

**PASCO COUNTY  
ZONING AND SITE DEVELOPMENT  
CONTENT CHECKLIST FOR MINING OPERATING PERMIT**

PROJECT NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

A plan submitted under the provisions of the Land Development Code (LDC), Section 404, Operating Permits, shall include the information listed below. Additional information may be required based on the technical review.

PARCEL ID NO(S). (from Property Appraiser's Records): \_\_\_\_\_  
DEVELOPER'S NAME: \_\_\_\_\_  
LOCATION: \_\_\_\_\_  
LAND USE CLASSIFICATION(S): \_\_\_\_\_  
ZONING DISTRICT(S): \_\_\_\_\_  
ACREAGE: \_\_\_\_\_  
ACREAGE TO BE EXCAVATED: \_\_\_\_\_  
CUBIC YARDS TO BE EXCAVATED: \_\_\_\_\_  
PRESENT LAND USE: \_\_\_\_\_

**DEVELOPMENT OF REGIONAL IMPACT (DRI):**

Is this project part of a DRI?  Yes  No

DRI No.: \_\_\_\_\_

Original DRI Approval Date: \_\_\_\_\_

DRI Build-Out Date: \_\_\_\_\_

**MPUD MASTER PLANNED UNIT DEVELOPMENT:**

Is this project part of an MPUD?  Yes  No

MPUD No.: \_\_\_\_\_

MPUD Name: \_\_\_\_\_

Original MPUD Approval Date: \_\_\_\_\_

**COMMON PLAN OF DEVELOPMENT (CPD):**

Is this project part of a previously approved CPD?  Yes  No

CPD Name: \_\_\_\_\_

Original CPD Approval Date: \_\_\_\_\_

**SUBDIVISION:**

Is this project part of a previously approved subdivision or a subdivision concurrently under review?

Yes  No

Subdivision Name: \_\_\_\_\_

Platted Name: \_\_\_\_\_

Date Platted: \_\_\_\_\_

NOTE: If this project results from the division of a parent parcel as defined in the LDC, Chapter 700, a subdivision plan may also be required.

**CONCURRENCY (LDC, Chapter 1300):**

NOTES: *DRIs approved prior to April 9, 1991, are exempt from Concurrency.*

*DRIs approved prior to December 1, 2006, are exempt from ONLY the Transportation Element of Concurrency until the DRI build-out date.*

Does this project qualify for exemption as it is part of an approved DRI prior to April 9, 1991?  Yes  No

Is this project located in the Urban Service Area - Mobility Fee Zone A?  Yes  No (If yes, project is not subject to Transportation Concurrency and only Substandard Road Application is required.)

Does this project have a current unexpired Concurrency Certificate?  Yes  No (If yes, attach the Concurrency Certificate.)

**ECONOMIC DEVELOPMENT:**

Is this project a target business identified by the Economic Development Council (EDC)?  Yes  No (If yes, attach letter from EDC.)

**AFFORDABLE HOUSING:**

Is this project a designated affordable housing project identified by the Pasco County Community Development Division?  Yes  No (If yes, attach letter from Community Development.)

## SUBMITTAL:

- \_\_\_\_\_ 1. Two (2) copies and CD of the plans drawn at a readable scale, signed and sealed by a Florida Registered Engineer (LDC, Section 404.3.D).
- \_\_\_\_\_ 2. **1"=200' Site Map** - Map is needed of the property boundary with lots, tracts, roadways, lift stations, buildings (with suites/units) and parking area only. The labeling should consist of lot/block numbers, tract designation, and reserved street names, no geometry or additional labeling, please.
- \_\_\_\_\_ 3. **A CAD Drawing** - CAD file(s) set to Florida State Plane Coordinates - NAD 1983 Harn Florida West (feet) with: buildings and building numbers (apartment, condo, suite, etc.), road centerlines with reserved names, lift stations, hydrants, lots and lot numbers, tracts and tract names, parking lot.
- \_\_\_\_\_ 4. Provide Cover Letter and Narrative of proposed project.
- \_\_\_\_\_ 5. Submittal application and a copy of the preapplication meeting notes (LDC, Section 303.5).
- \_\_\_\_\_ 6. Review fee.
- \_\_\_\_\_ 7. Proof of ownership.

No Operating Permit shall be issued except upon the submission, review, and approval of a fully completed application submitted by the owner of the mineral rights. The application shall be signed by the fee simple owner(s) of the property subject to the application and the owner(s) of the mineral rights if different from the fee simple owner of the said property. The application shall specifically include an acknowledgement that the owner(s) of the mineral rights and the fee simple, property owner(s) are jointly and severally liable for damages resulting from failure to complete reclamation of the land.

- \_\_\_\_\_ 8. Agent of Record letter.
- \_\_\_\_\_ 9. Variance application(s), if applicable (LDC, Section 407).
- \_\_\_\_\_ 10. Alternative standard(s) application(s), if applicable (LDC, Section 407).

## GENERAL INFORMATION TO BE SHOWN ON PLAN:

- \_\_\_\_\_ 11. A legend, title, and number of revision; date of plan and revision(s); scale of plan; north arrow; acreage in the project; and the names, mailing addresses, e-mail addresses, and telephone numbers of the operator, owner, surveyor, and engineer.
- \_\_\_\_\_ 12. A Phasing plan, if applicable, designating each phase by number or letter in the order by which the phases will be mined and a heavy line border at a scale appropriate with the size of the project site.
- \_\_\_\_\_ 13. The legal description and the nature of the applicant's legal interest in any and all lands upon which any operations are proposed and a metes and bounds boundary survey, certified by a land surveyor registered in the State of Florida, of all or any part of the boundary of the applicant's property.

## MAP INFORMATION:

- \_\_\_\_\_ 14. Location map showing the relationship between the area proposed for mining and surrounding properties, including a current aerial photograph, with boundaries of the site delineated. The location map shall show all major County roads within one (1) mile of the development boundary.
- \_\_\_\_\_ 15. Show all existing and planned arterials and collectors (transportation corridor[s]) within the proposed development and within one (1) mile of the subject property.
- \_\_\_\_\_ 16. Groundwater Protection:

Show all Wellhead Protection Areas and Special Protection Areas for all Community Water System supply wells within the proposed development and within 1,000 feet of the subject property (LDC, Section 808).

- \_\_\_\_\_ 17. A 1:4800 scale topographic map of the mining site showing the boundaries of the site property and the surrounding adjacent lands to a distance of one (1) mile surrounding the boundaries and outlining all areas within the site which will be involved in the mining operation.

**EXISTING SITE INFORMATION:**

- \_\_\_\_\_ 18. Existing streets: the name, location, right-of-way width of entire street, and pavement status; i.e., dirt, limerock, concrete, asphalt, etc., of all existing streets, other rights-of-way, and platted streets within 100 feet of the proposed development.
- Show and Label full width of all Rights of Way.
  - Show and Label centerline of construction and distance from centerline to each property corner.
- \_\_\_\_\_ 19. Existing storm sewers, potable water facilities, and sewerage facilities on or abutting the tract within 100 feet.
- \_\_\_\_\_ 20. Existing platted or recorded easements or rights-of-way for drainage, pedestrian ways, bridle paths, or bicycle paths, etc., including location, width, and purpose within 100 feet of the subject property.
- \_\_\_\_\_ 21. Other existing structures or uses on the project site with a statement as to their intended use.
- \_\_\_\_\_ 22. Configuration of that portion of abutting developments within 100 feet with preliminary plan approval, or if platted, with plat book and page number shown.
- \_\_\_\_\_ 23. Existing contours at a maximum of two (2) foot intervals, based on the National Geodetic Vertical Datum of 1929, identifying the site to be developed and extending a minimum 100 feet beyond the site boundary. A note stating the basis of the vertical datum shall be shown on the drawing.
- \_\_\_\_\_ 24. Present land use classification and zoning of subject property and abutting land. Plans may not be processed for review without appropriate land use classification and/or zoning
- \_\_\_\_\_ 25. Dates and reference numbers of rezonings, special exceptions, variances, conditional uses, or vested rights that have been granted, if applicable.
- \_\_\_\_\_ 26. The approximate location and acreage of natural features, including lakes, marshes or swamps, watercourses, and other jurisdictional areas.
- \_\_\_\_\_ 27. Identify registered cultural resources on site. – Do not put on plans.
- \_\_\_\_\_ 28. Wetland Delineation/Identification:

The applicant shall provide documentation in the form of a survey, sketch, or aerial with the application that delineates the location of the Category I, II, or III wetland areas, as defined in the Pasco County Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy 2.7.3; and provide the acreage for each wetland classification type.

- \_\_\_\_\_ 29. Density/Intensity Calculations:
- In addition to the wetland type and acreage information, the applicant shall provide the following:
- \_\_\_\_\_ a. Cumulative acreage total for Category I, II, and III wetlands.
  - \_\_\_\_\_ b. Acreage total for natural occurring lakes.
  - \_\_\_\_\_ c. Developable acreage.

**PROPOSED MINING OPERATION:**

- \_\_\_\_\_ 30. Proposed layout with all setbacks to property lines and between any on-site buildings.
- \_\_\_\_\_ 31. Indicate type of paving surface proposed for use on site.
- \_\_\_\_\_ 32. All land within the proposed site which is located in a transportation corridor.
- \_\_\_\_\_ 33. Tree Data (LDC, Section 802):
- \_\_\_\_\_ a. Tree location survey identifying tree(s) ten (10) inches diameter breast height (d.b.h.) and larger.

- \_\_\_\_\_ b. Provide, in tabular form:
- (1) Total inches of existing trees over ten (10) inches d.b.h., by live oak and all other trees.
  - (2) Inches of existing trees proposed to be removed, by live oak and all other trees.
  - (3) Replacement inches of trees required (inches of live oak plus one-third of the inches of all other trees).
  - (4) Minimum inches of tree planting requirements and other planted trees.
- If the minimum inches of tree planting requirements and other planted trees is less than the required replacement inches, then a variance is required.
- \_\_\_\_\_ c. Tree plan prepared or approved by a registered landscape architect as authorized by Chapter 481, Florida Statutes, as amended, or other type of professional as approved by the County Administrator or his designee, per the LDC, Sections 802 and 905.
- \_\_\_\_\_ 34. Landscape plan showing open space locations, widths, and buffer type dedicated to landscaping, as required by the LDC, Section 905.
- \_\_\_\_\_ 35. Easements (show all existing or proposed; note if none).
- \_\_\_\_\_ 36. A detailed description of the proposed haul route, including the condition relative to the pavement of all roads in the said route.
- \_\_\_\_\_ 37. The mining and reclamation plan describing the proposed mining and land reclamation operations and procedures in detail, including scaled maps, supporting documents, and calculations as follows:
- (1) The locations of the proposed units to be mined, the sequence of mining, and the estimated periods of time involved.
  - (2) The locations and dimensions of proposed settling and thickening ponds, if any, together with the heights of their dams.
  - (3) The location and use description of any physical plant, structure, permanent pipelines, or any other nonmovable object or device to be constructed as a part of the proposed processing operation.
- \_\_\_\_\_ 38. The drainage and flood control features to be provided during and following the conclusion of mining operations, including sufficient topographic maps to ensure adequate definition of all drainage characteristics of the applicant's lands and their effects upon neighboring lands; the design calculations; the criteria used for such design; a description of all points of discharge from the applicant's property; an estimate of the rate of such discharge during normal operations as well as annual, twenty-five (25) year, and 100-year floods; and an assessment of the effect that the proposed mining and reclamation operations and drainage and flood control features will have on the natural drainage regime as it existed before the proposed operations begin.
- \_\_\_\_\_ 39. Estimates of the amount of wastes and tailings to be created, plans for their disposal, and the proposed time schedule for such disposal, together with scaled working drawings of any treatment facilities.
- \_\_\_\_\_ 40. Erosion control measures specifying the extent, density, and type of trees, grasses, or other plantings.
- \_\_\_\_\_ 41. An abstract and interpretation of the results of exploratory drilling showing the elevation of the top and base of the mineral zone, geologic nature of both underlying and overlying materials, and preoperational water levels encountered in the drill or auger holes.
- \_\_\_\_\_ 42. A detailed reclamation plan for all disturbed areas and a time schedule for reclamation that meets all applicable provisions of this Code.

**STUDIES AND/OR OTHER REQUIRED SUBMITTALS:**

- \_\_\_\_\_ 43. Copies of a title search identifying all interested parties to both the fee simple and mineral rights of the parcel.
- \_\_\_\_\_ 44. Copies of an Ownership and Encumbrance Report prepared by a title insurance company or attorney at law.

- \_\_\_\_\_ 45. Environmental/Wildlife Habitat Studies: The developer shall submit an Environmental/Wildlife Habitat Study if the site is identified on Maps 3-1 in the Comprehensive Plan, as a potential listed species habitat. **Studies must be less than 18 months old.**
- \_\_\_\_\_ 46. A narrative meeting the requirements of Section 809, Cultural Resources.
- \_\_\_\_\_ 47. Traffic Impact Study (TIS) and Application, if applicable, pursuant to the LDC, Section 901.5:
- \_\_\_\_\_ a. Application.
- \_\_\_\_\_ b. Exempt due to:
- \_\_\_\_\_  DRI       TIS within five (5) years       Under threshold
- \_\_\_\_\_ c. If TIS approval is within the last five (5) years, include the list of mitigation requirements.
- \_\_\_\_\_ d. Comparisons of land use assumptions and build-out date in the approved TIS with the land uses and build-out date in the project submitted.
- \_\_\_\_\_ e. TIS Review Fee, if applicable.
- \_\_\_\_\_ 48. Substandard Road Application and Analysis, if applicable, pursuant to the LDC, Section 901.4:
- \_\_\_\_\_ a. Application.
- \_\_\_\_\_ b. Exempt due to:
- \_\_\_\_\_  Substandard Analysis within five (5) years       Under threshold
- \_\_\_\_\_ c. If substandard road study approval is within the last five (5) years, include the list of mitigation requirements.
- \_\_\_\_\_ d. Comparison of land use assumptions in the approved substandard road study with the land uses in the project submitted.
- \_\_\_\_\_ e. Substandard road review fee, if applicable.
- \_\_\_\_\_ 49. Access-Management Application (LDC, Section 901.3).
- \_\_\_\_\_ 50. A complete copy of any application to the appropriate water management authority for any use of water and/or for the construction of wells for water supply; permit issued by the said authority; data relating to the availability of the quantity required; and if not included in those documents, a statement of the specific quantities of water to be extracted and locations thereof, together with the detailed proposals of well construction, if any.
- \_\_\_\_\_ 51. Copies of all applications to and approvals from all applicable Federal, State, and local agencies.
- \_\_\_\_\_ 52. Financial security document; evidence of financial responsibility as described in this Code.
- \_\_\_\_\_ 53. When deemed necessary, the County Administrator or designee may require the submission of engineering calculations in support of any of the proposed construction plans and specifications under this Code.

Name of Individual Completing this Application: \_\_\_\_\_  
(please print)

I, \_\_\_\_\_, certify that I have checked the submittal application for content completeness.

\_\_\_\_\_  
Signature

**THE SUBMITTAL OF PLANS WILL BE REJECTED FOR CONTENT REVIEW UNLESS ALL APPLICABLE INFORMATION IS PROVIDED AS INDICATED ABOVE.**

Reviewed By: \_\_\_\_\_ Date Accepted: \_\_\_\_\_  
\_\_\_\_\_ Date Rejected: \_\_\_\_\_