



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

September 30, 2009

Stephen M. Cook, President
C/O Florida Environmental Restoration, Inc.
1650 CR 470
Okahumpka, FL 34762

RE: Goose Prairie Restoration Peat Mine Comprehensive Plan Amendment & Mining Site Plan
Pre-Submittal Staff Review Comments

Project No. 2009090011, Application No.1511
Description: Comprehensive Plan and Mining Site Plan Pre-Submittal

Dear Mr. Cook:

The Development Review Staff (DRS) have reviewed your pre-submittal application for a Comprehensive Plan Amendment and Mining Site Plan. We have attached our review comments for your reference. Please feel free to use this information in the preparation of your formal development applications.

A meeting to discuss the comments with DRS has been scheduled for 9 am on October 8, 2009. The meeting will be held in Growth Management Conference Room located on the 5th Floor of the Lake County Administration Building, 315 W. Main Street in Tavares.

Please be advised that our review of your pre-submittal application is a cursory review before filling 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, nor does it constitute an approval of your proposal.

Should you have any questions, please contact our office at (352) 343-9739.

Sincerely,

Rick Hartenstein, AICP, Senior Planner (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5400
Email: rhartenstein@lakecountyfl.gov

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PLANNING & COMMUNITY DESIGN DIVISION

The following is a request for additional information:

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

Remarks:

Comprehensive Plan/Future Land Use Map

The current Future Land Use Categories (FLUCs) of Rural Village, Suburban, and Urban Expansion prohibit mining activities. It will be necessary to request an amendment to the Future Land Use Map (FLUM) to Rural, which allows mining. At present time, it will be necessary for the Board of County Commissioners to establish the amendment cycle dates prior to processing a Future Land Use (FLU) amendment request.

The other option is to wait for the adoption of the proposed 2030 Comprehensive Plan. If adopted as proposed, the FLU of the proposed project area will change to Rural, Rural Transition, and Urban Low Density FLU, all of which permit mining activities with a Conditional Use Permit/Mining Site Plan (CUP/MSP).

Zoning District

Current zoning districts for the proposed mining area (450 acres) are Agriculture (A) and Urban Residential (R-6). Assuming that an amendment for Rural FLU is granted, mining in the A and R-6 zoning districts requires the approval of a Conditional Use Permit/Mining Site Plan (CUP/MSP) and approval of an operational plan prior to the commencement of any mining activities. The CUP/MSP shall meet the submittal requirements contained in Section 6.06.00 and Section 14.05.00, Land Development Regulations (LDR).

Please note there is insufficient information in this application to determine whether a FLU change can be recommended or will be approved.

Item: SETBACKS PROPOSED

Remarks:

As the applicant did not submit a conceptual plan for review, setbacks will be addressed when the CUP/MSP application is submitted.

Item: PARKING PROPOSED

Remarks:

As the applicant did not submit a conceptual plan for review, parking will be addressed when the CUP/MSP application is submitted.

Item: WATER/SEWER PROVISIONS

Remarks:

The proposed site is outside a utility service provider area. This will be addressed when the CUP/MSP application and conceptual plan are submitted.

Item: CONCEPTUAL PLAN OF PROPOSED DEVELOPMENT

Remarks:

A conceptual plan was not submitted for review and comment. Be advised a concept plan shall be required when the CUP/MSP is submitted for review and approval.

The following are provided as informational comments:

Item: PROPOSED DEVELOPMENT DESCRIPTION (REDEVELOPMENT OR NEW DEVELOPMENT)

Remarks:

The Applicant proposes a Comprehensive Plan/Future Land Use Map Amendment (from Rural Village, Suburban, and Urban Expansion to Rural) and peat mining activity on approximately 450 acres located in the Lisbon/Goose Prairie Area of Lake County. The greater majority of the property is currently located in the Rural Village, Suburban, and Urban Expansion land uses which prohibit mining activities. A small area along the western border is located within the Employment Center FLUC which permits heavy industrial use, one of which is resource extraction (peat mining).

Item: PROPERTY ACREAGE/SIZE

Remarks:

The proposed project area is approximately 450 acres.

Item: PROPERTY LOCATION

Remarks:

The proposed project is located in an area bounded on the east by agricultural and low density residential uses with the closest major road being CR 452. The west is bounded by an industrial use (the Dura-Stress Plant), agricultural, and medium to low density residential uses, with the closest road being Emerald Av. The north is bounded by agricultural and low density residential uses, with the closest road being Goose Prairie Road. The southern portion of the proposed project fronts on CR 44 with medium density residential uses on the south side of CR 44.

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

Remarks:

Permits from St Johns River Water Management District, Florida Department of Environmental Protection, US Army Corps of Engineers, and other agencies will be required.

Review Status: Need additional information

HEALTH DEPT - E. CHRIST/ P. BUTLER(352) 253-6130

The following is a request for additional information:

Item: WATER SUPPLY

Remarks:

The application indicates N/A for water/sewer. Where will staff use facilities and get potable water from?

Item: WASTEWATER DISPOSAL

Remarks:

The application indicates NO for water/sewer. Where will staff use facilities and get potable water from? No written plan was provided in this packet.

Review Status: Need additional information

LANDSCAPE RVW - GRANT WENRICK 352-343-9739 EXT5832

The following is provided as informational comments:

Item: LANDSCAPE PLAN

Remarks:

If the Comprehensive Plan amendment is accepted, then the applicant shall comply with the landscape requirements as listed in the Mining Site Plan requirements (LDR 6.06, as amended) and Landscape Code (LDR 9.01 and 9.02, as amended).

Review Status: Approved with comments

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

The following is provided as informational comments:

Item: ADD NOTE ON PLAN FOR KNOX BOX, LOCK OR ACCESS SYSTEM PER NFPA 1 SECTION 10.12

Remarks: Needed at the time of site plan submittal.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. 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.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12 feet. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

Item: MISCELLANEOUS FIRE REQUIREMENTS

Remarks: Needed at the time of site plan submittal.

If structures and/or storage areas are added, (i.e. hazardous materials), then additional comments will be forthcoming.

Review Status: Approved with comments

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

Review Status: Approved

ENVIRONMENTAL REVIEW- JENNIFER COTCH (352)343-9739

Review Status: Approved

TRANSPORTATION CONCUR - SHARON LEWIS(352)483-9050

Review Status: Not required for this review

ENVIRONMENTAL UTILITIES - GARY DEBO

Review Status: Not required for this review

Cc: File (Proj# 2009090011 AR# 1511)
Steve Greene, AICP, Chief Planner
Joaquin & Sonya Rodriguez
Weaver Boos Consultants Southeast, LLC (Jeffrey D. Schaffer)