



August 24, 2020

Edward L. Baker II
 Blue Water Industries, LLC
 200 West Forsyth Street
 Suite 1550
 Jacksonville, Florida 32202
tbaker@bluewaterindustries.com

Re: Pre-Submittal Application – Project Safari
 Project No. 2020080001, Application Request No. 4152
 Alternate Key Nos. 1702607, 1387558, 1387302, 1387281, 3814750, and 1176930

Dear Mr. Baker,

The Development Review Staff (DRS) reviewed your pre-submittal application for an sand mining operation on 103.66 +/- acres. Our review comments are listed below for your reference. Please use this information in the preparation of your formal development application(s).

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

At this time, a development review staff (DRS) meeting has been scheduled for **Thursday, August 27, 2020, at 9:30 a.m.** The DRS meeting will be conducted in room 515 of the Lake County Administration Building located at 315 West Main Street, Tavares, Florida. Please be advised that due to social distance guidelines, the Applicant's team is limited to 3 persons.

Office of Planning and Zoning

1. Please see the below table for the Zoning District and Future Land Use Category (FLUC) of each parcel. A copy of the GIS aerial map is included for your reference.

<u>Alternate Key Number</u>	<u>Zoning District</u>	<u>Future Land Use Category (FLUC)</u>
3814750	Heavy Industrial (HM)	Industrial
1176930	Heavy Industrial (HM)	Industrial and Rural
1387281	Heavy Industrial (HM)	Industrial
1387302	Agriculture (A)	Industrial
1387558	Agriculture (A)	Rural
1702607	Agriculture (A)	Rural

OFFICE OF PLANNING & ZONING

P.O. BOX 7800 • 315 W. MAIN ST., SUITE 510, TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
 Board of County Commissioners • www.lakecountyfl.gov

- Please see the below table for conditional use permits which have been associated with the subject properties, the uses contained there within, and their status. A copy of the GIS aerial map is included for your reference.

<u>Alternate Key Number</u>	<u>CUP Number</u>	<u>Request</u>	<u>Status</u>
1176930	MCUP #14/5/1-5; Ordinance #2017-31	Peat Mine	Active
3814750	CUP #02/9/1-5; Ordinance #2002-79	Telecommunications Tower	Active
1387558	CUP #89/10/5-5; Ordinance #2010-21	Sludge Treatment Operation	Revoked
1702607 / 1387302	CUP #90/3/5-5; Ordinance #2009-61	Wastewater Sprayfield	Revoked
3814750 / 1176930	CUP #897-5; Ordinance #2008-51	Caretakers Residence	Revoked

- Please see the below table for site plans which have been associated with the subject properties. A copy of the GIS aerial map is included for your reference.

<u>Alternate Key Number</u>	<u>Site Plan Number</u>	<u>Project Name</u>
1176930	14/5/1-5	Goose Prairie Peat Mine
1176930	2008070014 (AR 1247)	Dura-Stress Inc
1176930	2004030033 (AR 778)	Dura-Stress Inc
3814750	SP 03-09-183	Grand Island Cell Tower
3814750	SP 03-04-138	N/A
1176930	SP 01-01-007	Dura-Stress Concrete
3814750, 1176930, 1387281	SP 88-9-77	Dura-Stress Inc
3814750, 1176930, 1387281	SP 82-3-12	N/A

- Pursuant to Comprehensive Plan Policies I-4.4.4 and I-1.3.8, mining and resource extraction uses are conditionally allowed within the Rural FLUC and the Industrial FLUC with an appropriate land use regulatory instrument; a mining conditional use permit (MCUP) is the preferred land use regulatory instrument to satisfy this requirement. The MCUP application and fee checklist is enclosed for your use and reference.
- Should a MCUP be approved for the proposed operation, a development application for a mining operating permit review shall be required. The development application, submittal guide, and fee checklist is enclosed for your use and reference.
- Based on Figure 2, submitted with the application, the project boundary of the proposed sand mine operation will only include the parcels identified by Alternate Key Numbers 1702607, 1387302, 1387558, 1387281, and a small portion of Alternate Key Number 3814750, for a total of 103.66 +/- acres. If this is the case, please ensure the legal descriptions of the MCUP and Operating Permit accurately describe the area contained within the project boundary.
- Please be advised that if the mining area affects the existing site plan, then the site plan will have to be amended to show the new use.
- The MCUP application must be consistent with Land Development Regulations (LDR) Section 6.06.00 for site plan review and approval.
- Please refer to Land Development Regulations (LDR), Section 6.06.02(A) for a complete listing of the general standards, which states that all mining activities shall be consistent with the Comprehensive Plan, employ Best Management Practices, be consistent with Lake County Code and be conducted in accordance with all applicable, federal, state, regional and local laws, ordinances, rules and regulations.
- Please refer to LDR Section 6.06.03(B), *Mining Conditional Use Permit Application*, for a complete list of all required documentation required at the time of submission, including the submission of an Environmental Assessment to demonstrate environmental protection.

11. Please be advised that no mining activity, with the exception of approved peat and muck mining, shall be conducted within the one hundred (100) year Floodplain, or any floodway, waterway, lake or stream, if such mining activity would have an adverse effect on the one hundred (100) year Floodplain, floodway, or waterbody.
12. Please be advised that wetlands shall not be altered or disturbed by mining operations except in accordance with the applicable provisions of the Lake County Code and any other applicable Lake County rules, regulations and ordinances. Appropriate methods of reclaiming the functions and values of Mined areas with special regard to vegetative and hydrologic reclamation to ensure that viable wetlands are established free of exotic and noxious plant species shall be taken.
13. Please be advised that increases to ambient noises resulting from mining operations shall not cause a public nuisance as measured at the permittee's property lines; nor shall mining activities generate noise in excess of that allowed by any local, regional, state, or federal laws, ordinances, rules, or regulations.
14. Please be advised that no mining activities shall be permitted until the Operator demonstrates a workable (environmentally sound) Reclamation plan and proof of financial responsibility. Operators shall be required to provide financial assurance for the future costs of Reclamation activities. Mine Reclamation Shall also adhere to all conditions imposed in Permits issued by State Agencies and Lake County, where conditions conflict, the more stringent shall apply. The County shall encourage owners of existing mines presently exempted from reclamation requirements to carry out environmentally sound reclamation practices.
15. Please be advised that regular management and maintenance of all reclaimed areas shall be performed by the Operator or a designated agent in order to assure that the Reclamation standards are achieved and the approved Reclamation plan is accomplished. The Maintenance Shall include monitoring for a minimum of two (2) years after planting, replacement of any planted areas that fail to survive in accordance with the established standards, the Removal of nonnative plant species that have not been approved by the County and which exceed ten (10) percent of the vegetative community and the Maintenance of all required slopes and berms.
16. If necessary, approval of reclaimed areas shall be requested in the annual progress report by identifying the specific Reclamation areas for which approval is sought. Reclamation of Disturbed Lands shall be deemed completed after showing that the Reclamation areas have been reclaimed in accordance with the approved MCUP and Operating Plan.
17. Please be advised that a licensed Florida registered Professional Engineer, professional geologist, Mine Operator or an authorized representative familiar with the Operator's Mining Activities Shall certify in a notarized document which Shall be included with the annual progress report that the project is being Developed and operated in strict accordance with the conditions set forth in the approved MCUP, Operating Plan and any applicable Development of regional impact Development Order.
18. If the mining activities commence within three (3) years of the date that the Board grants MCUP approval, the MCUP shall remain valid and in force as long as the operator shall abide by the approved MCUP, the operating Plan and the requirements of this chapter.
19. Please be advised that mining in environmentally sensitive areas of Lake County, which cannot be reclaimed, shall be prohibited. Expansion of existing mining activities within sensitive areas of the County shall be subject to the provisions of the Lake County Code and the approval of the Board of County Commissioners.

Environmental Review

1. An environmental assessment dated within 6 months of the MOP submittal must be provided to indicate the presence of vegetation, soils, wetlands, threatened and endangered species that may exist on the site. Any required State permitting or mitigation will be required before development can commence.
2. Be advised that any wetlands must be placed into a conservation easement per the Comprehensive Plan, prior to commencement of mining activity.

Fire and Building Safety

Please be advised that a building department permit is required for any structure or change of occupancy use, and that design documents must indicate:

1. The building construction type with total building area of all existing structures.
2. The fire separation distances [setbacks] from the closet lot line; street; alley; public way; and buildings on the same property.
3. The type of fire protection water supply currently at the site.
 - a. The locations of any fire hydrants for the site.
4. Compliance with the Florida Fire Prevention Code regarding fire department access. Adequate width, height and approved turn arounds. Current roads and widths of all roads.
5. The location and size of any fuel storage tanks located on the site.

Department of Public Works

1. All access management shall be in accordance with the Comprehensive Plan and Land Development Regulations (LDR), as amended
2. The submitted application did not contain a concept plan but an aerial that appears to have this site next to Dura-Stress site. Please confirm whether this site will this be sharing the access off of CR 44 with Dura-Stress.
3. Offsite road improvements may be required.
4. Lake County has a Haul Permit that is required if a site imports or exports more than 200 cubic yards (CY) of sand, rock, gravel, or dirt. This permit has a second tier that is tripped at greater than 10,000 CY where the BCC approval and additional requirements could be required more than the first tier. The amount of dirt, for this case, would have to be quantified and the source and destination would have to be identified. Further details on the permit requirement can be answer by Public Works permitting and engineering staff.
5. The Stormwater management for the site must comply with Department of Environmental Protection (DEP), St. Johns River Water Management District (SJRWMD) and Lake County standards, as amended.
6. A DEP Permit will be required with the development of this site.
7. The developer shall be responsible for any flood studies required for developing the site and comply with FEMA, Comprehensive Plan and LDR, as amended. Any development within the floodplain as identified on the FEMA maps will required compensating storage.

Transportation Concurrency

Transportation concurrency cannot be determined at this time; please provide the daily number of trucks.

Office of Public Safety Support (Addressing Review)

1. Addressing requirements will be advised during future requests for development/construction which contain site plans. Site plans should include size and usage for all structures on all associated parcels.
2. Please note that any permanent structure(s) may require a unique address, assigned by the Office of Public Safety Support, to include but not limited to the following: office buildings, gathering spaces, and equipment or storage buildings.
3. Approvals and address assignments are based on compliance with the Lake County Uniform Street Addressing Ordinance (Article V., Section 18).
4. For questions regarding addressing, please contact the Office of Public Safety Support at

addressing@lakecountyfl.gov, or by phone at (352) 253-1818.

Office of Parks and Trails

No existing or planned trails within the section of County Road 44 where is development is located.

Florida Department of Health – Lake County (DOH-Lake)

Permanent restroom facilities for employees may need to be provided.

Potential Development Review Fees

Please contact this office to confirm the estimated fees prior to submitting the application. A breakdown of the fee estimated are specified below:

Mining Conditional Use Permit Application Potential Review Fees:

Mining Public Hearing Fee:	\$750.00
Large Mining Site Plan—Over 50 Acres Review Fee:	\$1900.00
Landscape Review Fee:	\$200.00
Capacity Encumbrance Letter Review Fee:	TBD
Public Works Review Fee:	\$925.00
Public Works Driveway Connection Review Fee:	TBD
Fire Review Fee:	\$181.00
Health Department Review Fee:	\$175.00
Office of Public Safety Support Review Fee:	\$51.00

Please be advised the applicant is responsible for paying the legal advertisement and notification fees. Once the fees have been assessed, the applicant will be notified and all applicable fees will be due prior to the public hearing.

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

Sincerely,



Emily W. Johnson
Planner

cc: Tim McClendon, AICP, Director, Office of Planning and Zoning
Mary Harris, Impact Fee Associate, Office of Planning and Zoning
Alexis Seecharan, Kleinfelder, ASeecharan@kleinfelder.com
File

Enclosures: GIS Aerial Map
Mining Conditional Use Permit Application
Mining Conditional Use Permit Fee Checklist
Development Application (Mining Operating Permit)
Mining Operating Permit Fee Checklist
LDR citations listed above can be found on www.municode.com