



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

August 8, 2012

Stephen M. Cook  
C&C Peat Company, Inc.  
1650 CR 470  
Okahumpka, FL 34762

Re: Goose Prairie Peat Mine - Pre-submittal, (Alternate Key #1387540, #1386730, #1386837, #1386853, #1407630, #1407656, #1778891, #1778913, #2686600, #2686618, and #3808878)  
(Project No. 2012070013, Application Request No. 2100)

Dear Mr. Cook:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed peat harvesting operation in the Goose Prairie area of northwest Lake County. Our review comments are listed below for your reference. Please use these informational comments in the preparation of your formal development application (Mining Site Plan).

Please be advised that our review of your pre-submittal application is a cursory review based on the information provided and does not constitute a waiver of any requirements contained in the County's Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

### **Planning & Community Design Division**

1. The proposal is for a peat mining operation on a total of 552 +/- acres in the Goose Prairie area in NE Lake County. The Applicant proposes to extract peat from 496 +/- acres of wetlands. The property includes 55 +/- acres of uplands. The property is located in an area known as Goose Prairie which is bounded by Goose Prairie Road, CR 44, and CR 452 between Lake Yale and the Emerald Marsh.
2. The Future Land Use (FLU) for the 552 +/- Acres are Rural and Rural Transition, both of which allow mining and resource extraction with a Conditional Use Permit/Mining Site Plan (CUP/MSP) Application. Be advised a meeting will be required to discuss the CUP/MSP Application prior to submittal.
3. The following requirements apply to this property per the Comprehensive Plan, Land Development Regulations, and Planned Unit Development (PUD) Ordinances #82-87, #110-89, and #2001-70:
  - A. Within the Conservation Element of the Comprehensive Plan, Goal III-3 mandates the County to conserve, protect, and enhance the County's habitat and wildlife, natural upland communities, wetlands, and soils to ensure these resources are preserved for future

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generations. With this goal in mind, the following policies and regulations assist the County in meeting this goal.

- i. *Policy III-3.1.2 Goose Prairie Area* requires the County to preserve the integrity of the wetlands and water bodies on the Goose Prairie as an intact ecosystem of County significance. As such, if the Applicant should choose to move forward with a CUP/MSP Application, it will be necessary to demonstrate how the integrity of the wetlands and water bodies on Goose Prairie are being preserved as an intact ecosystem, including hydrologic regimes, wetland and upland communities, floodplain, ecologic connectivity, wildlife, and aquifer recharge.
  - ii. All mining activities are required at a minimum, to be conducted in accordance with the Mining Standards contained in Section 6.06.02, LDR.
  - iii. In accordance with Section 6.06.03 (B) (16), LDR, a hydrogeologic report on surface and groundwater conditions including the hydrogeologic impact the proposed project will have on surrounding ground and surface waters.
  - iv. The greater majority of the proposed peat mine (423 +/- acres) is located within the Agriculture (A) Zoning District. A lesser portion (66 +/- acres) is located within the Urban Residential (R-6) Zoning District. Both Zoning Districts permit mining as a conditional use and will require a CUP/MSP.
  - v. There is approximately 62 acres that are located within the Planned Unit Development (PUD) Zoning District (Wedgewood PUD). This property is governed for Zoning purposes by Ordinance #82-87, Ordinance #110-89, and Ordinance #2001-70 (copies attached) require 58 +/- acres of wetlands contained in the PUD to be set aside as an environmental easement and allow only passive recreational uses for this area. Mining and resource extraction are not passive recreational uses and would not be permitted within this area. Please be advised that an Environmental Easement was recorded in the Public Records of Lake County, Florida (ORB 1059 / Page 0603, copy attached).
  - vi. A Mining Site Plan Application including all applicable information, reports, studies, and conceptual plan, as required by Section 6.06.00 and 6.01.00, Land Development Regulations (LDRs) - copies attached – is required for review and approval prior to conducting any mining activities.
4. If during the course of review for the mining site plan application, the County must seek expert review to conduct a full analysis, the cost of these outside sources will be recouped from the Applicant.
  5. Federal and State agency reviews, permitting, and approvals such as St. Johns River Water Management District (SJRWMD), Florida Department of Environmental Protection (FDEP), and US Army Corp of Engineers may be required prior to development.
  6. The minimum setbacks for the proposed mining operation are 200 feet from churches, schools, parks, hospitals, residentially zoned property, and property used for public purposes and 100 feet from all other property lines.  
  
Setbacks may be increased or decreased in special situations and will be addressed in the mining site plan at the time of Board of County Commissioner consideration.
  7. Parking and storage areas will be addressed during the mining site plan review and approval process.
  8. The application indicates the use of pumps for dewatering the areas to be mined, but doesn't indicate if they are diesel or electric powered pumps. There may be some noise and

environmental issues associated with diesel pumps that will need to be addressed during the mining site plan review process.

9. Landscape Plan and Tree Removal:

- A. Any necessary landscaping will be determined and addressed during the Mining Site Plan review and approval process, unless exempted under Section 9.02.04, LDR.
- B. Prior to the removal of any protected trees, a tree removal permit application, including the associated mitigation for the replacement of the removed trees, will be required prior to Operating Permit approval.

10. Environmental:

- A. An Environmental Assessment of the project site is required with the MSP application. The EA must be no older than six (6) month and must identify surface waters, wetlands, uplands communities, and any threatened, endangered, or species of special concern designated by the State of Florida or federal agency.
- B. The majority of the property is wetlands. Please submit a mitigation plan as part of the mining site plan application.
- C. Water Quality shall be maintained at all times in accordance with the Comprehensive Plan and Section 6.06.00, as amended. A water quality monitoring plan may be required. This will be determined during the mining site plan review and approval process.
- D. Please be aware that above ground/underground fuel storage may require permitting through the Florida Department of Environmental Protection (FDEP). For additional information regarding fuel storage tank permitting requirements, please contact William (Bill) Burns at the FDEP Tallahassee Office. His e-mail address is [Bill.burns@dep.state.fl.us](mailto:Bill.burns@dep.state.fl.us) or by phone at 850-245-8842.

**Public Works Department**

- 1. The applicant will need to provide a haul route plan including the number of trucks and number of trips for the average day traffic that will be coming to and leaving the site. Will this mining site be using any road that is not classified as an arterial or major/minor collector road based on the Federal Functional Classification or Lake County Transportation Management System (TMS)? If yes, those roads must be demonstrated capable of supporting this type traffic.
- 2. The mining operation may be required to construct offsite road improvements, some of which would be turn lanes at the intersection of CR 452 and Goose Prairie Road.
- 3. The southern access for the mining operation is shown on submitted application to be off of CR 44. This access will need to line up with the access for the subdivision to the south and turn lanes will be required for this intersection.
- 4. Preservation of the natural ground water is very important to Lake County as demonstrated in the mining standards contained in Section 6.06.02, LDR. The proposed mine will be required to comply with the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD), and Lake County rules, regulations, and policies regarding stormwater and flood plain management.
- 5. The site for the proposed Peat Mine does contain flood zones within its boundaries. Please incorporate the 2012 Federal Emergency Management Agency (FEMA) maps in the Mining Site Plan (MSP) and Operating Permit.

**Florida Department of Health (Lake County)**

1. Surrounding Features (Wells, Septic Systems, Lakes, etc.):
  - A. Any onsite septic systems within the proposed mining area or proposed access roads/traffic areas will need to be abandoned.
  - B. Remote onsite port-a-toilet or vaulted toilet facility shall be identified/redlined on the site plan for sanitation-employee use.

**Building Division (Fire)**

The following information will be required with the site plan application:

1. Fire has no comments if there are no structures on site greater than 400 square feet in size.

**Transportation Concurrency**

1. The number of trucks that will be entering and exiting the mine will be required to determine transportation concurrency.

**Potential Development Review Fees**

The approximate mining site plan application fees, including all if applicable fees, will be \$7,231 due at the application submittal. A breakdown of the mining site plan fee estimates are specified below:

- Planning and Community Design - \$ 2,650
- Landscape Review - \$200 (If Applicable)
- Tree Removal Permit - \$200 (if Applicable)
- Water Quality Monitoring Plan - \$1900 (If Applicable)
- Public Works - (\$925 + \$310) = \$1,235
- Capacity Encumbrance Letter - \$590
- Fire - \$181
- Florida Department of Health - \$175
- Zoning Clearance - \$100

Please contact Planning and Community Design to confirm the fee amount prior to submitting the mining site plan application. After the site plan is approved, an operating permit is required. The Operating Permit Application and supporting data will need to be submitted to the County for review and approval prior to the commencement of mining operations.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,



Rick Hartenstein, AICP, CPM, Senior Planner (Case Manager)  
Division of Planning and Community Design  
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e-mail: [rhartenstein@lakecountyfl.gov](mailto:rhartenstein@lakecountyfl.gov)

Project No. 2012070013, Application Request No. 2100 – Goose Prairie Presubmittal

cc: File  
Brian T. Sheahan, AICP, Planning Manager  
Steve Greene, AICP, Chief Planner  
Steven M. Cook, C&C Peat Company, Inc. – [s.cook@ccpeat.com](mailto:s.cook@ccpeat.com)

Attachments: Mining Site Plan Application  
Mining Site Plan Fee Checklist  
Ord. #82-87 Wedgewood PUD  
Ord. #110-89 Wedgewood PUD  
Ord. #2001-70 Wedgewood PUD  
Environmental Easement Deed ORB 1059 Pg 0603  
Section 6.01.00, Land Development Regulations  
Section 6.06.00, Land Development Regulations