



# LAKE COUNTY

DEPARTMENT OF  
GROWTH MANAGEMENT  
*Planning & Community Design Division*

June 23, 2011

Matt Biegler, General Manager  
Florida Potting Soils  
6021 Beggs Road  
Orlando, FL 32810

Re: Hatim Peat Mine (Presubmittal)  
(Project No. 2011060008, Application Request No. 1851)

Dear Mr. Biegler:

The Development Review Staff (DRS) has reviewed your pre-submittal application for the proposed peat mine. Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application.

A meeting with the DRS is not required, however if you would like to schedule a meeting to discuss these comments please contact me.

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 Comprehensive Plan, Land Development Regulations (LDR), nor does it constitute an approval of your proposal.

## INFORMATIONAL COMMENTS

The following comments are included to inform you of Code requirements, fees, or processes that will be required when you move forward with the Mining/Operation Permit process.

### Planning & Community Design Division

1. The applicant is proposing peat mine on two adjacent properties. One is zoned Agriculture Residential (AR) and the other is zoned Agriculture (A). The combined property size is approximately 198 acres.
2. The Future Land Use Category (FLUC) for both properties is Rural, which allows the proposed used with a CUP/MSP.

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Growth Management  
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3. Setbacks [LDR Section 6.06.02(C.1)]:

All mining operations must maintain a setback of two hundred (200) feet from churches, schools, parks, hospitals, residentially zoned property and property used for public purpose and one hundred (100) feet from all other property lines.

4. Mining Regulations:

a. Comprehensive Policy (CP) 7-13.3 requires:

1. All mining proposals shall be required to submit a hydrogeologic report to determine the recharge potential of the site. The report shall be completed by a professional engineer or state-registered geologist.
2. Activities within recharge areas shall not reduce the volume of recharge or reduce the quality of groundwater below existing levels of County or State standards, whichever standards are more restrictive.

b. Land Development Regulations Section 6.06.00 requires:

1. No mining activity, *with the exception of approved peat mining*, shall be conducted within the 100-year floodplain. The proposed peat mine lies in the floodplain.
2. Peat mines are required to provide Surface Water Quality monitoring.
3. A muck probe survey shall be performed with probes done on 100 foot centers to determine the depth of the peat deposit.
4. When the mine operation is in public view, conceptual plans shall include provisions for landscaping and buffering.
5. Ingress/egress roads shall be located so as to minimize danger to traffic and nuisance to surrounding properties, and shall be identified in the proposed plan.
6. Materials piles or any other excavated material shall not be higher 70 feet and shall be stockpiled at a stable slope. No excavated materials shall be placed within the setbacks unless approved in the mining site plan.
7. The mine shall be enclosed with a security fence and gate which shall remain in place until site reclamation has been completed and approved by the County. Warning signs shall be permanently posted within the perimeter fence lines of the mine.
8. Reclamation will be require in accordance but not limited to LDR Section 6.06.02(D).

5. Tree Removal Permit:

The properties are forested; therefore a tree removal permit will be required, unless exempted by LDR Section 9.02.04.

6. Environmental:

- a. The vast majority of the property is wetlands. Wetlands shall not be altered or disturbed by mining operations except in accordance with the wetland provisions of the LDR's and CP. Appropriate methods of restoring the functions and values of Mined areas with special regard to vegetation restoration to ensure the viable wetlands are established free of exotics and noxious plant species is required.
- b. A Wetlands Alteration and Mitigation plan(s) may be required to specify that include the location and type of wetlands to be altered, location and type of wetland mitigation areas, mitigation rations and methods to be utilized for mitigation. Additionally, state and federal permits may be required.

### **Public Works Department**

1. The access point of the site is unclear. The submitted sketch shows a temporary driveway in the center where sight distance appears to be good. However, the sketch also shows what maybe a driveway near the curve to the west that maybe problematic. The roads in the area of the proposed Peat Mine may not be able to handle the truck traffic. When submitting a formal application, please provide a truck route plan and the amount of trips the site is expected to generate. A sight distance analysis will be required with future mining applications.
2. The access point to a County Road will be required to have an apron constructed to County Standards of either asphalt with limerock base or concrete reinforced (wiremesh or fiber) with compacted subgrade. The site is in an area where there is high groundwater; therefore a limerock base may not be possible. Further geotechnical analysis maybe required to determine a different base. At this time it is unknown the exact location of access to the site. It is recommended that the Applicant inform Lake County Public Works Engineering - Development Review Section of this location before submitting a formal application for Mining Site Plan.
3. The standard Level of Service (LOS) for the impacted roadway of CR 452 is "C" with a capacity of 468. The impacted roadway segment (Marion County Line to Felkins Rd) is currently operating at seventy two percent (72%) of its capacity. Please note that the number of trucks that will be entering and leaving the site and the time of day; will be required in order to determine transportation concurrency at time of site plan.
4. There will be no transportation concurrency fee required with the development application.

### **Florida Department of Health**

The maintenance-service contract for the proposed remote site port-a-toilet will need permitting approval through the Florida Health Department-Lake County.

### **Building Division (Fire)**

1. If structures are added to the property then fire flow calculations, fire protection water supply and fire department access maybe required per the fire prevention codes.
2. Please indicate whether or not there will be any fuel storage with the site plan.
3. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

### **Concurrency Management - Development Processing**

1. As part of your site plan application, you must apply for a Capacity Encumbrance Letter (CEL). Receipt of a CEL encumbers capacity for public facilities and services for 120 days from the date of issuance. Prior to expiration of the CEL, you must either have a building permit issued or apply for and receive a Capacity Reservation Certificate. In order to receive the Certificate, which reserves capacity for up to 4 years, capacity reservation fees must be paid in full. Reservation fees are based on 100% of the estimated transportation impact fees for commercial.
2. The proposed use does not indicate any building structure on site. Should a building be constructed the proposed use will be subject to the Fire Impact Fees based on Land Use Code (120) at a rate of \$104 per

1000 sq ft. Additionally, Fire Impact Fees are calculated at a rate of \$464 per 1000 sq ft. Currently the Transportation Impact Fees are suspended until March 1, 2012. Provided a building permit is obtained prior to the suspension date, the Transportation Impact Fees will not be required.

**Potential Fees**

A mining site plan application will be required for consideration by the Board of County Commissioners in order to conduct the peat mine activity. The estimated fee total for that application is \$5400. Please see the attached Mining Site Plan Application Fee Checklist for the list of potential fees associated with the public hearing. Please be advised that the fee amount previously stated is an approximation, we strongly encourage you to contact us for fee confirmation prior to site plan application submittal.

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

Sincerely,



Jennifer M. Cotch, Environmental Specialist

352-343-9739 x5419

[jcotch@lakecountyfl.gov](mailto:jcotch@lakecountyfl.gov)

cc: File

Attachments: Fee Checklist



# Department of Growth Management

## Mining Site Plan Fee Checklist

**Mining Site Plan Public Hearing Review** (select one from A – B)

- A. Mining Site Plan Public Hearing (MPE) \$ 750.00 \_\_\_\_\_
- B. Mining Site Plan Sufficiency Review (MPJ) \$ 100.00 \_\_\_\_\_

**Mining Site Plan Review** (select one from A – C)

- A. Small Mining Site Plan - Less Than 10 Acres (MPA) \$ 500.00 \_\_\_\_\_
- B. Medium Mining Site Plan – 10 through 50 Acres (MPB) \$1100.00 \_\_\_\_\_
- C. Large Mining Site Plan – Over 50 Acres (MPE) \$1900.00 \_\_\_\_\_

**Mining Site Plan Amendment Review** (select one from A – B)

- A. Mining Site Plan Substantial Amendment (MPK) \$1100.00 \_\_\_\_\_
- B. Mining Site Plan Non-Substantial Amendment (MPL) \$ 450.00 \_\_\_\_\_

**Planning and Community Design Review** (select all that apply)

- Landscape Review Fee (*SPRB*\*) \$ 200.00 \_\_\_\_\_
- Tree Removal Application Review Fee (*TRSPB*\*) \$ 200.00 \_\_\_\_\_
- After-the-Fact Tree Removal Application Review Fee (*TRSPA*\*) \$ 500.00 \_\_\_\_\_
- Wellfield Protection (WCPWP\*) \$ 125.00 \_\_\_\_\_

**Mining Monitoring Plan Review – if deemed necessary** (select one from A – C)

- A. Small Mining Monitoring Plan – Less Than 10 Acres (MMC9) \$ 300.00 \_\_\_\_\_
- B. Medium Mining Monitoring Plan – 10 through 50 Acres (MMC10) \$1100.00 \_\_\_\_\_
- C. Large Mining Monitoring Plan – Over 50 Acres (MMC51) \$1900.00 \_\_\_\_\_

**Capacity Encumbrance Letter Review** (select one from A – B)

- A. Capacity Encumbrance Letter - No Alternate Data – not submitting traffic study
  - Public Works – Stormwater: \$ 30.00 (CELPWS)
  - Public Works – Transportation: \$450.00 (CELPWT)
  - Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM)
 \$ 590.00 \_\_\_\_\_
- B. Capacity Encumbrance Letter - Alternate Data – submitting traffic study
  - Public Works – Stormwater: \$ 30.00 (CELPWSD)
  - Public Works – Transportation: \$915.00 (CELPWTD)
  - Growth Mgmt Administration – Parks, SW: \$110.00 (CELADM)
 \$1055.00 \_\_\_\_\_

**Public Works Site Plan Review** (select one from A – C)

- A. Commercial, Industrial, Mining and Non-platted Residential (*PWCIM*\*) \$ 925.00 \_\_\_\_\_
- B. Major Plan Revision / Amendment (*PWMSP*\*) \$ 635.00 \_\_\_\_\_
- C. Minor Plan Revision / Amendment (*PWDM*\*) \$ 250.00 \_\_\_\_\_

**Public Works Stormwater Review** (select one from A – C)

- A. Non-residential (*PWSRN*\*) \$ 310.00 \_\_\_\_\_
- B. Major Plan Revision / Amendment (*PWMPPR*\*) \$ 460.00 \_\_\_\_\_
- C. Minor Plan Revision / Amendment (*PWSRD*\*) \$ 165.00 \_\_\_\_\_

**Health Department Review** (select one from A – E)

Mining Site Plan-Fee Checklist-PZ34

- A. Health Department Site Plan Review Type 1 (HDSPR1\*) \$ 125.00 \_\_\_\_\_  
(Freestanding "big box" retail outlets with more than 100,000 sq.ft, shopping centers with more than 250,000 sq.ft, heavy industrial, or sites less than 2 acres)
- B. Health Department Site Plan Review Type 2 (HDSPR2\*) \$ 175.00 \_\_\_\_\_  
(All non-residential urban or rural land uses on sites greater than 2 acres)
- C. Health Department Site Plan Review Type 3 (HDSPR3\*) \$ 125.00 \_\_\_\_\_  
(All urban multifamily, RV Parks, etc.)
- D. Major Site Plan Amendment (HDMSPA\*) \$ 175.00 \_\_\_\_\_
- E. Minor Site Plan Amendment (HDNSPA\*) \$ 125.00 \_\_\_\_\_

Fire Review

Site Plan Review (FDF\*) \$ 181.00 \_\_\_\_\_

Zoning Division

Paperless Zoning Clearance (ZPC\*) \$ 100.00 \_\_\_\_\_

Subtotal: \$ \_\_\_\_\_

A 1% service charge will apply if paying by credit card (of the total amount due) (CCARD) \$ \_\_\_\_\_

TOTAL: \$ \_\_\_\_\_

Plan Revision/Re-submittal Fees:

- Fire, Building Services – beginning with third review (FDF\*) \$ 73.00 \_\_\_\_\_
- Public Works – beginning with third review (PWR3\*) \$ 320.00 \_\_\_\_\_
- Health Department – beginning with second review (HDPRF1\*) \$ 50.00 \_\_\_\_\_

Make checks payable to: Lake County Board of County Commissioners