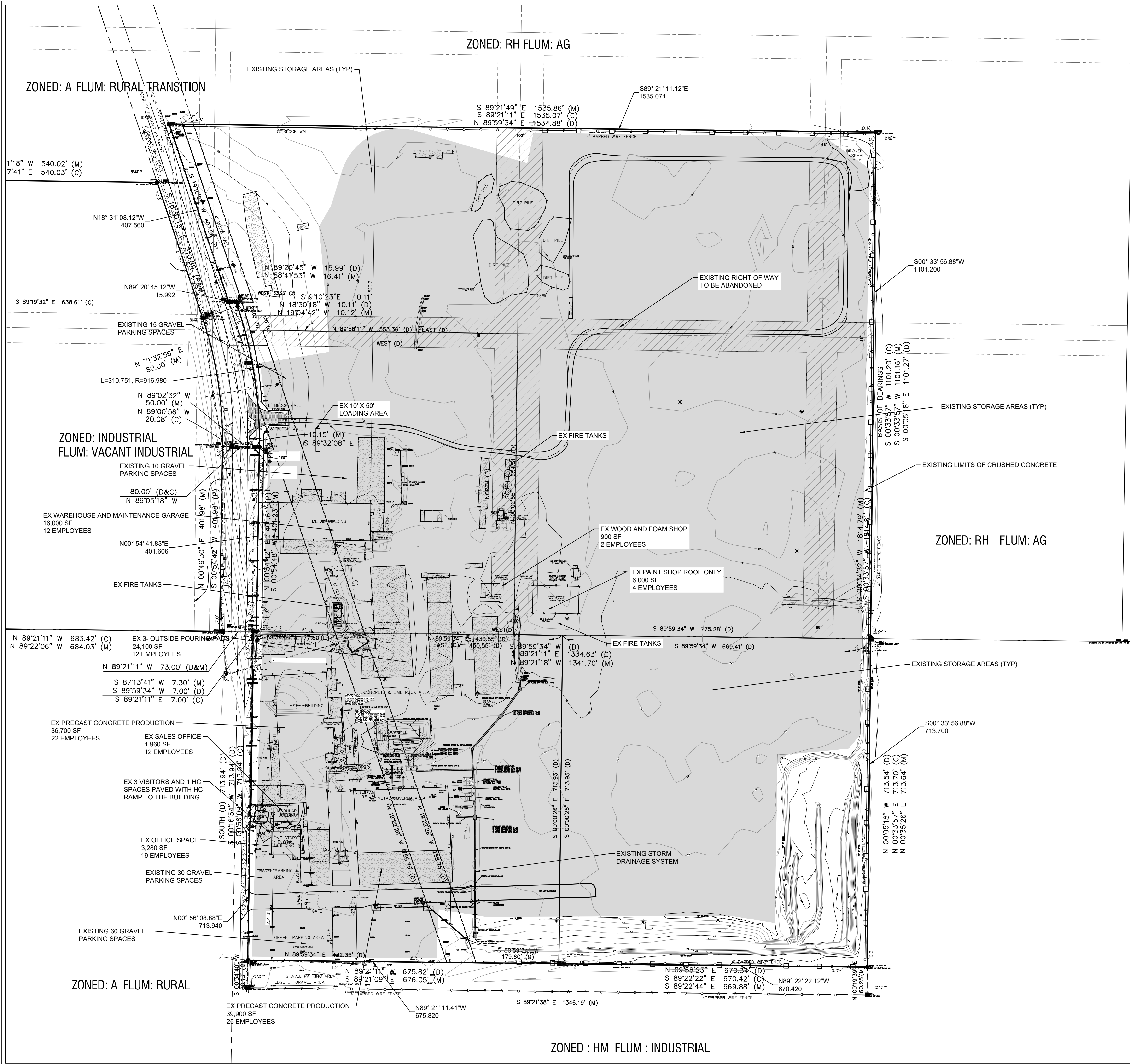
PER TOWN CODE 59-7.5.2 FOR MANUFACTURING PARKING IS 1 SPACE PER 500 SF. THIS WOULD REQUIRE 359 SPACES AND WE HAVE 149 SPACES

PER TOWN CODE 59-7.5.3 FOR MANUFACTURING LOADING SPACE IS 1 SPACE PER 10,000 SF. THIS WOULD REQUIRE 28 SPACES AND WE HAVE 1 10' X 50' SPACE INSIDE THE GATE.



Know what's below.
Call before you dig.

THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-344-8377 (DIG TESS) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR- DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.



LEGEND	
	ROW TO BE REMOVED
	EXISTING IMPERVIOUS

MACK CONCRETE
156,000 SF EXPANSION
ASTATULA, FL

201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TEL (214) 346-6200

REVISION NO.	DATE	DESCRIPTION
1	11-25-24	ASTATULA RAI

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

CHARLES C. HIOTT
NAME
DATE
TPELS ENGINEERING FIRM #F-312

54813
P.E. NO.
418/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY:

CHARLES C. HIOTT
P.E. # 54813 ON 3/15/25.

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THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF:

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TPELS ENGINEERING FIRM #F-312

PROJECT NO. : 59233.001
ISSUED: XXXX
DRAWN BY: RON
CHECKED BY: CCH
SCALE: 1"=100'
SHEET TITLE:
EXISTING CONDITIONS

EX-1



MACK CONCRETE
156,000 SF EXPANSION
ASTATULA, FL



201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TEL (214) 348-6200

REVISION NO.	DATE	DESCRIPTION
1	11-25-24	ASTATULA RAI
2	4-16-25	ASTATULA RAI

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CHARLES C. HIOTT 54813
NAME P.E. NO.
DATE 4/16/25
TBP&S ENGINEERING FIRM #F-312

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PROJECT NO.: 59233.001
ISSUED: XXXX
DRAWN BY: RON
CHECKED BY: CCH
SCALE: 1"=100'
SHEET TITLE:

AERIAL

EX-2 AERIAL

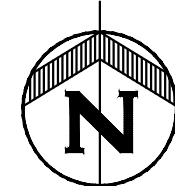
ZONED: RH FLUM: AG

ZONED: A FLUM: RURAL TRANSITION

EXISTING STORAGE AREAS (TYP)

S89° 21' 11.12"E
1535.071

Scale: 1" = 100'
100 0 100 200
SCALE IN FEET



SILT FENCE NOTES:

1. TEMPORARY EROSION CONTROL STRUCTURE TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY ENGINEER OR AREAS ON-SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL STRUCTURE MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOD, OR COMPACTED AS DETERMINED BY CONTRACTOR.
2. EROSION CONTROL STRUCTURE: WOVEN FILTER FABRIC SILT FENCE IN ACCORDANCE WITH THE F.D.O.T. STANDARD SPECIFICATIONS.
3. CONSTRUCT STORMWATER SYSTEMS BEFORE ANY BUILDING OR ROAD CONSTRUCTION IS STARTED.
 - a) PROTECT SYSTEM FROM SILTING AND DEBRIS BY METHODS PROVIDED IN DETAILS.
 - b) PROTECT SWALE BOTTOM FROM SEALING BY EXCAVATING ALL SILT DEPOSITS DURING CONSTRUCTION. THIS SHALL BE DONE BEFORE SOD & SEEDING & MULCHING IS FINISHED.
4. THE CONTRACTOR SHALL APPLY WITH AND OBTAIN NPDES PERMIT FROM THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP).
5. SILT FENCE SHOWN IS STRICTLY SCHEMATIC, FOR ILLUSTRATION ONLY. ALL FENCE TO BE WITHIN THE PROPERTY LINE OF THE PROJECT SITE.

EROSION CONTROL NOTES:

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.

PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.

TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMICALLY EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEED.

SILT FENCE SHOWN IS STRICTLY SCHEMATIC, FOR ILLUSTRATION ONLY. ALL FENCE TO BE WITHIN THE PROPERTY LINE OF THE PROJECT SITE.

THE CONTRACTOR SHALL APPLY WITH AND OBTAIN NPDES PERMIT FROM THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP).

TEMPORARY CONSTRUCTION ENTRANCE AREA SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. A GEOTEXTILE SHOULD BE LAID DOWN TO IMPROVE STABILITY AND SIMPLIFY MAINTENANCE. THE GRAVEL SHALL THEN BE PLACED OVER THE GEOTEXTILE TO THE SPECIFIED DIMENSIONS.

TEMPORARY CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ONTO PUBLIC ROADS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, OR TRACKED FROM VEHICLES INTO ROADWAYS MUST BE REMOVED IMMEDIATELY. LOOK FOR SIGNS OF TRUCKS TRAILERED EQUIPMENT "CUTTING CORNERS" WHERE THE GRAVEL MEETS THE ROADWAY. SWEEP THE PAVED ROAD DAILY FOR SEDIMENTS.

CONTRACTOR SHALL PROVIDE AND PERFORM A 2 WEEK LOOK AHEAD INTO THE UTILITY WORK TO BE PERFORMED. THIS SHALL INCLUDE THE VERIFICATION OF EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICAL POSITIONING MATCHES. WHAT IS SHOWN IN THE CONTRACT DOCUMENTS AND ANY NEW UTILITIES THAT ARE DISCOVERED DURING THIS LOOK AHEAD. INFORMATION OF CONFLICTS OR DISCREPANCIES WITH THE CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD NO LESS THAN 1 WEEK PRIOR TO COMMENCEMENT OF WORK WITHIN SAID CONFLICT AREA. ENGINEER OF RECORD SHALL BE ALLOWED AMPLE TIME TO ADDRESS CONFLICTS/ISSUES AND PROVIDE ADJUSTMENTS TO THE DESIGN TO ADDRESS CONCERNS WITHOUT CONTRACTOR REQUESTING TIME DELAYS.

ZONED: INDUSTRIAL
FLUM: VACANT INDUSTRIAL

EX WAREHOUSE AND MAINTENANCE GARAGE
16,000 SF
12 EMPLOYEES

N00° 54' 41.83"E
401.606

EX WOOD AND FOAM SHOP
900 SF
2 EMPLOYEES

EX PAINT SHOP ROOF ONLY
6,000 SF
4 EMPLOYEES

EX 3- OUTSIDE POURING PAD
24,100 SF
12 EMPLOYEES

EX PRECAST CONCRETE PRODUCTION
36,700 SF
22 EMPLOYEES

EX SALES OFFICE
1,960 SF
12 EMPLOYEES

EX 3 VISITORS AND 1 HC
SPACES PAVED WITH HC
RAMP TO THE BUILDING

EX OFFICE SPACE
3,280 SF
19 EMPLOYEES

EXISTING 30 GRAVEL
PARKING SPACES

EXISTING 60 GRAVEL
PARKING SPACES

ZONED: A FLUM: RURAL

EX PRECAST CONCRETE PRODUCTION
39,900 SF
25 EMPLOYEES

N89° 21' 11.41"W
675.820

ZONED : HM FLUM : INDUSTRIAL

ZONED: RH
FLUM: AG

SILT FENCE TYP.

EXISTING STORAGE AREAS (TYP)

S00° 33' 56.88"W
713.700

EXISTING STORM
DRAINAGE SYSTEM

N89° 22' 22.12"W
670.420

REMOVE PORTION OF CRUSHED CONCRETE
TO CONSTRUCT SWALE AND BUILDING

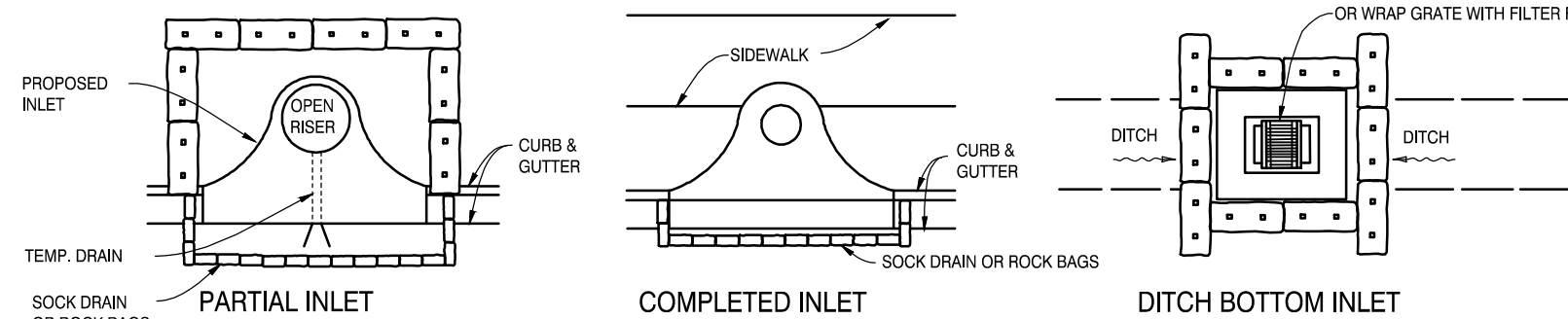
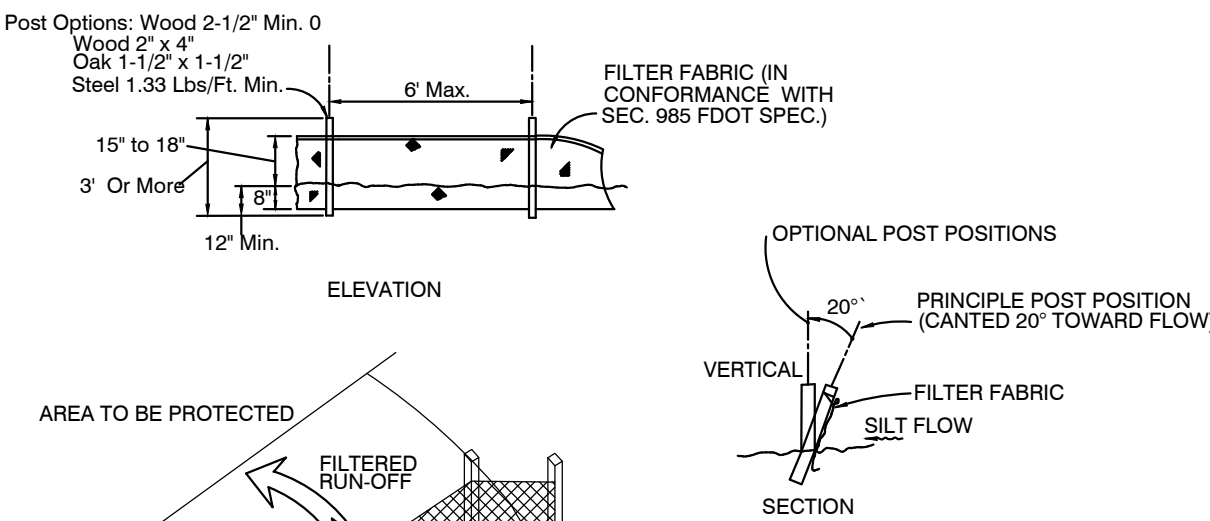
EXISTING DRAINAGE BASIN

EXISTING FLOW PATH

EXISTING STORAGE AREAS (TYP)

REMOVE PORTION OF CRUSHED CONCRETE
TO CONSTRUCT SWALE AND BUILDING

EXISTING INTERNAL
ACCESS ROADWAYS



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

MACK CONCRETE
156,000 SF EXPANSION
ASTATULA, FL



half
201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TEL (214) 348-6200

REVISION NO.	DATE	DESCRIPTION
1	11-25-24	ASTATULA RAI
2	4-16-25	ASTATULA RAI

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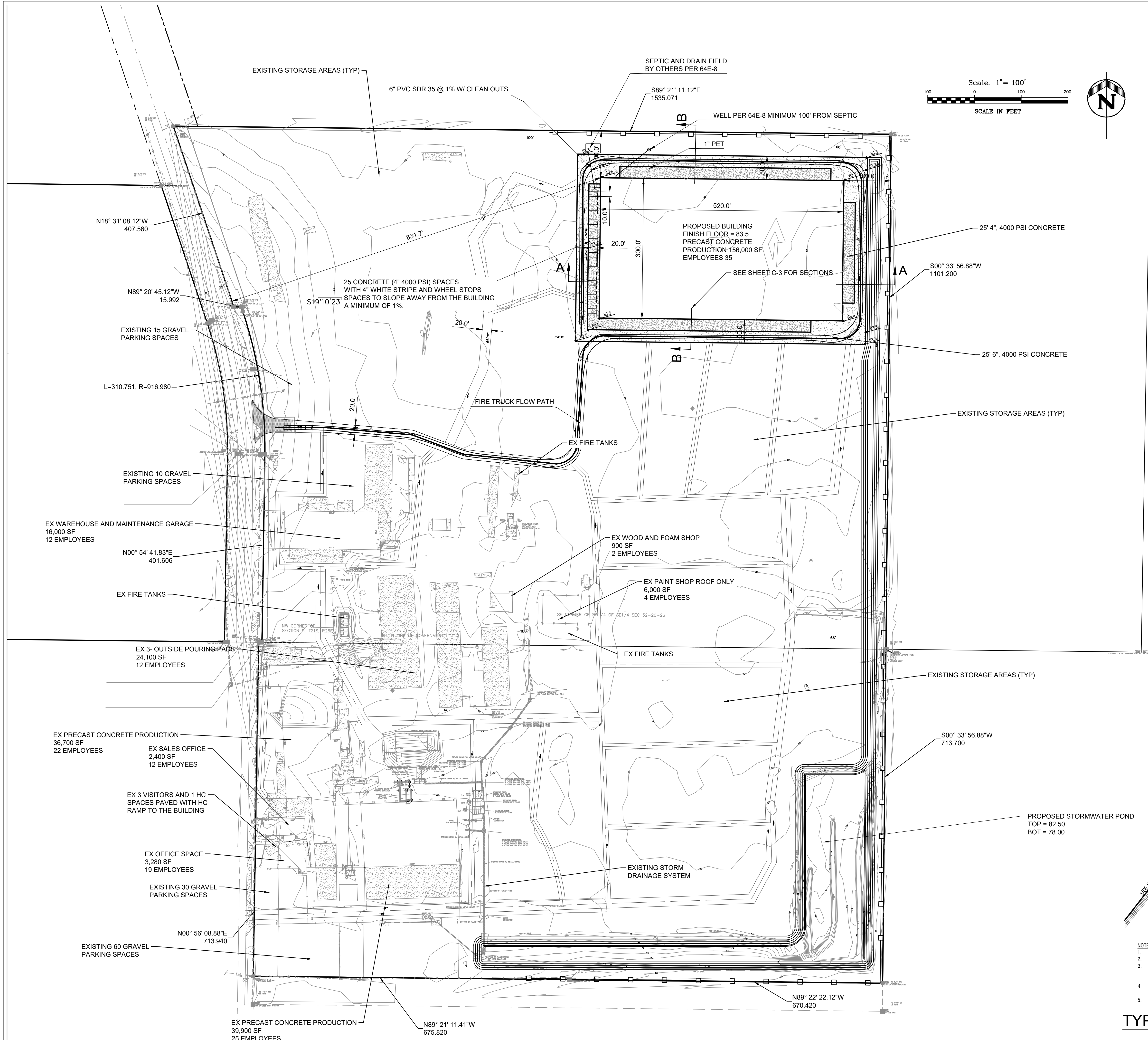
CHARLES C. HIOTT
NAME
DATE: 4/16/25
TBP&L ENGINEERING FIRM #F-312

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HALF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TBP&L ENGINEERING FIRM #F-312

PROJECT NO.: 59233.001
ISSUED: XXXX
DRAWN BY: RON
CHECKED BY: CCH
SCALE: 1"=100'
SHEET TITLE:

**EROSION CONTROL &
DEMOLITION PLAN**



SITE DATA

ALTERNATE KEY NO.....1508371, 3619692, 1605555
PARCEL I.D. NO.....052126000100000201
ZONING.....HEAVY INDUSTRIAL (I-2)
FUTURE LAND USE.....INDUSTRIAL
TOTAL PROPERTY AREA.....57.57 AC
TOTAL PROJECT AREA.....1.03 AC
TOTAL PERVIOUS AREA.....1,450,284 SF (59.75%)
EXISTING IMPERVIOUS AREA.....983,831 SF (40.25%)
PROPOSED IMPERVIOUS AREA.....0 SF (BUILDING IS OVER IMPERVIOUS(40.25%))
PROPOSED BUILDING HEIGHT.....55' (ONE STORY)
PROPOSED BUILDING AREA.....520'x300' = 156,000 SF
EXISTING FAR.....70,390 SF / 2,484,815 SF = 2.8%
PROPOSED FAR.....226,390 SF / 2,484,815 SF = 9.1%
EXISTING ISR.....2,104,434 SF / 2,484,815 SF = 85%
PROPOSED ISR.....2,104,434 SF / 2,484,815 SF = 85%

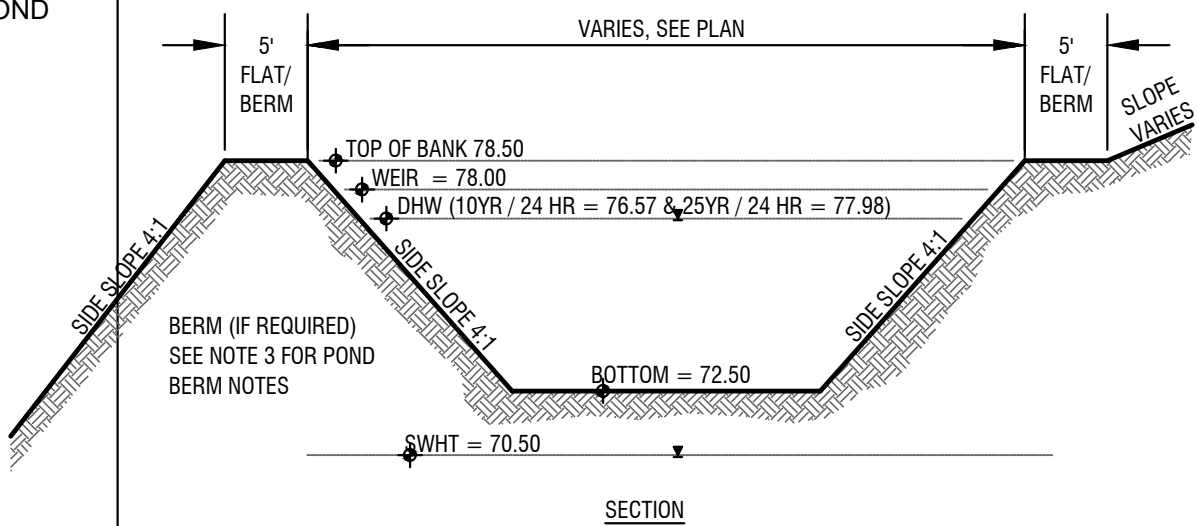
- NOTE:
1. LANDSCAPING NOT REQUIRED PER DISCUSSION WITH THE TOWN OF ASTATULA
 2. BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X WITH A SMALL PORTION IN ZONE A. THIS PROPERTY WAS FOUND ON MAP NUMBER 12069C0505E IN LAKE COUNTY, COMMUNITY NUMBER 120581, DATED 12/18/2012.
 3. ALL SIGNS AND STRIPING TO CONFORM TO THE LATEST EDITION OF MUTCD.

LEGEND	
	4\" CONCRETE
	FIRE ACCESS LANE
	6\" CONCRETE

PARKING REQUIRED:	
BASIC INDUSTRY	1 SPACE PER 500 SF OF MANUFACTURING
EXISTING AND PROPOSED BUILDING	= 279,600 SF
279,600 / 500	= 560 SPACES
OFFICE	1 SPACE PER 200 SF
5,240 SF / 200 SF	= 27 SPACES
TOTAL PARKING REQUIRED	= 587 SPACES
TOTAL PARKING PROVIDED	= 145 SPACES
* VARIANCE IS BEING REQUESTED TO ACCEPT 145 SPACES	

THE OFFICE SPACE OPEN TO THE PUBLIC IS 1,960 SF WHICH WOULD REQUIRE 1 HC SPACE. FUTURE HANDICAP SPACES WILL BE ADDED BY THE OWNER IF AND WHEN THE NEED ARISES FOR THE EMPLOYEE PORTION OF THE PARKING THAT IS BEHIND THE GATES.

- NOTES:
1. THE PROPOSED BUILDING WILL NOT INCREASE THE NUMBER OF EMPLOYEES OR THE TRUCKS ENTERING / EXITING THE SITE THEREFORE NO INCREASE IN TRAFFIC. THIS BUILDING IS PROPOSED TO CONTINUE THE MANUFACTURING INSIDE VERSUS OUTSIDE.



- NOTES:
1. SIDE SLOPES NOT TO EXCEED 4H:1V.
 2. SOD ALL SIDE SLOPES & TOP OF BERMS WITH SAND-GROWN SOD. SEED & MULCH POND BOTTOMS.
 3. FILL MATERIAL FOR BACKFILLING OVER-EXCAVATION OF POND BOTTOMS AND FOR BERMING OF PONDS TO BE CLEAN FINE SAND WITH LESS THAN 10% FINES (PASSING ASTM SIEVE NO. 200), AND HAVE MIN. IN PLACE VERTICAL PERMEABILITY RATE OF 20 FT/DAY OR GREATER. CARE SHOULD BE TAKEN TO NOT OVER-COMPACT FILL WITHIN THE POND BOTTOM.
 4. FILL MATERIAL TO BE TESTED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT TO VERIFY MEETING FILL MATERIAL SPECIFICATIONS.
 5. SEE SITE-SPECIFIC GEOTECHNICAL REPORT FOR ADDITIONAL EARTHWORK REQUIREMENTS.

TYPICAL DRY POND SECTION DETAILS
NOT TO SCALE

MACK CONCRETE
156,000 SF EXPANSION
ASTATULA, FL



REVISION NO.	DATE	DESCRIPTION
1	11-25-24	ASTATULA DAI

PRELIMINARY
FOR INTERIM REVIEW ONLY

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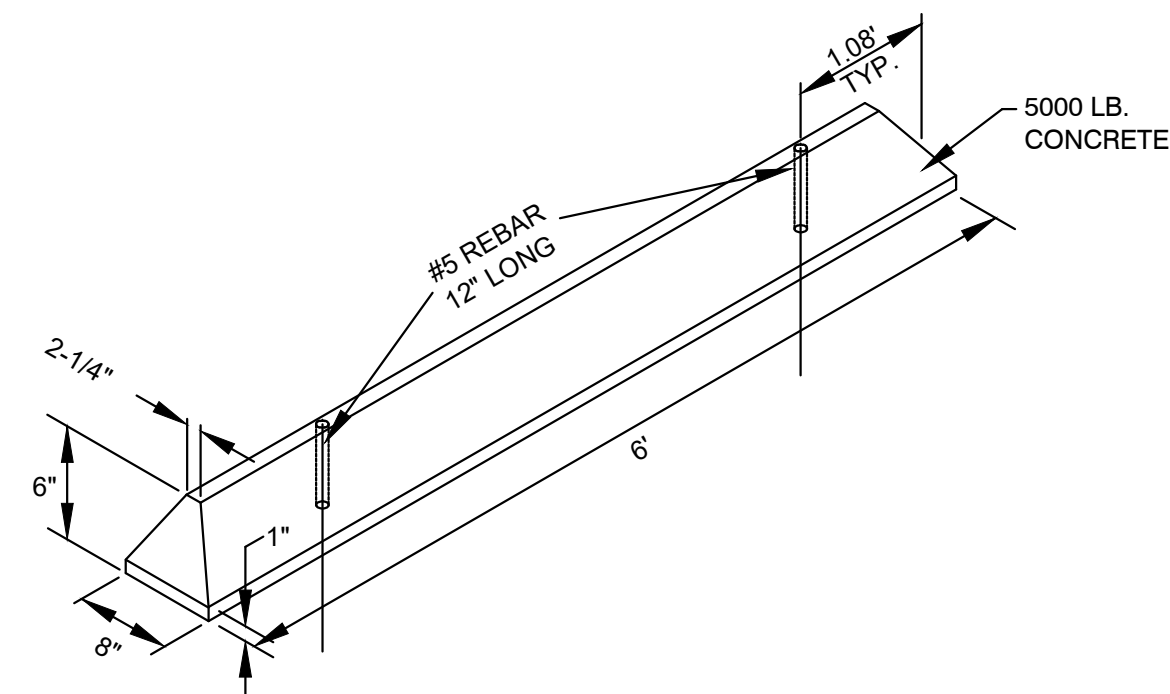
CHARLES C. HIOTT 54813
NAME P.E. NO.
DATE 4/18/2025
TBP&L ENGINEERING FIRM #F-312

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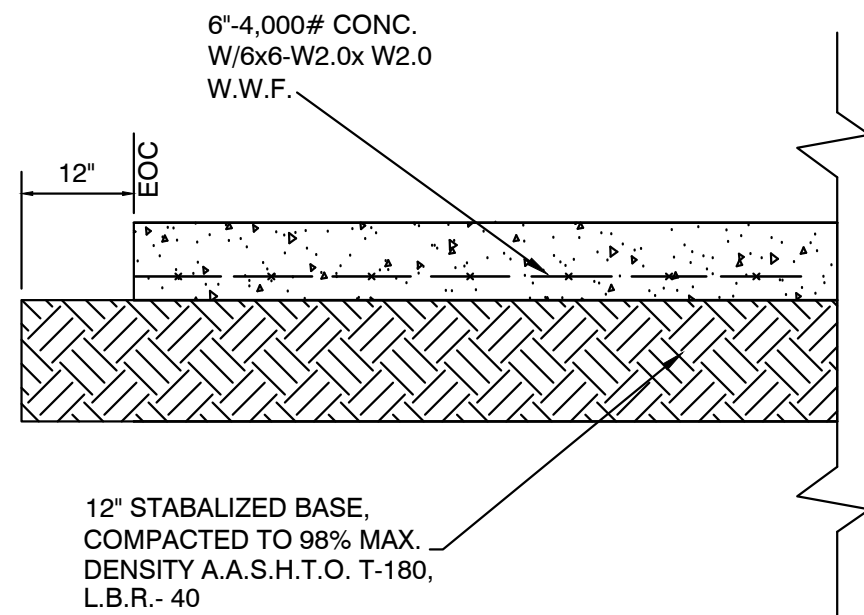
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1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
TBP&L ENGINEERING FIRM #F-312

PROJECT NO.: 59233.001
ISSUED: XXXX
DRAWN BY: RON
CHECKED BY: CCH
SCALE: 1"=100'
SHEET TITLE:

SITE PLAN

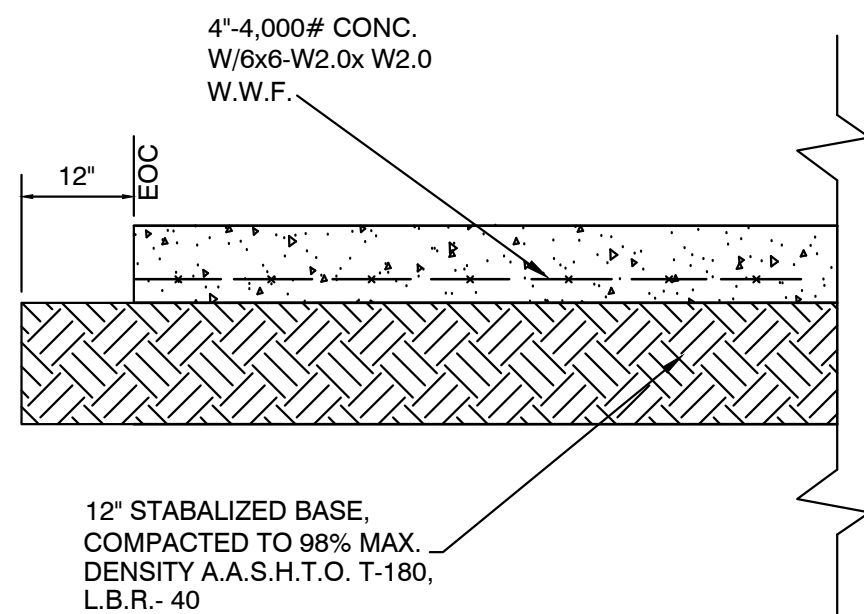


PRECAST CONC. WHEEL STOP



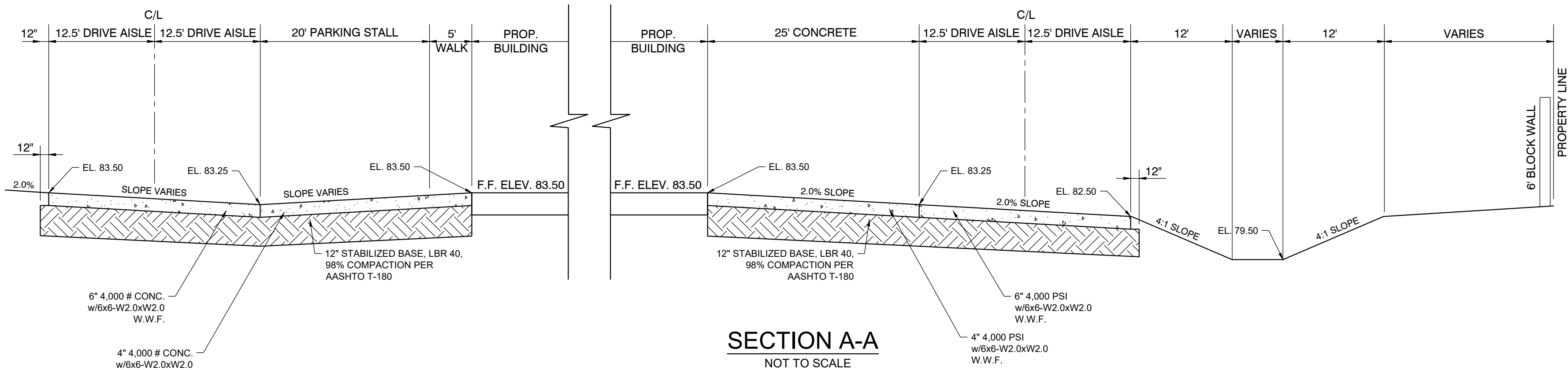
TYPICAL CONCRETE DRIVE AISLE PARKING SECTION

LONGITUDINAL CENTER JOINT @ 10' O.C., AND TRANSVERSE CONTRACTION JOINTS @ 20' O.C.
1/2" EXPANSION JOINTS 60' O.C. OR EVERY 3RD. TRANSVERSE JOINT TO BE AN EXPANSION JOINT.

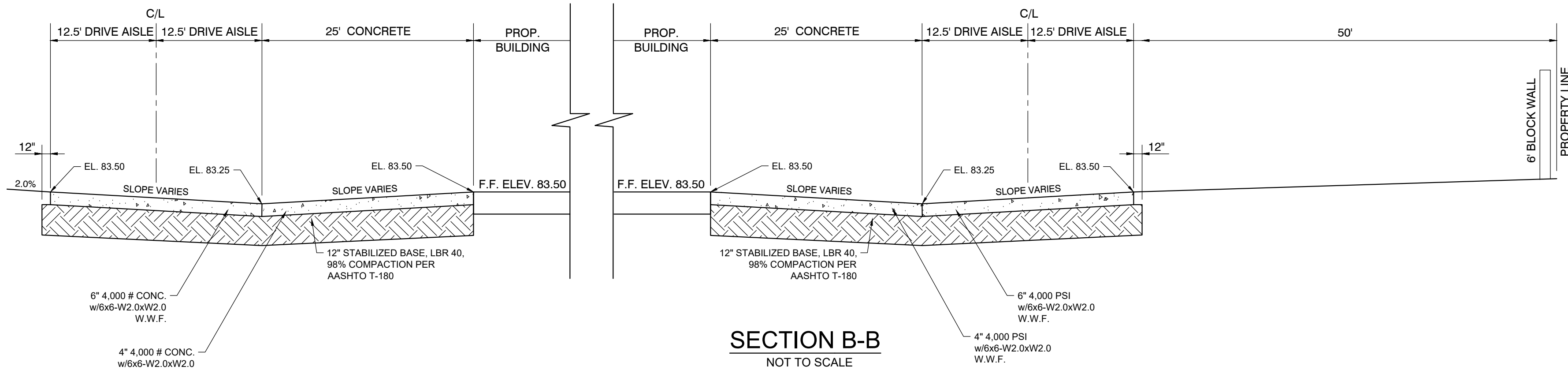


TYPICAL CONCRETE PARKING SECTION

LONGITUDINAL CENTER JOINT @ 10' O.C., AND TRANSVERSE CONTRACTION JOINTS @ 20' O.C.
1/2" EXPANSION JOINTS 60' O.C. OR EVERY 3RD. TRANSVERSE JOINT TO BE AN EXPANSION JOINT.



SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE

MACK CONCRETE
156,000 SF EXPANSION
ASTATULA, FL



REVISION NO.	DATE	DESCRIPTION
1	11-25-24	ASTATULA PAI

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DATE 4/18/2025
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PROJECT NO.: 59233.001
ISSUED: XXXX
DRAWN BY: RON
CHECKED BY: CCH
SCALE: 1"=100'
SHEET TITLE:

DETAILS



VIA Hand Delivery

April 18, 2025

Jennifer Tucker
Deputy Town Clerk
Town of Astatula
Planning and Zoning Department
25009 CR 561
Astatula, FL 34705

RE: **Mack Concrete Expansion**
Halff # 059233.001
Traffic Memo

To Whom It May Concern,

The above referenced project will not increase the number of vehicle trips or truck traffic to or from this site. The existing and proposed conditions for traffic will remain and the current number of trips will remain. The expansion for Mack Concrete is moving their current outside production to inside production/under cover to eliminate the employees and materials from being affected by the elements. The local roadway network will remain to have adequate capacity since no new trips are anticipated so there will be no reduction in the level of service.

Should you have any additional questions or concerns regarding this information, please do not hesitate to contact our office.

Sincerely,

Halff

A handwritten signature in blue ink, appearing to read "CCH", is placed over a faint, light blue rectangular background.

Charles C Hiott, P.E.
Director of Land Development, VP
chiott@halff.com

CCH/tc
Enclosures



TOWN OF ASTATULA, FL
DEVELOPMENT REVIEW COMMENTS

Project Name Mack Concrete expansion
Project Phase Site Plan only not full civil plans
Discipline: Engineering
Reviewed by: Dana S Johnson, P.E.
Review Date: 04/22/2025
Contact: dajohnson@cgasolutions.com , 954-766-2744
Review: ☐ 1st Rev. ☐ 2nd Rev. ☒ 3rd Rev.

☒ **Approved with stipulations.**

☐ Comments as follows or attached.

Review Comment Legend:

- Review comment

Addressed. - **BOLD BLACK**

Pending. - in **BOLD RED**

****ADDRESSED & APPROVED WITH STIPULATIONS.****

~~Previously Addressed — Crossed Out for Clarity.~~

RTC stands for Response to Comments

COVER SHEET AND GENERAL

1. Provide a list all outside agency permits and the current status – ERP, NPDES Industrial Permit, etc. Also provide a copy of all outside agency approvals/permits/SWPPP plans.
***PENDING. The provided response and notes on the cover sheet need to be updated to reflect the actual permits required. The applicant has already applied for an individual ERP for the stormwater modifications and has already received comments from SJRWMD per the website permit research tool. Please provide the Town with a copy of all outside agency submittals, approvals and permits. Update the cover sheet to reflect the required SJRWMD permit.*
****APPROVED WITH STIPULATION. Applicant to provide copies of all outside Agency permits listed on the cover sheet to the Town prior to permit issuance.****
2. Will this project increase the number of vehicle trips or truck traffic to the site, if so, how will this be mitigated and/or will offsite improvements to the existing transportation network including turning lanes be warranted.
Pending. RTC indicates no additional trucks will be entering or leaving the site as a result of this project. Please elaborate on why this is the case. Provide a traffic memo summarizing how this will not increase the traffic.
****Addressed. Traffic statement added to C-2.****



SITE PLAN (Section 59-5-1)

3. ~~Provide a north arrow and scale on all plan sheets.~~

Addressed.

4. ~~Provide finished grades for proposed improvements and areas around the building.~~

Addressed.

5. Provide cross sections on all sides of the new building showing how paving and drainage will be handled.

PENDING. Cross sections were not provided with the revised site plan. Cross Sections will be required with the full civil plan submittal and must be approved prior to issuance of a building permit.

****Addressed. Cross sections provided. ****

6. ~~Provide a flood plain statement.~~

Addressed.

7. Provide number of employees and break down of all existing and proposed buildings and their intended use with gross floor area of each.

***PENDING. Parking calculations do not match the requirements of Section 59-7.5.2. It appears that industrial manufacturing is 1 space per 500 SF GFA, Warehouse is 1 space per 1,000 SF GFA, General office is 1 space per 200 SF GFA, and loading is 1 space per 10,000 SF GFA. Also provide the size of the loading space and delineate its location on the plan. Please update the parking calculations using the numbers outlined in the Astatula ordinance.*

****APPROVED WITH STIPULATIONS: Applicant to obtain a variance to reduce the number of required parking spaces and loading spaces. Staff finds that the applicant has proposed parking in accordance with parking numbers previously approved for a similar industrial use within the Town limits. Staff recommends approval of the parking variance as there is sufficient space for the employee parking and loading within the site and no negative impacts are anticipated as a result of the variance approval.****

8. Provide a chart with required parking and provided parking and indicate on the plans where the employee and visitor parking is located, the handicap spaces and signage, any ramps or stairs on the ADA route to the front door of the main office or areas that the general public have access to the site. Indicate how parking spaces are delineated if not striped.

***PENDING. Parking calculations did not summarize the provided or existing ADA spaces. List the existing provided ADA spaces. Provide a more detailed parking plan that shows the existing parking space locations and dimensions including the driving aisle dimensions. This can be done on an aerial image with dimensions to demonstrate the existing parking layout present. Reviewer understands that much of the parking is gravel, but more information will be required demonstrate this project's compliance with the ordinance as it relates to the required ADA parking.*



****Addressed.** 1 Accessible parking space and accessible ramp is located within the paved parking area for the office, which is the only part of the business open to the general public. A note was provided indicating that the Owner will add additional accessible spaces as needed behind the gate for employees when the need arises. ******

9. Provide a pavement marking and signage plan (PMS). All signs and striping to be per the MUTCD latest edition.

*****PENDING.** No proposed striping all parking on gravel and new spaces to be marked with landscape timbers per RTC. This does not meet Town code sections 59-7.5.7 & 7.5.8 pertaining to off street parking lots being required to be paved or if unimproved at least 40% paved. Additionally, Per Section 59-7.5.7 all parking requirements will follow American Disabilities Act (ADA) requirements. There shall be provided, at the time of erection of any main building or structure, or at the time any main building is enlarged or increased in capacity by adding dwelling units, guest rooms or floor area, minimum off-street parking space with adequate provision for ingress and egress. Reviewer is of the opinion that due to this expansion of floor area the site ADA access should be audited and if improvements are required, they should be included in the full civil plans for the warehouse expansion project for Town approval prior to permit issuance. *******

****Addressed.** 25 new paved parking spaces are now proposed adjacent to the building with striping and wheel stops. No new accessible spaces are required in this new paved parking area as it is located within the gate. 1 Accessible parking space and accessible ramp is located within the paved parking area for the office, which is the only part of the business open to the general public. A note was provided indicating that the Owner will add additional accessible spaces as needed behind the gate for employees when the need arises. ******

- ~~10. Show arrows to indicate the internal circulation within the site. Reviewer is aware that the site is gravel but for review purposes indicate the location and width of the driving aisles/lanes and general circulation. Differentiate on the plans the areas of storage of materials versus circulation. ****Addressed.** Circulation was shown on the site plan although the aisle and much of the site is gravel. No striping is proposed with this project. ******~~

- ~~11. Indicate areas the general public are not allowed, and methods used to prevent entry by general public(gates, signs, etc.).~~

~~****Addressed.** RTC indicated that access to the proposed project site is controlled by a gate and not open to the general public. ******~~

- ~~12. Show the truck turning radius throughout the site and all points of entry/exit from the site.~~

~~****Addressed.** Auto turn truck turning radius is shown on the site plan on all sides of the new warehouse. ******~~

UTILITY PLANS/WATER & SEWER (Section 59-7-6)

13. Provide plan and details for the individual water service to the new building

****Addressed.** Location of Well and Septic are now delineated on the site plan and are to be permitted according to FAC 64E-8 and 64E-6. ******



14. Provide fire flow on the plans.

****Addressed. Fire tanks were labeled on the site plan.****

15. Provide plan and details on the individual sewer service to the new building.

****PENDING.** For number 13 through 15, the updated site plan did not include any water and sewer information for the new building. Please explain if there will be none or if it will be via private well and private septic. If on a well and septic, please delineate and label the well and septic drain field on the plans. ******

****APPROVED WITH STIPULATION.** Applicant to provide a copy of the approved well and septic permits to the Town prior to building permit issuance. ******

STORMWATER / POLLUTION PREVENTION & GRADING (Section 59-7-2)

~~16. Provide clear indication (Pavement, Grading and Drainage Plan - PGD) of how runoff from the new building will be handled. The survey and topo shows that in the area of the proposed building drainage appears to head toward the adjacent parcel before flowing in the direction stormwater management pond.~~

~~****Addressed.** RTC indicates that an existing concrete block wall surrounds the site. No runoff will leave site all is directed to on-site retention pond. ******~~

~~17. Provide a swale or berm to maintain onsite runoff onsite to be treated prior to leaving the site.~~

~~****Addressed.** RTC indicates that an existing concrete block wall surrounds the site. No runoff will leave site all is directed to on-site retention pond. ******~~

~~18. Will any changes be warranted to the existing stormwater management pond with this project.~~

~~****Addressed.** RTC indicates revised plan shows modifications to the pond. Applicant has applied to SJRWMD for an Ind. ERP permit to modify the pond. In review now and approval to be provided to the Town prior to a permit. ******~~

~~19. Does this site have an NPDES discharge permit for industrial activities per 40 CFR, Section 122.26(b)(14)? Provide a copy of the current stormwater pollution prevention plan (SWPPP).~~

~~****Addressed.** RTC indicates that an existing concrete block wall surrounds the site. No runoff will leave site all is directed to on-site retention pond. ******~~

~~20. If pipes are proposed, provide the pipe diameters, pipe materials, pipe lengths, pipe slopes, all inverts and top/bottom elevations.~~

~~****Addressed.** RTC indicates no pipes are proposed. Only grading is proposed to direct all runoff to the new modified pond. ******~~

21. How will erosion control be handled for the proposed improvements for all phases clearing, grading and construction.

****PENDING.** RTC indicates no run-off can leave the site due to the concrete wall that surrounds the site. However, a SWPPP will be required which must also address dust control and access



control to keep sediment off public roads. The SWPPP will be required with the full civil plan submittal and approved prior to issuance of a building permit. **

****APPROVED WITH STIPULATION. Applicant or Contractor to provide a copy of the NOI and SWPPP to the Town prior to permit issuance.****

~~22. How will solid waste be handled. Is there a dumpster onsite today.~~

~~**Addressed. RTC indicates there are existing dumpsters on the site that will be used for solid waste.**~~

STANDARD DETAILS AND NOTES

~~23. For water and sewer, use City of Clermont standard details~~

~~**Addressed. RTC indicates not applicable to this site. If not public water connection, then not applicable.**~~

~~24. For storm including structures, curb and gutter, flumes, inlets and outlets, use FDOT standard details~~

~~**Addressed. RTC indicates not applicable to this site. Based on the plan to regrade the pond there is probably not applicable.**~~

25. For erosion control use FDOT standard details

PENDING. RTC indicates not applicable, however these detail will be applicable since this site will be disturbing more than 1 acre and will need to control dust and access to the site to reduce erosion.

****Addressed. EOR is showing 1.03 acres disturbed and erosion control details and notes. A NPDES permit is required and contractor to provide a copy of the NOI and SWPPP plan prior to permit issuance.**

26. For sidewalk, curb ramps, and crosswalks use FDOT standard details

***PENDING. RTC indicates not applicable to this site. No new sidewalk proposed, however, Reviewer believes that if the existing ADA space is not compliant then these details may become applicable. ***

****Addressed. No new accessible parking spaces are required at this time and EOR asserts that the existing accessible spaces is compliant with the ADA requirements for the office which is the only part of the business open to the general public.****

27. Signage and striping use MUTCD, latest edition

Partially Addressed. RTC indicates not applicable to this site. No proposed striping all gravel and landscape timbers for new parking and all existing parking is gravel. If paved parking is added please add a note to be in compliance with the MUTCD.

****Addressed. MUTCD note added now as the project will include paved parking adjacent to the new building.**

MEMORANDUM

TO: Town of Astatula Planning Board
CC: J. Tucker, Town Clerk
FROM: Thomas Harowski, AICP, Planning Consultant
SUBJECT: Mack Concrete Site Plan Review
DATE: May 12, 2025

The Town has received an application from Mack Concrete for site plan approval to allow construction of a 156,000 square foot manufacturing facility. The proposed facility will allow Mack Concrete to move manufacturing of concrete products that is now occurring in open areas of the site to an indoor location, thus creating an improved work environment for employees and allowing for all weather manufacturing. This building is part of an ongoing effort on the part of Mack Concrete to transition from outdoor to indoor operations. In December, 2023 the company obtained approval to build a cover over a group of material hoppers. This cover was subsequently installed. The Planning Board had an opportunity to preview the currently proposed site plan proposal at the April 2025 meeting.

In December, 2024, Mack Concrete applied for a variance from the maximum height limit of 40 feet to allow the proposed building to be constructed at a height of 70 feet. The variance was approved, which led to the submittal of a site plan as the last step before obtaining a permit for construction. During the review of the site plan issues were identified, that will require additional variance consideration. The actual variance application will be presented to the Planning Board at the regular meeting in May. This schedule is required to ensure that proper notice is provided as required by Town code.

The variance is requesting relief from the minimum parking ratio of one space per 500 square feet of building floor area, relief from the minimum loading space requirement of one space per 10,000 square feet, and relief from any requirement to pave the existing on-site parking spaces. The variance, if granted, will enable the site plan to be approved in accordance with the land development code. The proposed site plan includes the following features.

- The proposed building will be located in the northeast corner of the property.
- The applicant states that the current employment will remain unchanged.
- Manufacturing operations currently being conducted on-site will be moved into the new building.

- Additional traffic from employees or additional truck traffic is not projected as the proposed operation in the new building are currently occurring on site.
- The plan provides for the addition of 25 paved parking spaces for employees to park closer to the relocated manufacturing location.
- The plan provides a route for fire access to the site area where the new building is located, and the current operation includes a source of water for fire protection that will be available to the new building.
- Almost the entire site is currently impervious, but the plan provides for the construction of storm water retention area which will be permitted by SJRWMD.
- The existing site access points will remain as currently configured.

With the approval of the parking variance package, staff recommends approval of the site plan.