

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
July 9, 2019

The Lake County Planning and Zoning Board met on Tuesday, July 9, 2019, in County Commission Chambers on the second floor of the Lake County Administration Building to consider petitions for rezoning requests.

The recommendations of the Lake County Planning and Zoning Board will be transmitted to the Board of County Commissioners (BCC) for their public hearing to be held on Tuesday, July 30, 2019 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Kathryn McKeeby, Secretary	District 1
Laura Jones Smith	District 2
Tim Morris, Vice-Chairman	District 3
Rick Gonzalez	District 4
Cori Todd	District 5

Members Not Present:

Sandy Gamble, Chairman	School Board Representative
Jim Hamilton	At-Large Representative
Donald Heaton	Ex-Officio Non-Voting Military

Staff Present:

Steve Greene, AICP, Chief Planner, Office of Planning & Zoning
Christine Rock, AICP, Senior Planner, Office of Planning & Zoning
Janie Barron, Senior Planner, Office of Planning & Zoning
Emily Johnson, Planner, Office of Planning & Zoning
Sandy Michel, Planner, Office of Planning & Zoning
Donna Bohrer, Public Hearing Associate, Office of Planning & Zoning
Debi Dyer, Office Associate III, Office of Planning & Zoning
Melanie Marsh, County Attorney
Josh Pearson, Deputy Clerk, Board Support

Vice-Chairman Tim Morris called the meeting to order at 9:00 a.m., noted that a quorum was present, and led the Pledge of Allegiance. He remarked that the Lake County Planning and Zoning Board was an advisory Board to the Board of County Commissioners (BCC) and that this Board was responsible for reviewing proposed changes to the Lake County Comprehensive Plan (Comp Plan). He stated that any recommendations would be sent to the BCC for their consideration at a scheduled public hearing. He added that the cases presented today were scheduled for the July 30, 2019 BCC Meeting.

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Regular Agenda

Other Business

Adjournment

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning, relayed his understanding that there was a speaker for Tab 2 and recommended pulling it from the consent agenda to the regular agenda. He added that prior to this meeting, there was a memorandum provided to the Board around July 5, 2019 that summarized some small revisions to the staff reports;

however, none of these revisions would require a change in staff's recommendation. He said that staff recommended that the consent agenda be approved as presented. Mr. Morris said that he had speaker cards for Tabs 2 and 5 and that those tabs would be pulled to the regular agenda.

CONSENT AGENDA

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MOTION by Rick Gonzalez, SECONDED by Laura Jones Smith to APPROVE the amended Consent Agenda, Tabs 1, 3, 4, 6, 7 and 8, as presented.

FOR: McKeeby, Jones Smith, Morris, Gonzalez and Todd

AGAINST: None

MOTION CARRIED: 5-0

PUBLIC COMMENT

No one wished to address the Board at this time.

MINUTES

MOTION by Laura Jones Smith, SECONDED by Kathryn McKeeby to APPROVE the Minutes of June 5, 2019 of the Lake County Planning and Zoning Board meeting, as submitted.

FOR: McKeeby, Jones Smith, Morris, Gonzalez and Todd

AGAINST: None

MOTION CARRIED: 5-0

REGULAR AGENDA

Tab 2 – 474 INDEPENDENT MINE EXPANSION MCUP

Mr. Greene said that the cases on the agenda had been advertised in accordance with the law.

Ms. Janie Barron, Senior Planner, Office of Planning and Zoning, presented Tab 2. She explained that the property was located west of U.S. 27 and north of County Road (CR) 474 in the south Lake County area. She relayed that the ordinance would include a total of 89.10 acres and that the amendment, being the west expansion portion, would consist of 56.48 acres. She said that the applicant was proposing to amend a portion of Ordinance 2004-80 and a portion of Conditional Use Permit (CUP) 863-2/3 to expand the existing sand mine by 56.48 acres. She displayed the concept plan and noted the area where the applicant would be expanding, with the exception of the outparcel; however, a portion of the expansion had been included in previous approvals. She remarked that the parcels were zoned Agriculture and were part of the Green Swamp Core Conservation future land use (FLU). She commented that because the application was in the Green Swamp Area of Critical State Concern, it was sent to the Department of Economic Opportunity (DEO) for their review but did not provide any comments. She noted that the application was consistent with Chapter 6 of the Land Development Regulations (LDRs) for mining, along with the Comp Plan elements that have mining policies. She specified that Comp Plan Policy I-4.2.5 for Green Swamp Core Conservation allowed mining subject to Green Swamp policies. She added that the request was consistent with Policy I-7.5.10 which required a CUP for mining, as well as LDRs Chapter 3 which allowed mining with a CUP.

Mr. Rick Gonzalez asked if she could outline the Green Swamp policies.

Ms. Barron displayed the staff analysis and relayed that the FLU allowed mining within the Green Swamp, along with a secondary policy that also allowed mining with the approval of a CUP. She indicated that staff recommended approval of the request with the conditions as

stated in the ordinance. She also stated that the Comp Plan indicated that with the policy for the Green Swamp, the DEO must review the request to ensure that the sand mine would be consistent with their policies. She elaborated that staff found that the request was consistent with the requirement of 90 percent open space and with Comp Plan Objective III-3.5 which stated that the County shall continue to evaluate consistency with the Comp Plan itself.

Ms. Cecelia Bonifay, an attorney representing the applicant, confirmed that the mine was located in the Green Swamp and that this required the application to be approved by both local government and the DEO. She elaborated that the DEO reviewed the request and had no comments, therefore finding it to be consistent and compatible with the County and State Comp Plans. She noted that there had been a number of CUPs issued for this mine and that it had been in operation for over 30 years, though they would have to abide by the current rules. She indicated that of the approximately 89 acres, 32.62 acres already had CUP approvals. She opined that this request for about 40 acres was a small portion of the overall mine which was over 1,000 acres in size and had been an ongoing operation in this location for many years. She said that the request would meet the state requirement for 90 percent open space and that this would only be a 3.6 percent increase in the total area to be mined. She clarified that they were not proposing any other changes in the operation other than expanding the pit where the dredge would operate. She elaborated that haul truck traffic and hours of operation would be unaffected and the sand would continue to be dredged and piped to the existing facilities that were already constructed. She stated that currently, the expansion area was primary pasture lands and wetlands and she expressed that they had cooperated with the County for mitigations to wetland impacts. She pointed out an area on a map with the wetlands setbacks and also an area where there would be an approximately 100 foot setback where a setback of only 20 or 25 feet was required. She showed a cross section of the berm's appearance for this setback which included a double row of planted pine trees on top. She said that there was an access road there that would not include haul traffic, and there were also existing oak trees near the adjacent property to the north. She indicated that they had to perform mitigation, and she reiterated that they also had to meet the requirements for Lake County, along with the St. Johns River Water Management District for permits that concern Outstanding Florida Waters, surface waters or jurisdictional wetlands. She opined that this would be a small impact to the overall site.

Mr. Morris relayed his understanding that the surety bond on this property was 110 percent and asked if it would increase when adding acreage.

Ms. McKeeby inquired if it was normal for DEO not to provide comments.

Ms. Bonifay replied that the surety bond would increase and said that DEO's lack of comments was normal if they did not have any comments.

Ms. Barron clarified that if the request was consistent with the DEO's code, the Comp Plan and the LDRs, then they did not need to provide comments unless it was needed. She elaborated that DEO was examining the application to ensure consistency with environmentally sensitive areas and the aquifer.

Ms. Melanie Marsh, County Attorney, asked to clarify that DEO would not send anything to staff if they lacked any comments, and Ms. Barron confirmed this.

Ms. Laura Jones Smith asked if DEO's time period to provide comments had passed.

Ms. Barron said this was correct and added that they had 45 days to respond after the request was submitted; additionally, staff had followed up with them.

Mr. Greene stated that DEO had the ability to appeal any permit that the Board should grant, including the currently requested MCUP, and that DEO had appeal ability for 45 days for any permit granted by this board in the Green Swamp Area of Critical State Concern.

The Chairman opened the floor for public comment.

Mr. Kevin Jowett, the landowner to the north of the subject property and the owner of Revolution Off Road, said that he had lived next to the mine for 11 years and that the mine had been a great neighbor; however, this proposal would come close to his operation. He opined that his business was one of the largest attraction parks in South Lake and created a significant economic impact. He explained that his business involved all-terrain vehicles (ATVs), fishing, weddings, receptions and retreats, and he indicated that filming also occurred there. He felt that the request being about 100 yards from his property line would have a negative impact on his operations, and he expressed his objection to a seven foot tall berm approximately 100 yards away with 24 hour per day dredging. He indicated concerns for the mine creating visual impacts, for property values, and for the expansion of his business. He indicated his understanding that his property was listed as not for public purpose; however, he said that a significant number of public individuals used the property and that there was not an entry fee.

Ms. Jones Smith asked to confirm if he was located north of the proposed expansion area.

Mr. Morris inquired about the size of his property.

Mr. Jowett confirmed that his property was north of the proposed expansion area and said that it was just under 200 acres in size.

Mr. Gonzalez asked about the other impacts he anticipated aside from visual impacts.

Mr. Jowett thought that it would cause issues with people visiting and relayed his understanding that his property had a reputation as a beauty spot in South Lake. He questioned if the request would affect the flow of water from the lake on his property and asked for a reassurance in the CUP for this item.

Ms. Jones Smith asked about another adjacent mining operation that was outlined on the map.

Mr. Jowett thought this mine had been mined out when he purchased his property and that it was a lake at that time. He was unsure if it would be restored.

Ms. Jones Smith asked if there had been any visibility of mining from his property for the last 11 years.

Mr. Jowett responded that he had been unable to see any activity but that they began activity following their last CUP which was about 1,000 feet from his location. He elaborated that he occasionally experienced some dust from this activity, though it did not significantly affect him.

Mr. Gonzalez inquired if the lake he operated on was completely within his property, and Mr. Jowett said this was correct.

Ms. Jones Smith questioned where the lake was in relation to his property boundaries.

Mr. Jowett pointed out his property line and the lake on a map, along with his reception area for private events such as weddings.

Ms. Jones Smith asked if the more adventurous activities were on the larger portion of the land.

Mr. Jowett confirmed this but said that fishing occurred on the lake about 50 feet from the property line. He added that receptions and retreats were held near the lake and that weddings were conducted on the beach.

Mr. Gonzalez inquired if his property was land from an old mine, and Mr. Jowett said this was correct.

The Chairman brought it back to the Board for discussion.

Ms. Bonifay pointed out that Mr. Jowett was on an old sand mine site and that the subject mine was over 1,000 acres in size and was operating within their parameters. She said that the impact would be about four percent of the total mine and that almost half of the roughly 89 acres of the subject property had already been approved by a CUP. She did not think that they would cause any change in the water flow and commented that they previously used diesel dredges for sand mining, though this was changed a number of years prior to electric dredges which create relatively little sound. She noted that Mr. Jowett had been able to expand his business despite the nearby mining and questioned how this request would adversely affect his business. She showed a map of the area and noted the locations of Mr. Jowett's property, the outparcel, the mitigation area and bodies of water. She reiterated that there would be a 100 foot setback and stated that Mr. Jowett had about 200 acres of property. She commented that operations would not be changing for how haul trucks would be entering and leaving the site and for how the sand would be piped back. She thought that another adjacent mine only had a 20 or 25 foot buffer from Mr. Jowett's property and that he was still

able to develop his business. She noted that this was an Area of Critical State Concern and that the County had rigid controls for the Green Swamp; furthermore, she relayed her understanding that in 30 years there had not been a study that demonstrated any adverse impact on the aquifer and natural resources in the area. She said that mining was an allowed use and that they would be held to the same standards as any other mine. She felt that the mine had run a professional operation that met all of the County's requirements.

Ms. McKeeby asked if there was a minimum of a 100 foot setback and if this could be increased.

Ms. Bonifay clarified that they had increased it to 100 feet from the 20 or 25 foot requirement and stated that they would be unable to go any further due to their need to mine. She reiterated that this request was for about 40 acres out of 1,018 acres. She did not think that they would be changing the beauty of the area to adversely affect Mr. Jowett's property, nor would they be affecting the water level and sound. She indicated that the berm and buffer were significantly greater than what was required by the code.

Mr. Gonzalez suggested placing a 40 foot tall shale pile behind Mr. Jowett's buildings to protect his viewscape.

Ms. Bonifay said that shale piles had issues with vegetation and clarified that they were proposing a berm which would allow trees and grass to grow on the top, though it would not be 40 feet tall.

Ms. Jones Smith noted that the operating plan requirements that would have to be approved by County staff included a noise study. She suggested allowing Mr. Jowett to be informed of this and she noted that the truck traffic, which would likely be the noisiest part of the operation, was limited from 4:00 a.m. to 4:00 p.m.

Ms. Bonifay indicated that this was correct and that the haul trucks would use the same location to access CR 474. She remarked that the only purpose of the access road would be to allow employee access to the dredge.

Mr. Gonzalez inquired if the lake on Mr. Jowett's property was an old sand mine and if she anticipated the level of the lake being reduced.

Ms. Bonifay indicated her understanding that the lake was previously a sand mine and commented that with 30 years of mining the site, along with other mines in the area, there had never been noted drops in the lake levels or issues with the aquifer due to these operations. She requested the Board's approval with the conditions enumerated by staff.

MOTION by Rick Gonzalez, SECONDED by Laura Jones Smith to APPROVE Tab 2, 474 Independent Mine Expansion MCUP.

FOR: McKeeby, Jones Smith, Morris, Gonzalez and Todd

AGAINST: None

MOTION CARRIED: 5-0

Tab 5 – HARMONY HILLS REHABILITATION FACILITY CFD AMENDMENT

Ms. Christine Rock, Senior Planner, Office of Planning and Zoning, presented Tab 5. She explained that the applicant was requesting to replace Ordinance 2017-30 with a new ordinance that would allow them to increase the number of patient beds from 60 to 120. She showed a map of the area and noted that the current zoning was Community Facility District (CFD) in the Rural FLU category. She indicated that the property was zoned CFD based on Ordinance 2017-30 and that it was developed with a comprehensive transitional educational facility with 60 beds, an associated office, and classroom, recreational and agricultural/equestrian buildings. She mentioned that the property was previously used for the Lake County Boys Ranch, and she shared that the applicant had requested an increase in beds from 60 to 120 and were proposing a 30,000 square foot building that would house the additional beds. She said that the building would be on the southern portion of the site and that the Rural FLU category allowed nursing and personal care facilities conditionally; furthermore, utilizing a CFD zoning district would meet this requirement. She added that the Agriculture zoning district allowed comprehensive transitional education facilities, and she stated that transportation was reviewed by the Lake County Public Works Department who granted the applicant approval of a request for exemption from a full transportation concurrency impact study. She also indicated that the Public Works Department had predicted that this request would generate 17 peak hour trips in the p.m. hours of the day. She relayed that staff recommended approval of the application with the conditions in the ordinance.

Mr. Rick Hartenstein, representing the applicant, said that they were proposing a 30,000 square foot building that would increase the number of beds from 60 to 120 with no other changes.

Mr. Gonzalez asked if there had ever been an incident where the police had been called to the facility and if there had been any code violations.

Mr. Hartenstein replied that he was not aware of any incidents with police and noted that the facility had been in operation since 2017; additionally, there had not been any code violations.

Mr. Morris inquired about the activity at the site and the ages of the patients there.

Mr. Hartenstein clarified that it was a voluntary drug rehabilitation center and that it was not used for individuals who had been incarcerated. He opined that it was a quiet operation and indicated that the patients were adults.

Mr. Manuel Menendez, Chief Executive Officer of Harmony Hills, explained that the facility was a substance abuse treatment center for adults. He relayed his understanding that the Lake County Boys Ranch had issues with the individuals there which his facility did not experience. He remarked that they had been working with the community and that the facility used local employees; additionally, they had provided scholarships to many individuals in the community. He felt that there was a significant lack of capacity for these types of programs and that his facility addressed a gap in services between in-network programs and government programs. He said that they were meeting a state need and that their parent company Chrysalis Health had been providing services in the State of Florida for about 25 years. He thought that they had been a good neighbor and that they had already mitigated some of the concerns. He specified that there was a concern about clients walking out of the facility if they chose to leave against medical advice (AMA), and his company begin driving these clients to a bus stop to prevent them from walking down the road. He stated that that they were also informed of concerns about individuals driving quickly down the street and had given their staff instructions to only drive 25 miles per hour (mph) there. He remarked that they had provided scholarships to each individual sent to their facility by local agencies and that there were no calls for police that he was aware of. He encouraged the neighbors to contact them with concerns, indicated a desire to continue being good neighbors, and remarked that they had received public support online.

Mr. Gonzalez asked about the typical length of stay for a patient.

Mr. Menendez indicated his understanding that the average length of stay was about 30 days and reiterated that the patients were there voluntarily. He indicated that the patients were transported in and out of the facility and restated that the issue with patients leaving AMA had been addressed immediately. He also felt that there were few in-network beds in the state and that the facility was addressing needs related to the opioid crisis.

Ms. Jones Smith asked if they provided transportation for patients. She then inquired if the patients lived at the facility for an average of 30 days and also where they would be transported from.

Mr. Menendez confirmed that they provided transportation for patients entering and leaving the facility. He also confirmed that residents lived at the facility and relayed that they treated individuals from different areas of the state. He elaborated that some patients were transported from cities such as Orlando, while others were transported there from an airport. He indicated that they provided services throughout the state due to their contracts being with entities such as Blue Cross and Blue Shield of Florida; additionally, they were accredited and had in-network contracts with all of the insurance companies based on their prior work and successes.

Mr. Gonzalez asked if they had a van used to pick up patients and also for clarification about the ratio of staff to patients.

Mr. Menendez responded that they had two vans. He also stated that it was nearly a one-to-one ratio of staff to patients and that there was 24 hour per day staff. He added that they exceeded any state guideline for care managers and behavioral health technicians.

Ms. Jones Smith recalled that this came before the Board in 2017 and was approved on the consent agenda, and she asked if this was when Chrysalis Health took over.

Mr. Menendez thought that they purchased the property in 2016 but said that they completely remodeled it from the ground up. He relayed that it was in disrepair and out of use for at least four years.

Ms. Jones Smith inquired how long he had been operating on the site with patients.

Mr. Menendez said they began operating around the end of 2017 and that it had been a maximum of 18 months.

Ms. Rock clarified that the previous ordinance from 2017 was to help facilitate a site plan for the facility and that they had to incorporate new setbacks for some of the agricultural buildings bordering Marion County.

The Chairman opened the floor for public comment.

Mr. Chris Lovoy, a neighbor of the subject property, felt that this service was needed and said that he was pro-business; however, he indicated a concern for how buildings impact adjacent properties. He relayed his understanding that there were about 163 acres around the subject property that had a Rural FLU and that there were 18 private residences there. He elaborated that about 30 people lived in those homes and that it was a low density location with about 33,000 square feet of living space for all residences in the area. He expressed a concern for bringing a 30,000 square foot commercial building to a low density area with 120 more people. He felt that this would impact residents by affecting Boys Ranch Road, which was narrow and had a 35 mph sign posted for the speed limit. He claimed that on the previous day, he clocked an individual driving 45 mph on the road to the subject property. He also opined that the employees were not policed for their driving. He mentioned the standard of the extent to which the proposed rezoning would result in demands on public facilities, and he felt that this request would affect the road there. He questioned that the facility had a one-to-one ratio of staff to patients, though he expressed that they had been good neighbors. He felt that it currently had a minimal impact on the area; however, he expressed a concern for how the expansion would affect the neighbors. He opined that it would affect the property values and densities in the area.

Ms. Elizabeth Lovoy, a neighbor of the subject property, agreed that the facility had been a fine neighbor, though she alleged witnessing two patients who escaped the property. She also claimed that a patient wishing to escape the facility had knocked on a neighbor's door and that the police had been called to the area based on patients leaving. She said that her house had been recently burglarized, and she expressed a concern for there being unfamiliar vehicles in the neighborhood such as those used by Uber drivers. She felt that the company had cleaned up the property but opined that the Boys Ranch had also been a good neighbor. She relayed her understanding that the company's website also listed outpatient services, and she indicated a concern for these individuals continually entering and leaving the neighborhood. She opined

that the wildlife would be disturbed by outpatient transportation and thought that the company was for profit but was listed online as a non-profit orphanage.

Mr. Gonzalez asked when she moved into her property.

Ms. Lovoy replied that she moved there in 2005 and that the Boys Ranch was there at that time.

Mr. Jerry Latner, a resident on Boys Ranch Road, expressed a concern about the condition of the road, suggested adding speedbumps, and claimed to have clocked individuals driving 65 mph there. He also thought that 120 beds would lead to there being 120 cars on the road each day.

Mr. Ralph Lengemann, a concerned citizen, mentioned the existing buildings on the property and asked if there would be a total of 60,000 square feet of structures there. He also expressed concerns for fire protection, sewage, and water services. He questioned if a building of this size was necessary near the Ocala National Forest, felt that the company had been good neighbors, and opined that traffic was an issue there. He questioned what would happen if the facility was constructed and later failed to meet the criteria.

The Chairman brought it back to the Board for discussion.

Mr. Hartenstein clarified that this request was only for an additional 60 beds and that 60 beds existed on the site currently. He said that he understood the concerns for speeding on Boys Ranch Road, though he felt that this should be addressed by the Lake County Sheriff's Office (LCSO). He added that Boys Ranch Road was paved and explained that outpatient services were listed on the company's website because they offered this service in other facilities in the state; furthermore, the proposed ordinance stated that it there would be inpatient services only. He said that the only traffic would be from the employees and transporting patients and he concluded that this was a much needed service.

Mr. Gonzalez asked if they used Uber drivers to transport patients.

Mr. Menendez clarified that the company did not use them but that clients could choose to hire them; additionally, clients may also be taken to the facility by their family. He did not feel that Uber drivers were dangerous if they were abiding by the speed limit.

Ms. McKeeby inquired if anyone could drive in the area and if the employees' vehicles had identification showing that they worked for the company.

Mr. Morris suggested possibly meeting with the County to help mitigate impacts to the road.

Mr. Menendez stated that it was a public road and that they could begin identifying the employees' vehicles. He indicated an interest in working with the County to mitigate impacts

to the road, and he opined that his company had a lower impact when compared to previous facilities on the site, along with a lower number of calls for police.

Mr. Gonzalez noted that the traffic study estimated an additional 17 trips per day.

Ms. McKeeby asked if the facility was currently filled to capacity.

Mr. Menendez remarked that the capacity varied, though they were one of the few in-network programs and were receiving more patients.

Mr. Gonzalez inquired if this would be the final expansion at this location and if this could be formalized in the ordinance.

Mr. Menendez confirmed that this would be the final expansion.

Ms. Marsh indicated that this could be included in the ordinance, though it would not prohibit someone from changing it through the public hearing process.

Ms. McKeeby asked if all the buildings on the property were currently being used.

Mr. Menendez said this was correct and noted that prior facilities on the property had more than 60 beds. He recalled that they had asked for 60 beds because they anticipated that number as being their need based on the existing buildings. He explained that the Lake County Boys Ranch had bunk rooms; however, his company used either single or double rooms with individual bathrooms and common areas, which required greater use of the property.

Mr. Gonzalez inquired if he was aware of the incident where a patient knocked on a neighbor's door.

Mr. Menendez responded that he was not originally aware of this incident, though was made aware when they contacted the neighbors. He reiterated that this was why they prevented patients from walking down the road.

Mr. Gonzalez asked if the patients could be stopped from leaving the facility at night. He also asked if his clients had ever been accused of burglary.

Mr. Menendez indicated that they were unable to be stopped from leaving, though felt that adult patients were different from child patients and would not steal property or linger in the neighborhood. He also clarified that his clients had not been accused of burglary and reiterated that law enforcement had never been called to the facility.

Ms. Jones Smith inquired if patients could leave after choosing not to continue their program or if they would have to sign a form to leave the building.

Mr. Menendez indicated that a patient would have to sign a form when leaving AMA. He reiterated that there were reports of patients walking out of the facility and that they had addressed this.

Ms. Jones Smith asked if the property was gated.

Mr. Menendez denied this and said that it had a regular farm fence; furthermore, he felt that it would be inappropriate to lock patients in for treatment.

Mr. Cori Todd inquired if visitors came to see patients and if there were scheduled events for a large assembly of people.

Mr. Menendez replied that this could happen if the patient was local, though many patients were not. He added that for local patients, families could visit one day per week for a family session to assist in treatment; however, this did not generate a significant amount of traffic. He also denied that they scheduled events for large numbers of people; rather, the visits were individualized.

Mr. Todd asked if the visitors were checked in for security, and Mr. Menendez confirmed this and stated that they had to protect their clients.

Ms. Jones Smith asked staff about the condition of Boys Ranch Road and if it was part of the Capital Improvement Program for resurfacing or widening.

Mr. Morris inquired if speedbumps could be installed there.

Mr. Seth Lynch, with the Lake County Public Works Department, clarified that this road was not part of a road program. He elaborated that the road was currently rated a six and that it would need a four rating to qualify for a program. He also remarked that the County did not place speedbumps on roads and only placed speed tables when they were warranted by a 25 mph road with 1,000 cars per day, among other warrants; however, he mentioned that repair could occur depending on the issue.

Ms. Jones Smith recommended for citizens to contact the LCSO non-emergency number to report speeding on Boys Ranch Road.

MOTION by Rick Gonzalez, SECONDED by Kathryn McKeeby to APPROVE Tab 5, Harmony Hills Rehabilitation Facility CFD Amendment.

FOR: McKeeby, Jones Smith, Morris, Gonzalez and Todd

AGAINST: None

MOTION CARRIED: 5-0

OTHER BUSINESS

Mr. Greene indicated that the next meeting would be on August 7, 2019.

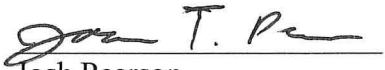
Mr. Morris noted that there were many changes provided to the Board in this month and requested for staff to redline any future changes.

Mr. Greene responded that staff would address this and provide additional information to support the revisions.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:29 a.m.

Respectfully submitted,



Josh Pearson
Deputy Clerk, Board Support



for Tim Morris
Vice-Chairman