



2011 MINING WORKSHOP SERIES

STRATEGIES TO ADDRESS MINING IN THE EAA

Consensus Building Workshop #1 – January 5, 2011

Departmental Presentation by:
Planning, Zoning & Building
Environmental Resources Management



HOW DID WE GET HERE?

PBC Planning Division
Isaac Hoyos

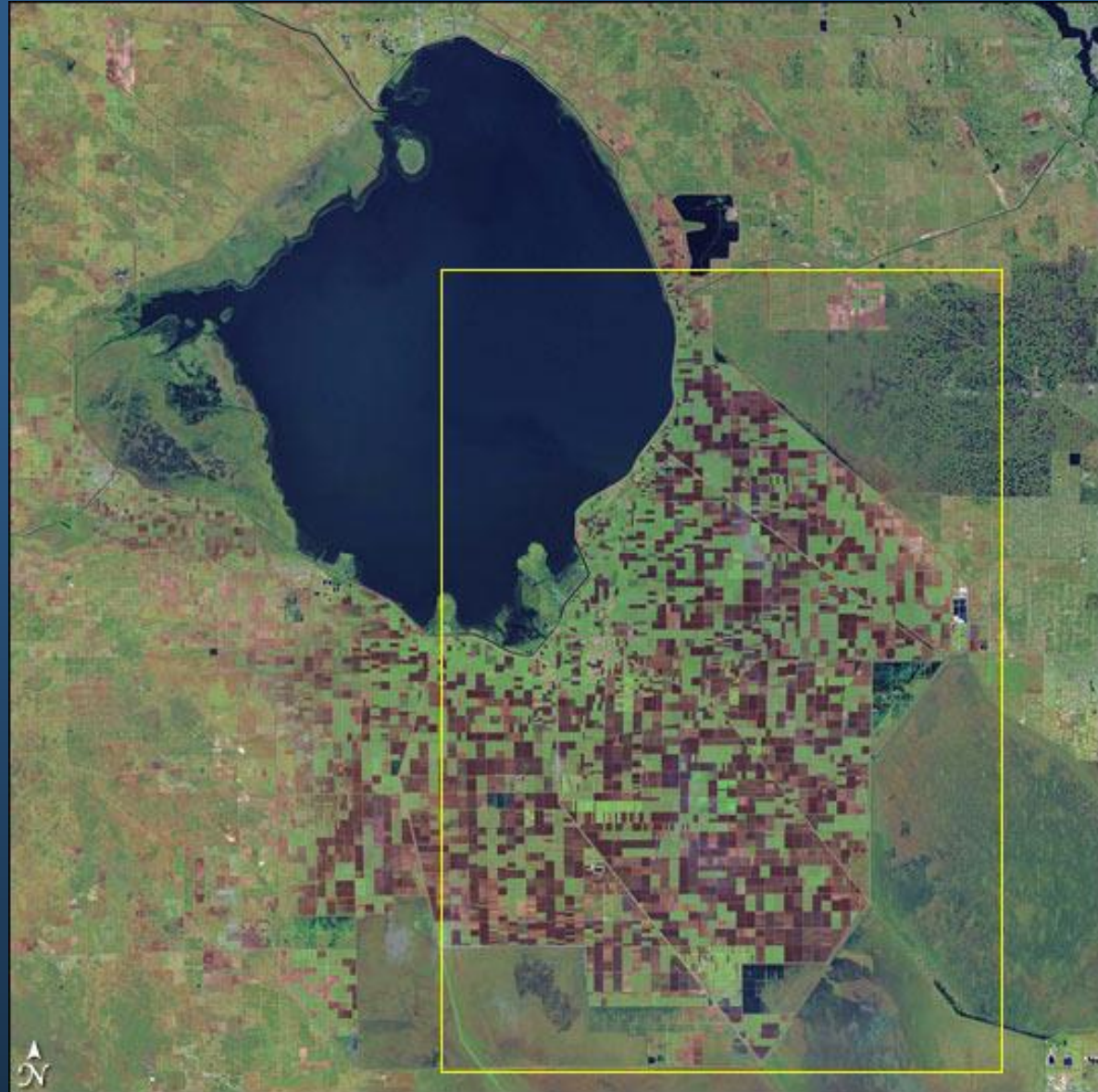


BACKGROUND

- **The Glades region in PBC is a key component of the Everglades Ecosystem.**
- **Includes 3 Cities and settlements around Lake Okeechobee**
- **A vast area dedicated to agriculture and other activities**



The Glades Region



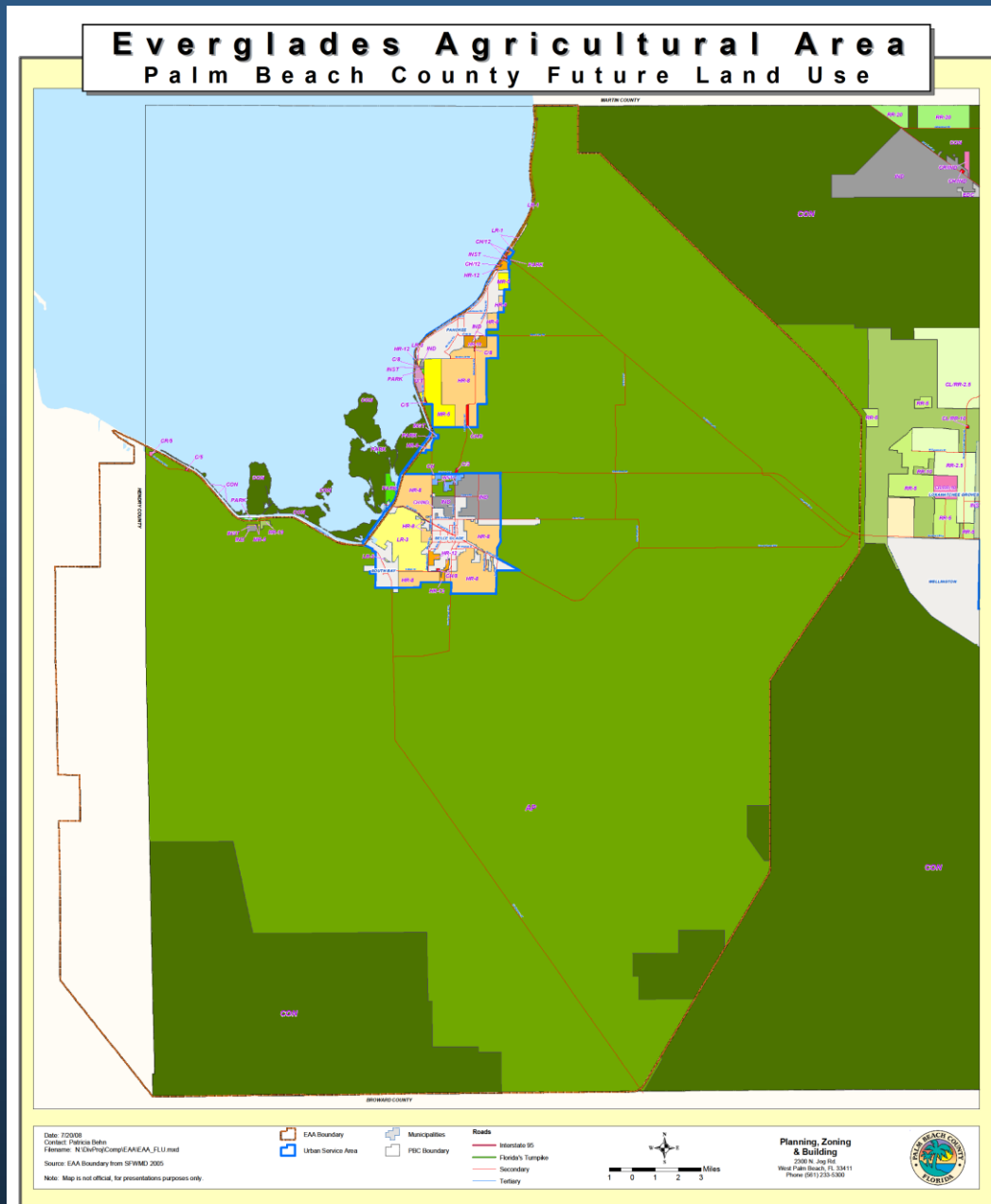


BACKGROUND

- **From the land use perspective:**
- **The urban area around cities governed by an assortment of urban land uses**
- **The agricultural area is governed by the Agricultural Production (AP) land use/zoning**
 - **AP allows for other uses like institutional, public facilities, regional water management facilities and rock mining and other excavations**



Land Use / Zoning Designations





GLADES ROCK MINING HISTORY

- **Before 2006 and for over two decades three mines were approved in this region. Only two in operation to-date**
- **More recently the BCC has approved multiple large-scale mining operations and expansions of existing mines**
- **Ag and water management excavations continue to be permitted in the region**



APPROVED MINES IN EAA

Name	Zoning Status	Acres Approved	Acres Mined	Duration
Bergeron	Approved	553	0	2016
Star Ranch	Operating	473	392	2018
Star Ranch Exp.	Approved	581	0	2025
Five Stones N.	Approved	161	0	2030
Five Stones S.	Approved	121	0	2018
Lake Harbor	Approved	7629	0	2083
P B Aggregates	Operating	4047	1300	2043
PB Agg. Expansion	Approved	2393	0	2028
South Bay Quarry	Approved	3774	0	2049
Stewart Mining	Approved	5420	0	2055
	TOTAL	25153	1692	



BOARD CONCERNS

- **Since 2006 concerns have been expressed about the limited discretion the mining approval process affords the Board**
- **The BCC has discussed and taken action on alternatives to improve mining review process**



BCC ACTIONS ON MINING

- **2008 Strategic Aggregates Review Task Force participation**
- **2008 Organization of a Regional Mining Summit**
- **2009 Completion of Permit Review Study**
 - **Recommendations to adjust local permitting process have been implemented as result of the study.**
 - **These include early participation by State agencies like FDEP and SFWMD**



BCC ACTIONS ON MINING

- **Early 2010 BCC Workshop. Options discussed included:**
 - **Continuation of current process**
 - **Amendments to the Comp Plan**
 - **Amendments to the ULDC**
 - **Limiting mines to certain areas of the EAA**
 - **A Moratorium on commercial rock mining**



OTHER 2010 ACTIVITIES

- **June 22 - Stakeholder Workshop**
- **July 21 – Transmittal hearing of proposed land use amendments**
 - **Proposed text amendments WERE NOT transmitted**
- **August 26 – The Board took action on:**
 - **Adoption of One (1) year Moratorium on Rock Mining**
 - **Directed Staff seek University-affiliated facilitator to address mining concerns and recommend alternative solutions**



PRE-APPLICATION LIST

**PBC ENVIRONMENTAL RESOURCE
MANAGEMENT DEPARTMENT**

ROBERT KRAUS



EXCAVATION PRE-APPLICATION CHECKLIST

- The applicant shall secure the information described on the excavation pre-application checklist and shall use this information as the basis for a pre-application meeting with DEP.
- This application information and meeting is necessary to obtain a Preliminary Assessment Letter (PAL) from the DEP, Bureau of Mines and Minerals.



EXCAVATION PRE-APPLICATION CHECKLIST

TYPE III EXCAVATION PRE-APPLICATION CHECKLIST (Article 4.D.5.E.)

General: The following information is required at time of submittal. Incomplete applications will be considered insufficient.

- 1. Provide comments from DEP and SFWMD staff responsible for CERP as to the location of existing and proposed CERP projects and include the DEP Preliminary Assessment Letter (PAL). Verify meeting and additional comments or proposed conditions from SFWMD prior to DRO certification (See SFWMD contact information below).
- 2. The boundaries of the project on a USGS Quadrangle map including existing and permitted mines within five miles of the proposed mine.
- 3. Aerial Photos of the site at a scale of 1"= 400 ft.
- 4. A Soils Map which reflects current conditions of the site.
- 5. FEMA flood zone maps.
- 6. A conceptual reclamation plan depicting the location of all proposed water management systems (mine pits) with details of size, side slopes, designed water depths, water control structures and demonstration of a minimum 100' wide planted littoral zone.
- 7. Pre and post Land Use and Cover maps showing the location of any wetlands or other surface waters at the site.
- 8. Provide representative hydraulic conductivity (seepage) information for deposits to be extracted. Average hydraulic conductivity, in feet/day, for an average thickness of significant lithologic and/or hydrostratigraphic layers to be penetrated by extraction and the immediate underlying deposits.
- 9. Demonstrate that the hydraulic gradient between the mine and basin control elevations in immediately adjacent lands meets Environmental Resource Permit standards (FAC Rule 40E-4).
- 10. Describe Best Management Practices for Surface water containment, erosion, and petroleum storage to be implemented during mine excavation.



EXCAVATION PRE-APPLICATION CHECKLIST

- 11. Provide representative groundwater quality information and lithologic descriptions. Provide groundwater quality test results at a minimum for specific conductivity, chloride and TDS at 10-foot intervals to the proposed maximum depth of extraction, or at other depths representative of the hydrostratigraphic layers per square mile.
- 12. Provide a conceptual master plan of the build-out of the subject property, considering pertinent land owners and lessees.
- 13. In addition, the applicant should provide a discussion of the following items:
 - A description of sensitive environmental and local issues and any other key permitting concerns;
 - Information on Fish, Wildlife, Listed Species (based on FFWCC species GIS layers or FNAI data);
 - A description of how water quantity, quality, hydroperiod, and habitat will be maintained in on-site wetlands and other surface waters that will be preserved or remain undisturbed;
 - A description of any proposed mitigation plans for wetland impacts;
 - The locations of transportation facilities, buildings and work locations, and rock processing facilities and conveyors;
 - A description of proposed mining techniques. These should include:
 - An excavation plan identifying the planned horizontal and vertical limits of extraction, as well as the extraction plan for cells;
 - The methods for handling stormwater during site preparation and the initial phases of the project;
 - The handling and removal of muck or other overburden materials;
 - The proposed methods for blasting or fragmenting the rock strata;
 - The handling and processing of materials;
 - Any proposed dewatering (if applicable).



FINAL APPROVALS

- Preliminary data is needed prior to final site plan approval to excavate deeper than 15 feet within the WCAA.
- Total Chlorides are not to exceed 250 ppm.



ZONING AND ULDC REQUIREMENTS

PBC ZONING DIVISION

CARRIE RECHENMACHER



ULDC REQUIREMENTS

- **Class A Conditional Use (CA)** for a Type III A or B excavation (commercial mining excavation that includes blasting).
- **Standard Application Requirements** such as a site plan, indicating phasing, separation and setbacks, application forms, and justification.
- **PAL - Letter** required as part of initial application



CONDITIONAL USE STANDARDS:

- **Consistency with the Plan**
- **Consistency with the Code**
- **Compatibility with Surrounding Uses**
- **Design Minimizes Adverse Impact**
- **Design Minimizes Environmental Impact**
- **Development Patterns**
- **Consistency with Neighborhood Plans**
- **Adequate Public Facilities (Concurrency)**
- **Changed Conditions and Circumstances**



AGENCY COORDINATION

PRIOR TO CERTIFICATION FOR PUBLIC HEARING

- The **PAL letter** indicating the request will **not** have a **significant adverse impact** to water quality or the overall health of available water resources.
- The letter is forwarded to the **Water Control or Management District** who may provide comments to the DRO to be included in the staff report prior to the BCC hearing.
- **DRO certification** requiring initial sign off from County Agencies - Health, ERM, Land Development, **County Engineering**, **County Attorney**, **County Office Management**



FINAL APPROVALS AND ONGOING MONITORING

- **Reclamation plan:** Final “as built” plan
- **Bonds** for upland and upland planting (zoning), littoral and excavation area (ERM).
- **Annual Report** to monitor the intent of the BCC conditions.
- **BCC Conditions of Approval** provide further monitoring of mine status.



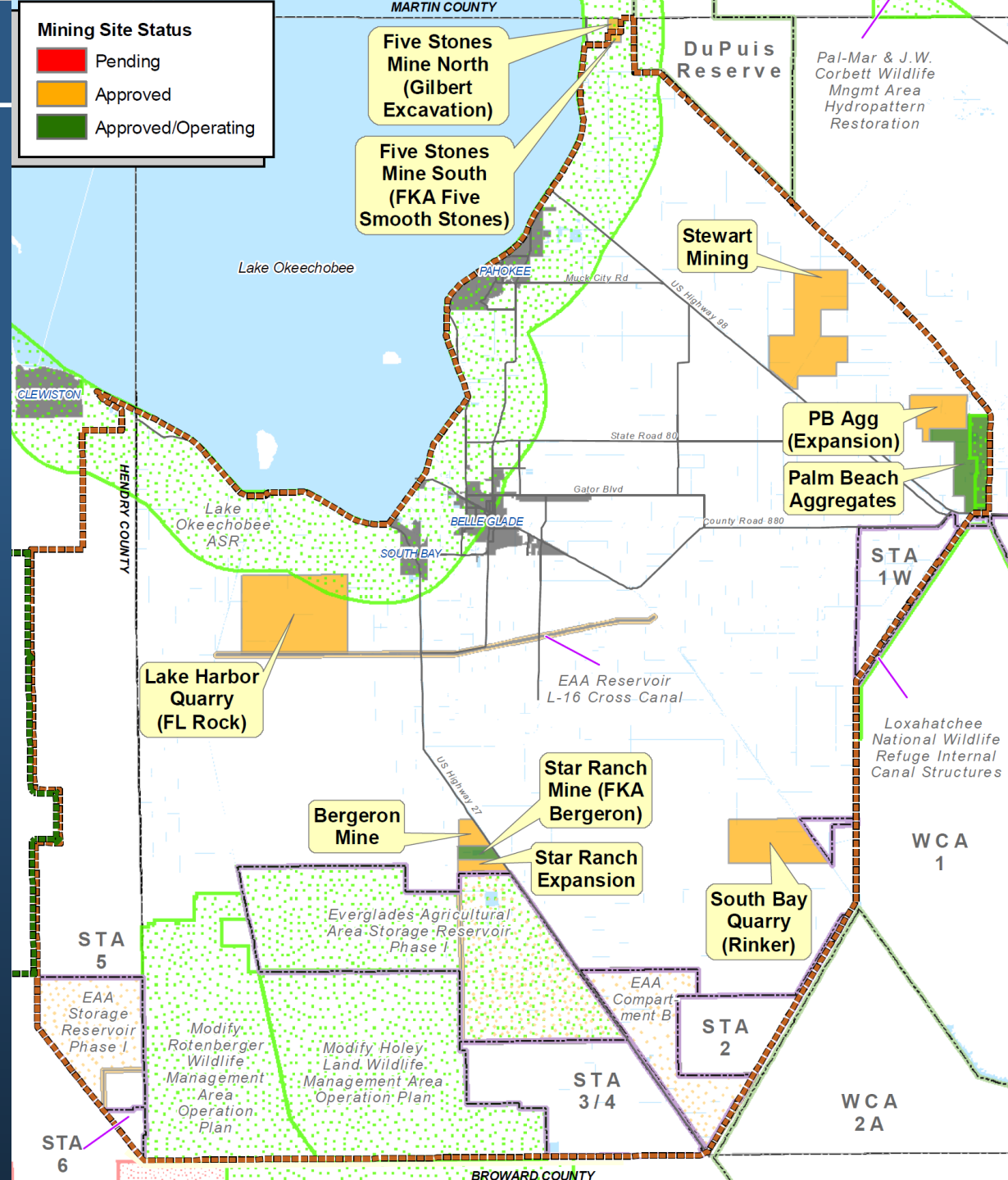
ULDC AMENDMENTS

- Ordinance 2006-004: Littoral Zone of 8 SF per 1 FT of Shoreline.
- Zoning Ordinance 2008-037 require compliance with a DEP Bureau of Mines and Minerals pre-application checklist before intake of any mining operation. (PAL)
- ERM extraction Fee of \$.05 per ton of material extracted
- Additional monitoring regulations



Mining Site Status

- Pending
- Approved
- Approved/Operating



EAA MINING PROJECTS

Legend

- EAA
- C139
- Expedited Projects
- CERP Project
- CERP Study Area
- Natural Area
- SFWMD Project
- County
- Water
- Cities



Mining Workshop

Questions?
