



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

September 30, 2009

Reliable Peat Company JV
Attention: Mr. Jack M. Reiner, Jr.
P.O. Box 491440
Leesburg, Florida 34749

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

Project No. 2009090010, Application No. 1510
Description: Comprehensive Plan and Mining Site Plan Pre-Submittal

Dear Mr. Reiner:

The Development Review Staff (DRS) has 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 application.

A meeting to discuss the comments with DRS has been scheduled for October 8, 2009 at 9:30 am. The meeting will be held in the Growth Management Conference Room, suite 515, 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,

Jennifer M. Cotch, Environmental Specialist (Case Manager)
Division of Planning and Community Design
(352) 343-9739 ext. 5419
Email: jcotch@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 Category of Suburban prohibits 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 FLU amendment request.

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

Zoning District

The current zoning district for the proposed mining area (268 acres) is Agriculture. Assuming that an amendment to Rural Future Land Use is granted, mining in this zoning district 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 that there is insufficient information in this application to determine whether or a Future Land Use change can be recommended or will be approved.

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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: 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 Suburban to Rural) and peat mining activity on approximately 268 acres located west of CR 44A and CR 450A in Lake County. The the property is currently located in a land use which prohibit mining activities.

Item: PROPERTY ACREAGE/SIZE

Remarks: The proposed project area is approximately 268 acres.

Item: PROPERTY LOCATION

Remarks: The proposed project is located in an area bounded on the west by public resource lands. The north, east and south are bounded by agriculture and low density residential uses. County Road 44A runs along the east of the property and County Road 450A runs along the north.

Item: OUTSIDE AGENCY APPROVALS REQUIRED (SJRWMD, DEP, US ARMY COE, FWCC, 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.

Item: WITHIN EXISTING JPA (CLERMONT, MT. DORA, LADY LAKE)

Remarks: The project area falls within the Eustis Joint Planning Area (JPA)

Review Status: Need additional information

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

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

Item: MISCELLANEOUS FIRE REQUIREMENTS

Remarks: At time of site plan if any structures or storage areas are added then additional comments will be forthcoming.

Review Status: Approved with comments

cc: File (Project # 2009090010 AR# 1510)
Steve Greene, AICP, Chief Planner
Weaver Boos Consultants Southeast, LLC (Jeffrey D. Shaffer)
Superior Investments at Black Bear I, LLC