



ORANGE COUNTY MAYOR
TERESA JACOBS

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March 18, 2015

The Honorable Jimmy Conner, Chairman
Lake County Board of County Commissioners
315 West Main St.
P.O. Box 7800
Tavares, FL 32778

SUBJECT: CEMEX – Four Corners Sand Mine; Proposed Mining Conditional Use Permit (MCUP)

Dear Chairman Conner:

On March 10, 2015, the Orange County Board of County Commissioners (Board) received a brief overview of the above referenced MCUP. According to the Lake County staff report, this 1,200 acre project, located west of the Orange/Lake County line, will include the mining of approximately one million tons of sand per year for a period up to 30 years. Estimated truck traffic will be up to 320 trips per day, and operations will be 7 days per week. In addition, according to the staff report, the primary route of ingress and egress to and from the site would be U.S. 27 in Lake County. However, according to the applicant's latest proposal, their plan now is to direct all truck traffic in the opposite direction from U.S. 27 --- easterly towards Orange County via Schofield Road in order to access S.R. 429.

This new truck traffic routing plan into western Orange County has raised serious concerns by staff, area residents, property owners, and the Board.

Schofield Road in Orange County is sub-standard in width, and paved with an alternative surface, with minimal structural strength. Also, a portion of Schofield Road inside the Orange County line is located outside the right-of-way. Therefore heavy and continuous truck traffic would be inappropriate on this segment of Schofield Road.

In addition to these immediate concerns about Schofield Road, it is also located in the Horizon West 20,000 acre sector plan. Horizon West was planned with public infrastructure, including roads, designed to handle the amount and type of traffic to be generated within this full build-out land use plan. While external traffic from Lake County is to be expected, the volume, weights and impacts of 300 or more multi-ton trucks traversing Schofield Road is incompatible with the approved land uses in the area.

Schofield Road is specifically located within the Town Center of Horizon West, which is a central component of the sector plan. The Town Center is approved for over 8 million square feet of non-residential uses and over 4,800 residential units. The surrounding Villages are approved for over 35,000 residential units with over 7,500 constructed to date. Schofield Road bisects land uses that include a community park, retail and Corporate Campus Mixed Use (CCMU). The CCMU land use allows a mixture of office, multi-family, and single family uses. A portion of the CCMU has previously been rezoned to allow for a community college campus.

In summary, issues summarized at the end of our meeting on Tuesday, March 10, 2015, included the inadequacy and inappropriateness of heavy trucks using Schofield Road inside Orange County; safety concerns associated with truck traffic traveling into and through

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Horizon West and the Town Center; the adverse impacts of truck traffic on other parts of the local County Road network (for example, C.R. 545, Hartwood Marsh Road, etc.); the difficulty in enforcing any requirement that CEMEX trucks traveling to and from Schofield Road only use S.R. 429; concerns raised by the Avalon Rural Settlement in terms of pedestrian and vehicular safety; and the long term (30 year) impacts of CEMEX truck traffic traveling on Schofield Road and other Orange County roads.

Based on these issues and concerns, the Board approved the following actions on March 10th:

First, send a letter (this letter) requesting that Lake County continue the March 24th public hearing for the CEMEX MCUP to allow Orange County additional time to assess the impacts this CEMEX project would have on Orange County land uses and transportation facilities; and

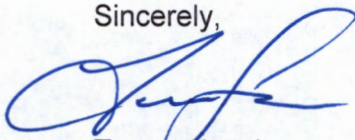
Second, send a letter to Lake County expressing the Board's opposition to allowing truck traffic from the MCUP to access the Orange County road network, including Schofield Road and C.R. 545, based on but not limited to, anticipated adverse impacts on Horizon West land uses, existing residences in west Orange County, and the Orange County road system; and

Third, instruct our Director of the Public Works Department to return to the Board in the near future with plans to protect the local County road system, including Schofield Road, from heavy truck traffic.

Please accept this letter as the Board's request that the Lake County Board of County Commissioners continue the March 24th public hearing in order to allow Orange County additional time to assess the impacts of the MCUP on Orange County, and as the Board's objection to the MCUP to the extent that CEMEX may request approval of the MCUP based in part on a condition that CEMEX trucks travel to and from S.R. 429 via Schofield Road in Orange County.

Also, attached for your records is a letter from The Avalon Home and Property Owners Association, dated February 23, 2015, which also raises many of these same concerns.

Sincerely,



Teresa Jacobs

Enclosure

c: Orange County Board of County Commissioners
Ajit Lalchandani, Orange County Administrator
Lake County Board of County Commissioners
David Heath, Lake County Manager

Avalon Home and Property Owners Association

P. O. Box 103, Oakland, FL 34760

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February 23, 2015

The Honorable Mayor Teresa Jacobs
P.O. Box 1393
Orlando, FL 32802-1393

Dear Mayor Jacobs:

The upcoming Lake County BCC meeting on March 24, 2015 (continued from February 24), will hear from Cemex, the applicant asking to turn an old orange grove in Lake County into a sand mine on 1196 acres (of which 580 will be dug out) and proposing to run at least 160 trucks per day running 24/7, 365 days/year. Presently they are looking at one round-trip per truck, but could process up to 320 trucks/day making it 640 trips a day. The trucks would be on the roads from 6 a.m. to 7 p.m., with the rest of the 24/7 operation occurring on the property.

The applicant, during the Lake County P&Z hearing, stated they would not impact Hwy 27 (four to six lanes) with all those trucks. Their original plan was to go west, but without adequate ROW and the two landowners controlling it not willing to work with them, they communicated they would now be looking to drive east on Schofield Road and use Orange County's Avalon Road /CR545 (two lanes with several deadly curves). I have been told that most of the drivers do not like to pay tolls, which indicates they would be more of a local nuisance/danger. I've also been made aware of the fact that utilizing the ROW east on Schofield would be a condition for approval. Lake County's P&Z has denied the application.

Our residents are extremely upset that any company would be allowed to place that many vehicles on an already dangerous and deadly road. We already have to deal with the dump trucks utilizing the Pine Ridge landfill on Rex Road. Although, we would prefer to not increase the dump truck traffic at all, especially considering most of the drivers are being paid by the trip,

we realize that Cemex has a business to run; however, this request is extremely out of line for the families living in the area and the individuals utilizing Avalon Road on their way to and from work. We also have numerous bicyclists training on Avalon Road, many of whom come from the sports facility off Hwy. 50 in Lake County/Clermont, not to mention our equestrian community, which includes children, who utilize the right-of-ways alongside Avalon Road and also cross Avalon Road at various locations.

If Cemex is permitted to create this high volume of traffic, sadly, we can expect to lose more residents to traffic accidents.

Sincerely,

Carol A. Johnson

Carol A. Johnson

Cc: Commissioner Scott Boyd, District 1, Orange County
Commissioner Sean Parks, District 2, Lake County