



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT

April 13, 2009

BRIAN WALL
22822 STALLION DRIVE
SORRENTO, FL 32776

RE: DB&B., LLC.
Project No. 2009030024, Application No.1414
Project Description: Proposed 32.-acre Burrow Pit

Dear Mr. Wall,

The Development Review Staff (DRS) has reviewed your pre-submittal application to develop a 32.0 +/- acre borrow pit. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development application.

A meeting to discuss the comments with DRS has been scheduled for April 16, 2009 at 9:00am. The meeting will be held in Conference Room 235 located on the 2nd Floor of the Lake County Administration Building, 315 W. Main Street, Tavares, Florida.

Please be advised that our review of your pre-submittal application is a cursory review before filing any formal applications. The cursory review and comments related to the pre-submittal meetings do not constitute a waiver of any requirements contained in the County's Land Development Code, nor does it constitute an approval of your proposal or acknowledgement of application fees required for the formal application, when submitted.

Should you have any questions, please contact our office at (352) 343-9855.

Sincerely,

Steve K. Greene, AICP, Chief Planner
Planning and Community Design
(352) 343-9739

Jennifer Hill
Development Processing Section
(352) 343-9855

DEVELOPMENT PROCESSING SECTION

P.O. BOX 7800 • 315 W. MAIN ST., SUITE 511, TAVARES, FL 32778 • P 352.343.9855 • F 352.343.9816
Board of County Commissioners • www.lakecountyfl.gov

JENNIFER HILL
District 1

ELAINE RENICK
District 2

JIMMY CONNER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

HEALTH DEPARTMENT (352) 253-6130

Informational Comments

Item: WATER SUPPLY

Remarks: need to know how applicant will provide potable water service to staff working onsite.

Item: WASTEWATER DISPOSAL

Remarks: need to know how applicant will provide wastewater service to people working onsite. ec

Item: LOT SIZE WILL ACCOMMODATE PROJECTED SEPTIC FLOWS

Remarks: do not know yet since there is no proposed wastewater service. ec

Item: WATER LINES

Remarks: do not know yet since there is no proposed water service

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

Remarks: will not know until water/wastewater issue is resolved, however appears to be ample space on site. ec

Review Status: NEED MORE INFO

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

Rejection Comments

Item: LANDSCAPE PLAN

Remarks: 04/08/09 1st Review Grant Wenrick

The conditions for Mining Site Plans as listed in LDR 6.06.02 and 6.06.03 must be met such as a providing a revegetation and buffering plans. Specifically the mining standards calls out for a two-hundred (200) foot setback from residential uses as exist on the west side of the property. Additional berming and landscape screening is encouraged along the west side of the property to block the sound and sight.

Additional considerations:

- No stockpiling on the west side of site near residential areas.
- Access should not negatively affect residential areas.

Consider using access through northern property (Kentucky Avenue) to Goose Prairie Road rather than to the west residential area. Also access to the south through the Dura-Stress land could work if an agreement could be agreed upon. Please also see the Planning and Public Works comments for concerns related to access.

- Mines must be enclosed with perimeter fencing per LDR 6.06.02.C.4.a. Consider utilizing a minimum six (6) foot height berm along the western buffer. If deemed aesthetic, an opaque fence may be considered on top of the berm for the western side of the site that has a view towards the adjacent residential uses.

Informational Comments

Item: TREE REMOVAL APPLICATION

Remarks: 04/08/09 1st Review Grant Wenrick

If any protected trees will be removed, a Tree Removal Permit shall be required along with a plan that depicts how 1/3 of the protected removed trees will be replaced. (LDR 9.02 Protected Trees)

Tree removal permits maybe required for improvements in the platted right-of-ways and easements.

Review Status: NEED MORE INFO

FIRE - GUTTING/SIKES (352) 343-9653 EXT. 5427

Informational Comments

Item: PROVIDE FIRE DEPARTMENT ACCESS PER FLORIDA FIRE PREVENTION CODE 2007

Remarks: 4/1/2009 No structures at this time. Structures will require fire protection and access. rg/avs

Item: ADD FIRE PROTECTIONS SYSTEMS NOTES FOR POINT OF SERVICE, TAMPER SWITCHES, AND SIGNAGE

Remarks: 4/1/2009 No structures at this time. Structures will require fire protection and access. rg/avs

Item: LOCATION OF FIRE HYDRANTS AND/OR FIRE PROTECTION WATER STORAGE TANKS (CHAPTER 9 OF LDR AND NFPA 1142)

Remarks: 4/1/2009 No structures at this time. Structures will require fire protection and access. rg/avs

Review Status: APPROVED

PLANNING & COMMUNITY DESIGN DIVISION

Informational Comments

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

Remarks: Property currently has two Conditional Use Permits on the site for landspreading of treated domestic wastewater in the Agriculture zoning district.

Item: PROPERTY ACREAGE/SIZE

Remarks: The property is a total of 95.3 acres of which 32.06 acres is being proposed for the utilization of a borrow pit.

Item: PROPERTY LOCATION

Remarks: The property is located S of CR 452 and N of CR 44, near the Lake Yale area, SE'ly of Emeralda Island Rd and Emeralda Ave, and S of Goose Prairie Rd.

Item: PROPOSED DEVELOPMENT CONSISTENT WITH CURRENT FUTURE LAND USE & ZONING

Remarks: Although the Land Development Regulations allows a borrow pit in the Agriculture zoning district with a Conditional Use Permit, the proposed use is not consistent with the Comprehensive Plan. The property is located in the Rural Village and Suburban Future Land Use designations, which prohibits mining (borrow pits), as referenced in Policies 1-1.15(3(f) and (7) (f). Further, Policy 1-11A.1(4) Standards for non-residential development in Rural Villages states that "existing industrial and mining activities" may continue, but new industrial and mining activities shall be prohibited.

Should the proposal go through the public hearing process and receive approval for the proposed use, the CUPs shall then be revoked.

Item: OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FFWCC, ETC.)

Remarks: Should the proposed request be consistent with the Comprehensive Plan, all state and local approval would be required.

Item: SETBACKS PROPOSED

Remarks: Section 6.06.02 (C)(1) (a) states that 200 ft setback from all residential structures and 100 ft from all other property lines.

Item: CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT

Remarks: The mining site plan shall meet the submittal requirements of Chapter 6.06.03 of the Lake County Land Development Regulations. If the burrow pit activity is not proposed for the entire 95.3-acre property, please depict and describe (by legal description) which portion is comprise the burrow pit and which portion will remain active landspreading (as allowed by the respective CUP).

Review Status: NEED MORE INFO

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Informational Comments

Item: STORMWATER

Remarks: If improvements to an access were to be made then the site access will be required to meet Lake County and St Johns River Water Management District stormwater management requirements.

Item: RIGHT-OF-WAY

Remarks: The following is preliminary right-of-way information in relation to access to the site.

Site fronts a non county maintained road, Kentucky Ave. w/100 foot total road dedication per Plat Book 4/7. Also fronts a no name road per said plat w/30 foot total road dedication.

By plat there seems to be Florida St with 60 foot total right-of-way dedication per Plat Book 4/7.

Item: FLOODPLAIN

Remarks: The proposed site for the Mining/Borrow Pit contains several Flood Zone A's - no base flood elevation determined. These flood zones may require further information with future development plans.

Item: ACCESS MANAGEMENT

Remarks: The access to the site is unclear from what is submitted for the proposed borrow pit/mine.

A Commercial Driveway Apron per County Standards will be required for the access to the site. Tree removal permits maybe required for improvements in the platted right-of-ways and easements. Also there seems to be wetlands that may conflict with accessing some of the right-of-ways.

Review Status: APPROVED W/COMM

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Informational Comments

Item: ENVIRONMENTAL ASSESSMENT

Remarks: An Environmental Assessment (EA) no older than 6 months old will be required at the time of application submittal.

Item: WETLANDS

Remarks: There are wetlands on site. The pre-submittal application indicates there will be no impacts to the wetlands or the wetland buffers.

It is highly suggested that a barrier, such as a silt screen fence, be installed along the buffer areas to ensure no disturbance to the wetlands if the proposed activity is approved.

Item: NATURAL UPLAND COMMUNITIES

Remarks: The property does not appear to contain any of the Lake County defined Natural Upland Communities

Item: PROTECTED SPECIES

Remarks: A gopher tortoise survey is recommended at this time. One may be required during formal application process.

If any threatened, endangered, or species of special concern are found within or surrounding the project area, a copy of all state and federal permits will be required prior to Lake County approval.

Item: PROTECTED AREAS

Remarks: The property is not located within the Wekiva River Protection Area, the Green Swamp Area of Critical State Concern, or the Lake Apopka River Basin

Review Status: APPROVED W/COMM

PUBLIC WORKS TRANSPORTATION

Review Status: CANCEL