

MINUTES
LAKE COUNTY PLANNING AND ZONING BOARD
November 4, 2020

The Lake County Planning and Zoning Board met on Wednesday, November 4, 2020, 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, November 10, 2020 at 9:00 a.m. in the County Commission Chambers on the second floor of the County Administration Building, Tavares, Florida.

Members Present:

Sandy Gamble, Chairman	School Board Representative
Kathryn McKeeby, Secretary	District 1
Laura Jones Smith	District 2
Tim Morris, Vice-Chairman	District 3
Rick Gonzalez	District 4
Josh Gussler	District 5

Members Not Present:

Jim Hamilton	At-Large Representative
Donald Heaton	Ex-Officio Non-Voting Military

Staff Present:

Tim McClendon, Director, Office of Planning and Zoning
Steve Greene, Chief Planner, Office of Planning and Zoning
Emily Johnson, Planner, Office of Planning and Zoning
Marellys Moreno, CRA Coordinator, Office of Planning and Zoning
Melanie Marsh, County Attorney
Josh Pearson, Deputy Clerk, Board Support

Chairman Sandy Gamble called the meeting to order at 9:00 a.m. and noted that a quorum was present. He called for a moment of silence and then led the Pledge of Allegiance. He stated that the Board's recommendations would be transmitted to the BCC for their consideration at a scheduled public hearing, and that the cases presented today were scheduled for the November 10, 2020 BCC meeting at 9:00 a.m.

TABLE OF CONTENTS

Agenda Update

Public Comment

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 1	RZ-20-27-4	Thrill Hill Properties 101 Rezoning
Tab 2	RZ-20-01-4	Skymark 3505 Property Rezoning
Tab 3	RZ-20-26-4	Serrano Property Rezoning
Tab 4	RZ-20-20-5	Clifton Property Rezoning
Tab 5	RZ-20-31-4	Lake Swatara PUD Amendment
Tab 6	MCUP-20-03-5	Lisbon-DuraStress MCUP

Other Business

Adjournment

AGENDA UPDATES

Mr. Steve Greene, Chief Planner, Office of Planning and Zoning, said that there were no changes to the agenda. He remarked that there was a memorandum distributed for Tab 6 and that staff recommended that this be considered and for Tab 6 to remain on the consent agenda.

Mr. Gamble stated that he had comment cards for Tabs 1 and 5, so those would be moved to the regular agenda.

Mr. Rick Gonzalez asked to have a presentation for Tab 6.

Mr. Gamble commented that Tab 6 would be moved to the regular agenda as well, noting that this left Tabs 2, 3 and 4 on the consent agenda. He then welcomed Mr. Josh Gussler, who was representing District 5, to the Board.

PUBLIC COMMENT

No one wished to address the Board at this time.

CONSENT AGENDA

<u>TAB NO:</u>	<u>CASE NO:</u>	<u>OWNER/APPLICANT/PROJECT</u>
Tab 2	RZ-20-01-4	Skymark 3505 Property Rezoning
Tab 3	RZ-20-26-4	Serrano Property Rezoning
Tab 4	RZ-20-20-5	Clifton Property Rezoning

MOTION by Tim Morris, **SECONDED** by Kathryn McKeeby to **APPROVE** the Consent Agenda, Tabs 2, 3 and 4, as presented.

FOR: Gamble, McKeeby, Jones Smith, Morris, Gonzalez and Gussler

AGAINST: None

MOTION CARRIED: 6-0

REGULAR AGENDA

Tab 1 – THRILL HILL PROPERTIES 101 REZONING

Mr. Greene stated that these cases had been advertised in accordance with the law.

Ms. Marellys Moreno, CRA Coordinator, Office of Planning and Zoning, presented Tab 1. She said that the property was located northeast of the intersection of State Road (SR) 46 and Paducah Street, in the Sorrento area, and the property was approximately 0.53 acres. She commented that the applicant was requesting to rezone approximately 0.53 acres from Agriculture to Planned Commercial (CP), for mixed-uses of storage/warehouse, commercial, and office uses. She showed maps with the future land use (FLU) category and current zoning, along with the concept plan. She relayed the following staff analysis findings: the proposed indoor storage was considered as warehousing, which was a permissible use pursuant to Land Development Regulations (LDRs) Section 3.01.03, within the CP zoning district; the rezoning application was consistent with the LDRs Schedule of Permitted and Conditional Uses, which also allowed commercial and office uses within the CP zoning district; pursuant to the Mt. Plymouth-Sorrento Main Street FLU category, commercial uses were permissible; and the Mt. Plymouth-Sorrento Main Street FLU category also specified that activities related to warehousing were limited to those without offsite impacts, within an enclosed building, and required a conditional use permit (CUP), therefore the rezoning to CP met the requirement.

She said that the subject parcel was located within the Mt. Plymouth-Sorrento Community Redevelopment Area (CRA), and that the rezoning proposal and concept plan were presented to the CRA Advisory Committee on October 20, 2020 for feedback. She mentioned that the committee had no objections to the proposed rezoning, provided that the future development application promoted a walkable community and favored the aesthetics of the CRA according to the LDRs. She said that staff found the rezoning application consistent with the LDRs and the Comprehensive Plan (Comp Plan).

Mr. Ted Wicks, with Wicks Engineering Services and representing the applicant, said that they hoped to bring something to the community that met the intent of the Mt. Plymouth-Sorrento Main Street criteria, noting that this was a first step and that a site plan would subsequently be submitted to staff. He explained that his client did automobile restoration specific to certain models and that all of their work was interior. He opined that it would be a nice building consistent with the architectural standards of the district.

The Chairman opened the public hearing.

Ms. Sandra Stura, a resident of the RedTail community, said that in 2005, a study was done by the Mt. Plymouth-Sorrento CRA to ensure that the area stayed as an eco-friendly, ecotourism area with a cottage theme. She asked the Board to ensure that it followed the guidelines that were set in 2005 and again in 2011. She relayed that she had reached out to the East Lake Chamber of Commerce to develop this area in an appropriate manner, mentioning a bike path through that area and a significant amount of growth. She encouraged the Board to look at the drawings and mandate that the applicant follow the cottage theme. She also opined that the area had a mining issue, and she supported permitting this correctly.

There being no one else who wished to address the Board regarding this matter, the Chairman closed the public hearing.

Mr. Wicks stated an intent to follow the guidelines and all LDRs.

MOTION by Tim Morris, SECONDED by Kathryn McKeeby to APPROVE Tab 1, Thrill Hill Properties 101 Rezoning, as presented.

FOR: Gamble, McKeeby, Jones Smith, Morris and Gussler

AGAINST: None

MOTION CARRIED: 5-0

Mr. Gonzalez abstained from voting because it was his real estate listing.

Tab 5 – LAKE SWATARA PUD AMENDMENT

Ms. Emily Johnson, Planner, Office of Planning and Zoning, presented Tab 5. She said that the property was located on the south side of County Road (CR) 44A, and east of the CR 44 intersection in the City of Eustis area. She explained that the planned unit development (PUD) was approximately 40.78 acres, and the applicant had requested to amend PUD Ordinance 2008-43 to extend the central water connection waiver, specify Tract B development, and to include additional uses such as non-intensive agriculture and agriculture uses, a non-home occupation business, a bed and breakfast home/event venue use with a maximum of 50 guests, and passive recreation. She displayed the current FLU and zoning, along with the concept plan. She stated that the parcels identified by the concept plan as Tracts B and E were each developed with single family dwelling units and related accessory structures; additionally, Tract A was developed with an agricultural barn. She relayed that the subject properties were located in the City of Eustis utility service area, and the City had reviewed the application and provided comments which were included in the staff report as attachment C. She said that the applicant had requested that the waiver to the utility connection requirement, which was previously provided in Ordinance 2008-43, remain in effect. She provided the following staff analysis findings: the uses and density of the proposed PUD were consistent with Comp Plan Policy I-1.3.2, Urban Low Density FLU Category, which allowed residential development at a maximum density of four dwelling units per net acre, and required a minimum of 25 percent open space; the request was consistent with the residential development standards for PUDs contained within LDRs Section 4.03.00 and LDRs Section 4.03.01; pursuant to LDRs Section 4.03.02, complimentary and compatible commercial uses could be included within a planned residential community, so long as they were compatibly and harmoniously designed into the residential community; pursuant to LDRs Table 3.01.03, bed and breakfast home uses were conditionally allowed in agricultural and residential zoning districts, with conditional use approval by the BCC; and the proposed PUD ordinance satisfied this requirement for a regulatory land use instrument. She said that staff found the rezoning application consistent with the LDRs and the Comp Plan.

Ms. Laura Jones Smith said that the City of Eustis had indicated that since the 2009 utilities agreement, the property was now contiguous; additionally, the City asked that the property be annexed to receive utilities.

Ms. Johnson relayed that this was her understanding of their comments.

Ms. Jones Smith noted that in the ordinance and the notes, it said that the bed and breakfast venue would have a maximum of 50 guests. She asked if this was guest capacity or room count.

Ms. Johnson believed this was guest capacity for the event venue use.

Ms. Jones Smith inquired if there was any restriction on the bed and breakfast room count.

Ms. Johnson did not believe that this was addressed in the ordinance, but the Board could add that condition.

Ms. Jones Smith questioned the distinction between the bed and breakfast use and the event venue. She asked to confirm that 50 people at the event venue would be 50 people plus however many were staying at the bed and breakfast.

Ms. Johnson deferred this to the applicant.

Commissioner Leslie Campione, one of the applicants and the owner of the property, explained that they had a contract on parcel B and that the request was for the events not to have more than 50 guests. She said that the house had five bedrooms and an accessory apartment with another bedroom; therefore, the number of bed and breakfast guests would be dictated by the number of bedrooms. She thought that the City of Eustis was contiguous when they did the original zoning application, and she recalled that their request was that they would not have to be annexed. She said that if they could come to an agreement with the City for utilities, then they would use them; however, at that time they attempted to negotiate an agreement but could not reach what they considered to be acceptable terms. She elaborated that with the density being that low, they did not feel that it was necessary to annex to get utilities, and they thought that paying a surcharge for the utilities would be a fair way to address it. She mentioned that they did have a sewer agreement with the City for central sewer on the property by the lake. She said that they were asking for this agreement to stay intact with this request.

Ms. Jones Smith commented that this request did not prevent the expansion or alteration of the bed and breakfast use.

Commissioner Campione did not think that this was the intent. She explained that the house was a historical home and had a lot of character, and she opined that it would be a neat place to have a bed and breakfast and host events. She relayed a neighbor's question that if the property was developed with one unit per acre, would they put a minimum on the home size, noting that the neighbor suggested 1,400 or 1,500 square feet. She said that they were agreeable to this, and she thought that there was also a concern about noise. She did not think that this would be an issue because the property went back away from CR 44A and there was a significant amount of landscaping around the property. She did not think that noise would need to be a requirement, noting that the buyer would have to comply with the County's noise ordinance.

Mr. Tim Morris asked about a previous rezoning for one parcel for commercial that was across the street.

Commissioner Campione said that at one point, they had requested some commercial uses at the corner of CR 44A and the bypass. She recalled that an adjoining owner was concerned at the time about the County's LDRs limitation that allowed a maximum square footage at an intersection, and the adjoining owner was worried that he would not have had any square

footage to use on his corner. She stated that this requirement had since gone away, but they were not asking to add this use back in.

Mr. Gonzalez asked if she planned on putting any more structures there as part of the venue.

Commissioner Campione said that they did not plan on this, and that their buyers liked having the option to have special events. She opined that the landscaping was beautiful and that it would be a great place for photography and similar activities.

Mr. Gonzalez said that he had been in this house, and opined that it would be a great place for a wedding party to stay.

Mr. Josh Gussler asked if the central water waiver was requested specifically for Tract B for the historical house, or if she was looking at it for the potentially platted subdivision.

Commissioner Campione replied that they wanted it to stay intact for all of the property. She commented that they lived on the property and did not want to be annexed into the City of Eustis due to taxes increasing exponentially, along with requirements.

Mr. Gussler inquired if the water connection was based on being annexed into the City, or if the City would just provide the water services.

Commissioner Campione stated that if the City would provide it, then they would pay a surcharge and other fees; however, they did not want to be annexed into the City. She mentioned that they had agricultural uses and a tree farm, and that they wanted to do more of this. She mentioned that they enjoyed being in a semi-rural area and were concerned that if they were annexed, then the rules in place for Lake County would no longer apply. She indicated an interest in maintaining the character of the property.

The Chairman opened the public hearing.

Mr. Donald Doyle, a neighbor of the subject property, said that currently, the subject property was not allowed to have a bed and breakfast or event venues. He expressed concerns that there could be additional noise or traffic from those events, and he showed a document which proposed conditions for bed and breakfasts which came from Lake County Ordinance 2019-03 and City of Eustis Resolution 08-108. He opined that these conditions were reasonable and listed them as follows: the event venues would be limited to 9:00 a.m. to 11:00 p.m., Fridays and Saturdays only; no more than 70 events per calendar year; no outdoor amplified sound after 9:00 p.m.; no overnight recreational vehicle camping on the premises; and no offsite parking for events. He also said he did not see the minimum size of the buildings that could be built on this property in the future, and he proposed putting some minimum on the square footage of the heating and cooled area. He commented that his neighborhood was 1,400 square feet, excluding utility rooms, and he thought that a 1,600 square foot minimum would be reasonable on any new homes built on this property.

Mr. Gonzalez asked where he came up with 1,600 square feet.

Mr. Doyle thought it was similar to the neighborhood south of the subject property and that it was slightly larger than the minimum in his neighborhood. He opined that they wanted to build nice houses on the subject property, and he thought putting some minimum would be a good idea.

There being no one else who wished to address the Board regarding this matter, the Chairman closed the public hearing.

Ms. Jones Smith said that the PUD was residential in nature for the various tracts, but based on this amendment, Tract E was going to become a business operation. She commented that she did not see that a floor area ratio (FAR) standard had been put in place, and that it was still being looked at as residential density. She asked about the limitations on development of this site beyond what was already there.

Ms. Johnson replied that the draft ordinance did not address this but that a condition could be added.

Ms. Jones Smith relayed that the City of Eustis' concern was a more intense use due to anticipating wedding and event venues, along with a bed and breakfast operation, which the City had to deal with the utility component of.

Ms. Johnson relayed her understanding that the property was currently on well and septic, and the City did not currently provide water and sewer because of the waiver that was previously approved. She said that staff was willing to reach out to the City and that they had received comments from the City that were included in the staff report. She stated that the ordinance did not address the FAR of the event venue uses, and she believed that it would be the house as it was because of its historical nature.

Ms. Jones Smith noted that it was not restricted to that and could substantially grow with a future owner.

Mr. Greene commented that often, if it was not specified in the ordinance, then it fell back to the LDRs or Comp Plan. He said that in this regard, the Urban Low FLU category would restrict the FAR.

Ms. Jones Smith asked about the maximum FAR in Urban Low.

Mr. Green replied that it was 0.35, and he asked if she wanted staff to add this to the ordinance.

Ms. Jones Smith confirmed this, and she asked that if the residential density would be in place, then there would also be a commercial FAR.

Mr. Greene said this was correct.

Mr. Gonzalez inquired if this was already in place.

Mr. Greene commented that it was in the Comp Plan, and reiterated that if it was not specified in the ordinance, they fell back to the Comp Plan.

Mr. Gonzalez opined that it did not need to be part of the ordinance.

Ms. Jones Smith said that this could be changed at any time and that the Board approved amendments to the Comp Plan regularly. She noted that it was a different use than the rest of the PUD, and said she understood the City's concern about additional intensity and the potential to grow. She opined that the ordinance should reference that the FAR was stipulated by the LDRs and the land use in place.

Mr. Gamble stated that the property was on well and septic and that if it expanded in the future, they would have to do something else with the sewer and well. He mentioned that if they were on sewer and water with the City, then it would entail more usage of what would be flowing through.

Ms. Jones Smith noted that they were in the City of Eustis joint planning area (JPA) and that there was a joint planning agreement that each would reciprocate in some way in terms of reviewing applications, etc.; furthermore, the City was saying that from an environmental perspective, the appropriate thing to do would be to connect the property to waste and sewer to get them off septic and wells. She added that in order to do this, they had to annex into the City, noting that this was common practice. She opined that there were not a lot of constraints on the request, given that this PUD was not originally intended for anything other than residential and agricultural uses.

Mr. Gonzalez said that he had been on the property and that he did not share these concerns.

Ms. Jones Smith stated that she understood that people did not want to be annexed into the City because they would have to pay more taxes; however, they would also receive other services from the City such as police, fire, etc. She clarified that she was not advocating for annexation into the City other than that the goal was to get properties off well and septic from an environmental perspective.

Commissioner Campione thought that with high density, especially when it was adjacent to a lake or water body, then the goal was to get off well and septic. She commented that there was a lot of land in the county that was high and dry and had good soils, and she opined that this was an acceptable alternative when the density was low. She disagreed that it was always the goal to get on central utilities, and she stated that it was not the intention for the future owner to expand the property. She thought that if the buyer wanted to grow into something larger, then they would have to deal with other issues for how they would accommodate their utilities. She said that the current request was to basically use the structures currently on the property, and the non-home occupation use was addressed as operating a bed and breakfast

and event venue. She said that it was not to be doing intensive commercial uses on the property.

Ms. Jones Smith expressed a concern that there were not any limitations on it currently. She asked that if Commissioner Campione's vision was to keep the property as it was with only minor modifications, would it be possible to write this in as a condition; therefore, if it was desired to be changed to a more intense event use, the owner would have to come back to the Board for review. She inquired if Commissioner Campione would be comfortable including this condition.

Commissioner Campione thought it would be nice to have flexibility.

Ms. Jones Smith asked what Commissioner Campione thought would be reasonable.

Commissioner Campione replied that as long as they did not double the total square footage of improvements currently on the property, then this would likely be acceptable, though she preferred not to have this limitation.

Mr. Gamble asked about the square footage of the new houses.

Commissioner Campione replied that she was thinking 1,400 or 1,500 square feet, noting that the neighborhood across the street had a minimum square footage of 1,400 square feet. She thought it would be better to not have many conditions on events, and she said that conditions for outdoor amplification and the number of events per year were reasonable. She said that for camping, it could not become a campground because it was not allowed in a PUD, but if someone used a recreational vehicle (RV) for a wedding, then it would be better to have that flexibility. She noted that Tract B was five acres.

Mr. Gamble asked if they would have plenty of parking onsite.

Commissioner Campione stated that it was acceptable to say that all parking needed to be onsite.

Mr. Gussler asked if she was only planning on selling Tract B, and Commissioner Campione confirmed this. Mr. Gussler then inquired if she was still maintaining the ownership of Tract D.

Commissioner Campione stated that all of it other than Tract B would be owned by her and her husband.

MOTION by Rick Gonzalez, SECONDED by Kathryn McKeeby to APPROVE Tab 5, Lake Swatara PUD Amendment, as presented.

FOR: Gamble, McKeeby, Morris, Gonzalez and Gussler

AGAINST: Jones Smith

MOTION CARRIED: 5-1

TAB 6 – LISBON-DURASTRESS MCUP

Mr. Greene presented Tab 6. He explained that this approximately 104 acre property was located east of Emerald Avenue, on the north side of CR 44 in the Emerald Marsh area; furthermore, the mining activity was on the north side of the Dura-Stress operations facility. He said that the FLU was Rural or Industrial, and the zoning was Agriculture and Heavy Industrial (HM). He then displayed the zoning and land use maps. He indicated the following staff analysis findings: the applicant sought a conditional use approval for a sand mining and sand processing plant use on Agriculture and HM zoned properties; these parcels were designated as Rural or Industrial FLU; only about 69.03 acres would be mined, as shown on attachment one; the mining activity would be limited to a depth no lower than 110 feet to ensure that it stayed above the aquifer; the mining activity would be an electric hydraulic floating dredge to extract sand slurry which would be transported via an above ground pipe to an on-site processing plant where the sand would be separated from the slurry and stockpiled; water from the surficial aquifer would be utilized to transport and further process the sand product, some of which would be returned to the extraction after the commercial grade sand had been separated and removed for transport to market; the unmarketable material would be stockpiled in piles no greater than four feet for either transport offsite as fill or to be used with the reclamation effort; and approximately 30 percent of the sand would be used by Dura-Stress to build superstructures, bridges, etc. for freeways and highways throughout the state and Central Florida. He said that this application proposed about 50 round trips per day of hauling, and he displayed a map showing the haul route, noting that the sand would travel south from the mine area, through the Dura-Stress property, to CR 44 and then west. He commented that the sand mine operation was expected to span a 10 year period, and he remarked that as the property was located in the Industrial FLU, the open minimum was 20 percent. He added that the Rural open space minimum was 35 percent, and there was a memorandum distributed on the current morning with some minor revisions to the ordinance and staff report. He relayed that staff believed the proposed revisions were minor in nature and should not deviate from the requirements of a mine at this location. He said that this mining CUP was consistent with the LDRs with regards to natural resource protection, noting that the application contained an environmental assessment; furthermore, the Comp Plan prohibited mining in environmentally sensitive areas. He explained that the environmental assessment indicated that wetlands would not be encroached upon, and that attachment three identified the 100 foot buffer that was required around the mining activity, which was consistent with the LDRs regarding separation. He also mentioned the 50 foot buffer around the wetland areas which was per the Comp Plan and LDRs. He stated that the mining was

surrounded by Rural, Urban Low and Rural Residential, along with Rural Transitional FLUs, pointing out that to the north was mostly undeveloped rural acreage. He elaborated that to the south was the Dura-Stress heavy industrial property where they performed concrete superstructure manufacturing. He mentioned that to the west were small agricultural lots and some agricultural uses, though they would be buffered by the 100 foot separation shown on attachment one. He said that with regards to the proposed use being constructed and arranged in a manner not to interfere with developing properties around it, the mine activity was going to be centrally located within the properties identified on the displayed maps. He stated that there was no anticipated impact to police, roads, sewerage, drainage, solid waste, parks and recreation. He said that Fire Station #72 was located approximately one mile west of the mine area, and he relayed that staff found this mining CUP application consistent with the Comp Plan and LDRs.

Mr. Gonzalez asked to confirm that Mr. Greene had indicated that 50 trucks per day for 10 years would not have any effect on the roads.

Mr. Greene clarified that this would be the level of impact on trips per day with regards to the condition of the road. He recalled stating that he did not anticipate adverse impacts to the roads.

Mr. Gamble said that because of this activity being done onsite, it would cut back on some of the trucks.

Mr. Greene confirmed this and stated that about 30 percent of the sand mined would be used by the Dura-Stress operation. He commented that there would be 50 trips per day as an impact on the roads.

Mr. Gonzalez inquired about the improvements to the signalized intersection camera detection system and if this was being done because of this traffic. He said that the applicant was only contributing \$10,000 toward this and that this seemed cheap.

Mr. Greene said that this could be directed to the applicant.

Mr. Gonzalez expressed concerns for trucks on Estes Road, and he asked if the Board could include in the ordinance that the trucks would stay off Estes Road.

Mr. Gamble relayed that the applicant was confirming they could do this.

Mr. Glenn Storch, representing the applicant, opined that there was no better location for a sand excavation operation in Lake County, noting that Dura-Stress was there and would be taking 30 percent or more of the sand from this operation; therefore, this sand would not be trucked into Dura-Stress. He also said that if there was a road that was not permitted to be used, then it would not be done by their individuals; additionally, trucks taking their sand were required to abide by their rules. He noted that the property would end up being a restored

lake and would provide jobs, along with there being a traffic signal there for the safe operation of the trucks.

Mr. Gonzalez asked where the \$10,000 came from and if he would commit to pay for it in its entirety.

Ms. Tracy Mouncy, representing the applicant, relayed that Mr. Fred Schneider, Public Works Director, had indicated that currently, there were loops in the concrete to trigger the light, which had worn out over time. She said that Mr. Schneider's goal was to replace them with optical sensors to trigger the light, and that he did not feel it would cost more than \$10,000; therefore, the applicant agreed to pay this.

Mr. Gamble pointed out that the annual fee and camera detection would require an agreement during the operating permit and site plan evaluation. He commented that there would be a fee assessed annually.

Ms. Mouncy replied that it would be \$4,000 assessed annually in addition to the \$10,000.

Mr. Gonzalez said that he would like to see them commit to paying for those improvements.

Ms. Mouncy reiterated that Mr. Schneider did not feel that it would be more than \$10,000.

Mr. Gonzalez asked if they would pay for it if it went over \$10,000.

Ms. Mouncy confirmed this was correct within reason and that they would support the cost of that signalization.

Mr. Seth Lynch, with the Public Works Department, explained that there were four legs of intersection and that the \$10,000 was their portion of impacts on their side; furthermore, it would be four times that to address all of the legs.

Mr. Gamble asked if Mid Florida Lakes, which was across the street, would pay their share to upgrade as well or if it would fall back on the Public Works Department

Mr. Lynch responded that it would probably fall back on the department.

Mr. Gonzalez inquired if Mr. Lynch anticipated the roads being impacted by 50 trucks per day, five days per week for 10 years.

Mr. Lynch commented that this was maximum and that they were reducing the number of sand trucks coming in; therefore, it would be less than that. He opined that it would not be a negative impact, noting that they were only allowed to use CR 44 and then go out to a state road.

Mr. Gonzalez asked if he was anticipating any kind of tipping fee to maintain the roads, and Mr. Lynch denied this.

Mr. Gussler inquired if the signaling trigger was a project that they would already do without this ordinance.

Mr. Lynch explained that they were doing this slowly and that as they resurfaced roads, they were upgraded from loops to detection.

Mr. Gussler asked if it could have been years before that adjustment was made, and Mr. Lynch confirmed this.

Mr. Gonzalez inquired if the hauler also had to go through the Florida Department of Transportation (FDOT) rules or a hauling permit.

Mr. Lynch confirmed this and noted that the County had a haul permit.

Mr. Storch opined that they were doing this right and were meeting all of the requirements. He also opined that this helped that intersection get done faster and that the number of trucks on that road was small compared to the traffic; furthermore, it would have no negative impact on traffic. He said that taking trucks off the road was a good thing, and he mentioned that they were also going through all of the Florida Department of Environmental Protection (DEP) permits, the St. Johns River Water Management District (SJRWMD) permits, etc. He said that this was a conditional use and that the idea was if one met the conditions, then it was a permitted use. He remarked that they had done everything they could and had met the conditions. He expressed an interest in making sure that the Board was comfortable with everything they were doing.

MOTION by Tim Morris, SECONDED by Laura Jones Smith to APPROVE Tab 6, Lisbon-DuraStress MCUP, as presented.

FOR: Gamble, McKeeby, Jones Smith, Morris, Gonzalez and Gussler

AGAINST: None

MOTION CARRIED: 6-0

OTHER BUSINESS

Mr. Greene stated that the next meeting would be on December 2, 2020.

Mr. Gamble said that this was his last meeting as the Chairman and as a Board member; therefore, the Board needed to open the floor to elect a Chairman and Vice-Chairman.

MOTION by Kathryn McKeeby, SECONDED by Rick Gonzalez for Tim Morris to serve as the Chairman of the Lake County Planning and Zoning Board.

FOR: Gamble, McKeeby, Jones Smith, Morris, Gonzalez and Gussler

AGAINST: None

MOTION CARRIED: 6-0

MOTION by Tim Morris, SECONDED by Kathryn McKeeby for Rick Gonzalez to serve as the Vice-Chairman of the Lake County Planning and Zoning Board.

FOR: Gamble, McKeeby, Morris, Gonzalez and Gussler

AGAINST: Jones Smith

MOTION CARRIED: 5-1

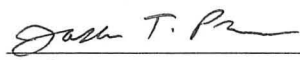
Mr. Gamble remarked that it had been a pleasure serving on the Board as a representative of the Lake County School Board, and that he would miss the Board members. He welcomed Mr. Gussler to the Board, and he expressed appreciation for staff.

Mr. Greene wished Mr. Gamble the best.


ADJOURNMENT

There being no further business, the meeting was adjourned at 10:03 a.m.

Respectfully submitted,



Josh Pearson
Deputy Clerk, Board Support



Sandy Gamble
Chairman

