

Lake County Department of Growth Management
Planning and Development Services Division



LAKE COUNTY

FLORIDA

Voice: (352) 343-9739, extension 5565 Fax: (352) 343-9595

PRESUBMITTAL COMMENTS

The cursory review and comments related to this pre-submittal application/meeting do not constitute a waiver of any requirements contained in the County's Land Development Code or Comprehensive Plan, nor does it constitute an approval of the proposal or acknowledgement of application fees required for a formal development application.

To: **Chuck Hawthorn**

From: **Steve K. Greene, AICP, Chief Planner**

Re: **DOT Clay Sand Mine (MSP Amendment)**

Date: **October 23, 2008**

DRS MEETING DATE: October 30, 2008

TYPE OF DEVELOPMENT:

Residential
Subdivision

Multi-Family
Site Plan

Commercial
Retail/Site Plan

Industrial
Site Plan

Other (specify):

JPA: N/A

Proposed Use of Property: Increase mining operation by 16-acres and introduction of 10 single-family residential w/in reclaimed portions of sand mine.

ZONING: Agricultural (A)

LAND USE: Green Swamp Area of Critical State
Concern – Rural Conservation

WILL REQUIRE REZONING: Yes No

WILL REQUIRE F.L.U.M. AMENDMENT: Yes No

DEVELOPMENT REVIEW : (Items/Issues to be referenced as applicable)

STAFF COMMENTS: The subject property is designated as Green Swamp Area of Critical State Concern (GSACSC) – Rural Conservation on the Future Land Use and is zoned Agricultural (A). The application proposes to amend the approved MSP by increasing the land area by 16-acres to 100-acres and to incorporate the development of 10—residential single family lots into the reclamation plan of the mining operation. Adding 16-acres to the existing 84-acre mining operation requires the submission of a mining site plan amendment in accordance with LDR Section 6.06.3(C).

The allowable density within the GSACSC – Rural Conservation future land use is 1-dwelling unit per 10-acres. The Agricultural zoning allows a density of 1 dwelling unit per 5-acres. In this instance, the more restrictive density would govern. The creation of 10 - single family lots within the reclaimed areas must be in accordance with LDR Section 6.06.02(1), Standards for Mining, which stipulates the approval of reclaimed areas by a review of “how reclamation has been accomplished”. The existing wetland and any lakes created via the reclamation plan will have a bearing on where the residential units can be clustered. Comp Plan Policy 1-2.1(C) stipulates wetland density transfers within the GSACSC as 1 dwelling per 20-acres of wetlands. Since a determination of the reclamation accomplishment has yet to be rendered, the amount of developable area is uncertain. Without any information of whether the reclamation was accomplished in accordance with the reclamation plan, its uncertain whether the proposed density and the proposed clustering location is consistent with the provisions of the LDR and Comp Plan.

Comp Plan Policy 1A-2.2(4) requires 80% open space for residential developments with the GSACSC. In accordance with the LDR definition, man-made lakes are not considered as open space. The consistency of this proposal would more appropriate after a review of “how reclamation has been accomplished” and through the preliminary plat process. Additionally, future development of the site must be in accordance with LDR Chapter 8.00 and the Green Swamp provisions of the Comp Plan.

Applicable requirements of the Lake County Comprehensive Plan and Land Development Regulations, as may be amended must be adhered to,

OUTSIDE AGENCY APPROVALS, AS REQUIRED (SJRWMD, DEP, U.S. ARMY C.O.E., DCA.) RECEIVED?

Copies of all applicable permits will be required prior to plan approval. The Department of Community Affairs will participate in the review of any formal application submitted for development activity within the GSACSC. Reference the attached Environmental Service comments dated 10/22/08.

ENVIRONMENTAL CONCERNS (WETLANDS, WILDLIFE HABITAT, ETC.) ADDRESSED?

See attached comments provided by Jennifer Cotch, Environmental Specialist.

LANDSCAPE AND OTHER BUFFERS PROVIDED?

See attached comments provided by Grant Wenrick, Landscape Architect.

PARKING (INCLUDING BICYCLES), LOADING AND WASTE DISPOSAL?

Will be determined during the site review process per LDR Chapter 6 and 9, in addition to the Comprehensive Plan, as amended.

ACCESS MANAGEMENT AND ROWS CORRECT?

Comments provided and attached by Seth Lynch, Development Review Engineering, Public Works.

WATER/SEWER PLANS?

The application indicates that potable water and sewer needs will be provided by on-site facilities. Additional comments provided and attached from Marcelo Blanco, Florida Department of Health.

Setbacks shown/correct?

Setbacks for the activity shall be in accordance with LDR Chapter 6, as amended. Currently all mining operations shall be setback 200-feet from churches, schools, parks, hospitals and residentially zoned property. Setbacks shall be 100-feet from public purpose uses. Setbacks shall be measured from the property lines. Setback distance of 50 feet from the road right-of-way, in accordance with the LDR, as amended.

Open Space shown/correct?

The GSACSC – Rural Conservation future land use of the property requires 80% open space as specified in the Comp Plan, as amended.

Additional comments:

Environmental Comments - Jennifer Cotch, Environmental Specialist,

Florida Department of Health – Comments Attached (Marcelo Blanco, Environmental Specialist II)

Grant Wenrick, Landscape Architect

Environmental Services, Conservation and Compliance



LAKE COUNTY

FLORIDA

MEMORANDUM

To: Steve Green, AICP, Chief Planner
Stacy Allen, Senior Planner

From: Jennifer Cotch, Environmental Specialist

Date: October 21, 2008

Re: DOT Clay Sand Mine (Presubmittal Application)

Comments:

1. Please submit an Environmental Survey (Preliminary Environmental Assessment) to identify surface waters or wetlands (isolated or non-isolated) to be delineated by a wetland jurisdictional line (WJL), upland communities according to the FLUCFCS (include S2 or S3 ratings), threatened, endangered, or species of special concern by the FFWCC, and an inventory of any wildlife corridors identified by the FFWCC, FDEP, FNAI, and /or ECFRPC.
2. Site Plan should indicate the following:
 - a. Wetland Jurisdictional Line (WJL)
 - b. Base Flood Elevation
 - c. 25' Upland Buffer Setback Line from WJL
 - d. 50' Building Setback Line from WJL
 - e. 100' Setback Line for septic tank and drain field from WJL
 - f. Typical detail plan for building, including the well and septic system with appropriate setbacks noted, for at least the most restrictive lot
3. It appears as though the proposed construction is located within the Green Swamp Area of Critical State Concern. All applicants within this area are required to submit a Master Land Use Plan (LDR 8.00.04) that includes the following:

- a. A description of the scope of the proposed Development which shall include:
 1. The planning and Engineering considerations to be used in achieving the objectives of this code.
 2. The number of dwelling units, commercial acreage and square footage, the total lot coverage and the percentage of Open Space to be preserved.
 3. An implementation and phasing schedule
 4. A concept Site Plan
 5. A site restoration plan

- b. Certified maps of the site for a registered Professional Engineer or geologist, or soil Conservation survey which shall include:
 1. A soil analysis prepared by a Professional Engineer or geologist registered in the State of Florida or the U.S. Soil Conservation Service which is sufficient in detail to meet the requirements of Chapter 8 of the Land Development Regulation's.
 2. The topography in not more than one foot contours in the wetlands and flatwoods and two foot contours in the uplands.
 3. The flood prone areas of the particular site.

- c. A statement by a registered Professional Engineer or geologist indicating expected changes in the quality of ground water discharge and artisan Aquifer Recharge of the site before, during, and after Development and specifying any measure necessary to approximate existing quality and quantity in surface and ground waters.

- d. A statement or assessment by a registered Professional Engineer that drainage facilities shall release water in a manner approximating the natural local surface flow regime, through a spreader pond of performance equivalent structure or system, either on-site or to a natural retention or natural filtration and flow area.

4. Wetlands shall be placed in a Conservation Easement prior to final plat approval

Please Note:

Additional information may be required once the Environmental Survey is completed and submitted.



Charlie Crist
Governor

Ana M. Viamonte Ros, M.D., M.P.H.
State Surgeon General

Date: October 21, 2008
To: Steve Greene
From: Marcelo J. Blanco, Environmental Specialist II
Subject: Presubmittal Memo for "DOT Clay Sand Mine"

Section/Township/Range: 22, 27-24-26

JPA: Clermont

Comments:

- Future site plans will need to show all existing and proposed wells, to include monitoring and irrigation wells (permits and inspections required for installation and abandonment of wells).
- Possible EDB area; final determination through the SJRWMD will be required prior to well permitting.
- DOH permits for OSTDS(s) will not be issued until final site conditions are established.
- Future site plans should show the 100-ft OSTDS setback to wetlands and surface water as required by Lake County LDR(s).
- Acreage for each lot may not include surface water bodies and paved roadways; each lot must meet the ½ Acre size requirement if wells and septic systems are proposed.
- Green Swamp requirements will apply.
- Locate any land-application areas within 500-ft of property lines; if none are encountered, please note this in future applications.
- Suitability of lots for OSTDS construction will be determined via the DOH permit process; it may be advisable to investigate the lot suitability prior to applying with the DOH.

MEMORANDUM

GROWTH MANAGEMENT
Planning & Community Design Division
315 West Main Street, Room 511
Tavares, FL 32778



LAKE COUNTY
FLORIDA

To: Steve K. Greene, AICP, Chief Planner,
Stacy Allen, Sr. Planner,
From: Grant Wenrick, Landscape Architect
Date: October 22, 2008
Subject: Dot Clay Sand Mine Pre-Submittal Application

I have compiled some preliminary comments for the DOT Sand Mine as follows:

- 1) Please resubmit an updated "Reclamation Planting Plan". The plan shall clearly delineate the exact locations and exact quantities of trees and shrubs to be utilized.
- 2) Per Item 2.J – If approved native trees occur on site a Tree Removal Permit shall be required at the time of building or development permit is approved and prior to removing any wetland or upland trees per LDR Section 9.01.02. Please Note: Removal of any wetland trees or upland Sand Pine community trees requires a tree removal permit regardless of size. In addition the removal or disturbance of any designated wetland on-site shall also require the approval of the appropriate agency. For example, The St. Johns or Southwest Florida Water Management District(s).
- 3) Per Item 2.Q. of the latest Ordinance, future lakeside "littoral" plantings shall be provided with a mixture of grasses, trees and shrubs. In addition, Lakeside planting requirements are defined in The Environmental Resource Permit #0257011-001 dated September 24, 2007

Hydrologic Monitoring Quality Assurance Plan

1: Inspection and Replacement of Missing and/or Damaged Monitoring Stations

Monthly water levels in mine pits and monitoring wells along with rainfall is required to be monitored at each mine site. Because the mines are very dynamic environments, staff gauges emerge from water and are displaced due to the movement of heavy equipment, caving, flooding, etc. Wells are occasionally damaged by heavy equipment and, in some cases, go dry.

Data collection is performed on a routine basis. The routine monitoring and reporting performed should be modified to include a completed form that briefly summarizes the conditions of monitoring wells and staff gauges in the network, together with any recommendations for replacement or repair at individual stations. This form will use the appropriate data qualifiers ("flag") codes found in FDEP SOPs.

The forms summarizing the condition of the monitoring stations will be submitted within 30 days of data collection. Mine personnel will then review the forms and if any action items are identified on the forms, a call will be made to the mine manager and/or the subcontractor to more accurately identify the current conditions in the field. If it is determined that the integrity of the monitoring station has been compromised, the operator will either repair or replace the staff gauge or monitoring well and resurvey the datum.

If the repairs involve complete replacement of a well, the operator will retain the services of a Florida licensed, professional geologist who will review available information on site geology and well construction and prepare technical specifications for a replacement well. Well and staff gauge replacement will be subject to approval by the Water Management District (WMD) and/or the Florida Department of Environmental Protection (FDEP) under the terms of permits for the mine sites. Given these limitations, monitoring station repair and resurvey work will be completed within 90 days of receipt of required approval from the WMD and/or FDEP.

The total depth of each well will be measured and recorded once per year.

Information on all wells and staff gauges shall be initially reported in the County's Excel station format that is available on request. Wells that are not surveyed in for location can have their locations determined by GPS. New or replacement wells shall also be reported with the next report in this same format.

2: Re-survey to Maintain Datum Accuracy and Standardization of Reporting

Any wells or staff gauges damaged shall be resurveyed by a Professional Land Surveyor licensed in the State of Florida. Staff gauges that need to be relocated due to damage or operational requirements will be left in place until the new gauge is installed and surveyed. The water levels will then be compared to ensure that they are set to the same datum prior to removing the old gauge. In addition to the report that summarizes the station repair, replacement and re-survey that is to be submitted to the County, the Excel spreadsheet used to record and report the data will be corrected and annotated to show the date and change in datum. The cell(s) within the spreadsheet at the point of the datum change will be highlighted in color or bold font to flag the datum change and a footnote will be inserted within the print area of the specific spreadsheet page.

Where lacking, permanent benchmarks shall be established within the mine site at key locations to allow for easier re-surveying of wells and staff gauges. This can be performed in concert with other survey work at the site.

A report will be submitted to the County on a semiannual basis that contains the results of the prior 6 months of sampling and a letter explaining any problems or changes. . These reports will include the results of monitoring at all the operators mines within Lake County that are subject to monitoring. This report will be submitted within 60 days of the end of June and December respectively. The data shall be reported in an Excel spreadsheet in the standard format specified by the County along with the above letter. The current County data format is contained in Table 3 of Exhibit 8 – Ground Water Monitoring Plan. This report may be submitted by email.

3: Evaluation/Investigation of Inconsistent Data

The well data from each mine will be transferred from field forms to an Excel spreadsheet or Access database which is maintained by the operator or their consultant. All data shall be reviewed to determine the acceptable range of monthly fluctuation at each monitoring station. The spreadsheet or database will include a formula for each monitoring station that will automatically flag a station where the water level change over the prior month exceeds the acceptable range that is determined for that particular well or staff gauge.

If the water table falls below the bottom of a well screen, the casing may still contain water. Measurement of this water will not reflect the actual ground water level and could be ½ to 1-foot or more above the bottom of the casing. To check for this, the total depth of each well will be measured and recorded once per year. Every water level measured shall be compared to the well depth to ensure the ground water level is actually being measured. If it is determined that the water table is below the well screen, that well may have to be replaced with a deeper well.

If a monitoring station is flagged, mine personnel will consult with their consultant and or the mine manager to determine whether this is a natural exceedance or if the station has been compromised. This will provide a measure of redundancy and serve as a cross-check to the procedures outlined under 1 above.

In addition, the data will be reviewed semi-annually by a Professional Geologist or Professional Engineer registered in the State of Florida to determine that the data collection stations are functioning as intended. The first semi-annual letter report that summarizes the results of this review will be prepared and submitted to the County as part of the Annual Progress Report.