

**POLK COUNTY
DEVELOPMENT REVIEW COMMITTEE
CASE OVERVIEW**

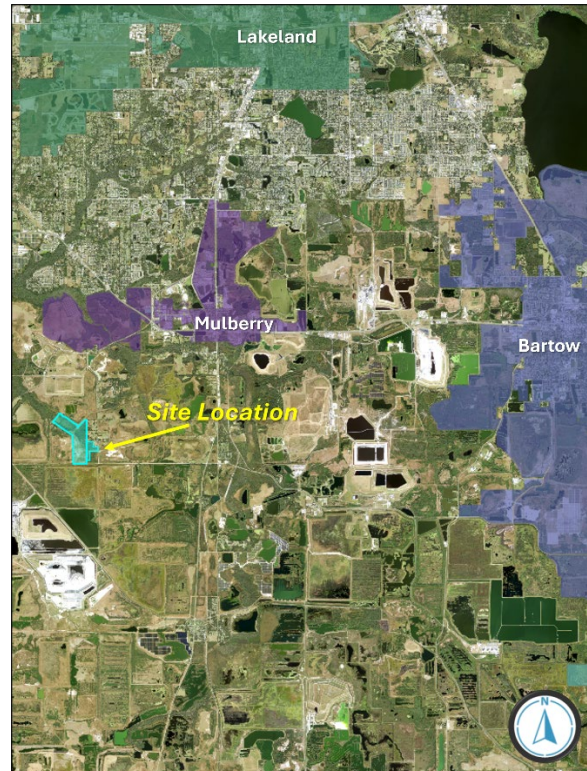
DRC Date: August 29, 2024	Level of Review: Level 3 Review
PC Date: November 6, 2024	Type: Conditional Use Approval
Sign ID # 153	
BoCC Date: N/A	Case Numbers: LDCU-2024-28
Applicant: David Carter	Case Name: CR 640 Mine Expansion
	Case Planner: Kyle Rogus, Planner I

Request:	The applicant is requesting a modification to LDCU-2019-9 to operate a non-phosphate borrow pit and a reduction in setbacks from 100' to 25'.
Location:	The subject site is located north of Highway 640, south of Nichols Road, east of Hillsborough County, west of Highway 37 South in Section 20, Township 30, Range 23.
Property Owners:	Mims Industrial LLC
Parcel Size (Number):	±293.82 acres Parcel IDs (#233020-000000-011010) (#233021-000000-043030)
Future Land Use:	Industrial (IND)
Development Area:	Rural Development Area (RDA)
Nearest Municipality:	City of Mulberry approximately 1.8 miles northeast.
DRC Recommendation:	Conditional Approval
Planning Commission Vote:	Pending Public Hearing

Location Map



2024 Satellite Photo



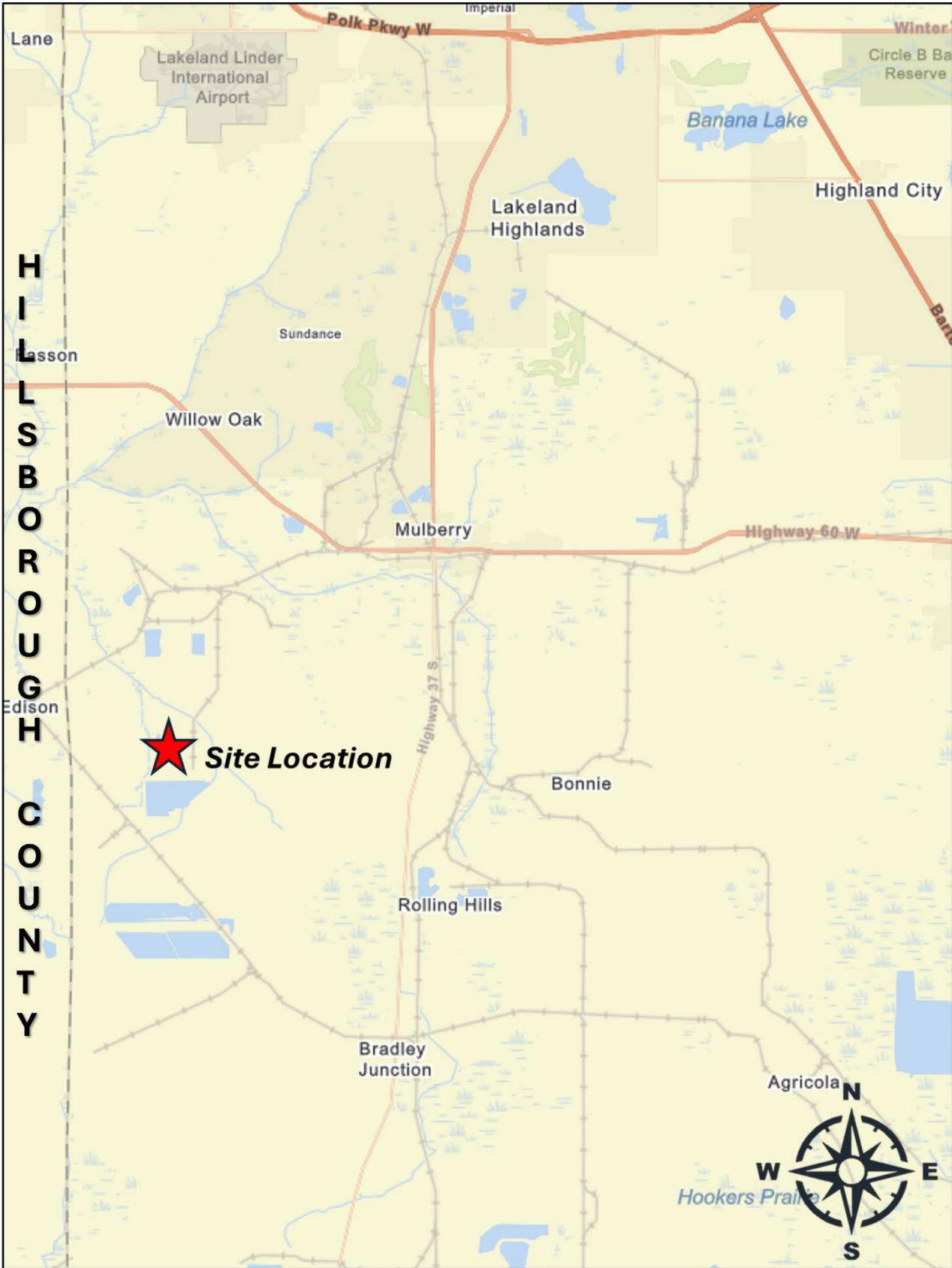
Summary:

The applicant is requesting a modification to LDCU-2019-9 to operate a non-phosphate borrow pit and a reduction in setbacks from 100' to 25' in the Industrial (IND) Future Land Use. LDCU-2019-9 was originally approved for sand mining and batch processing (sifting) on roughly ±250 acres on the abutting property to the west (Exhibit 5). No processing facilities were proposed. The modified total mining/project area includes ±202 acres and is located on the north side of CR 640 W, south of Nichols Road, east of Hillsborough County, and west of Anderson Road (Exhibit 5). The project will be mined in phases with each cell consisting of ±14-59 acres in size (Exhibit 7).

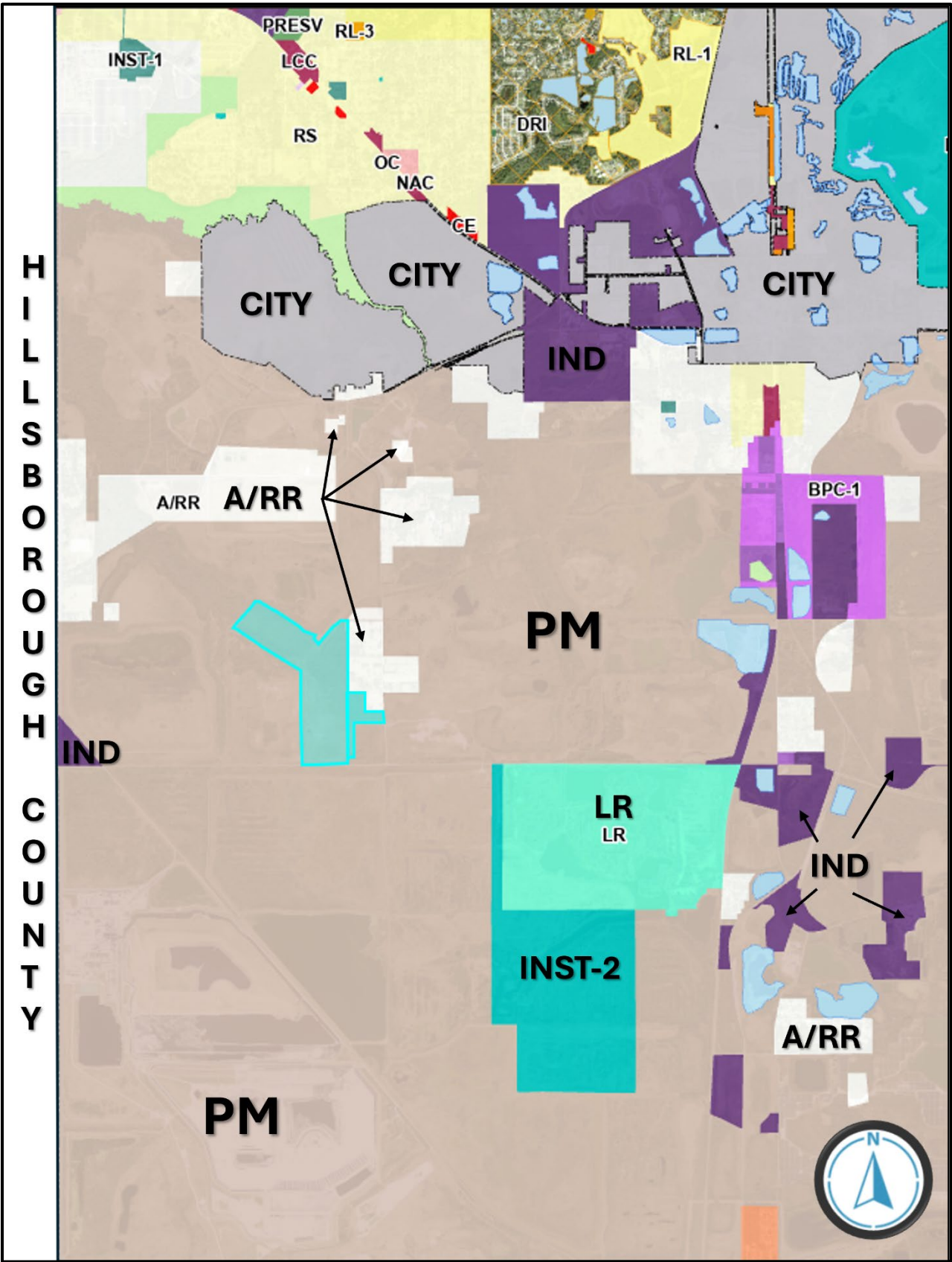
The reduced setbacks on the sides and rear of the property are to allow more of the sand product to be mined. In this case, the surrounding uses justify the reduction in the setbacks as the mine is surrounded by mainly vacant agricultural and mining lands. As a result, approximately ±202 acres will be mined. There will be no buildings or structures within this project area. Access to the site will utilize the existing constructed driveway off CR 640, a paved minor collector road. A second proposed entrance will be added off CR 640 as the demand for the sand product increases.

Exhibits:

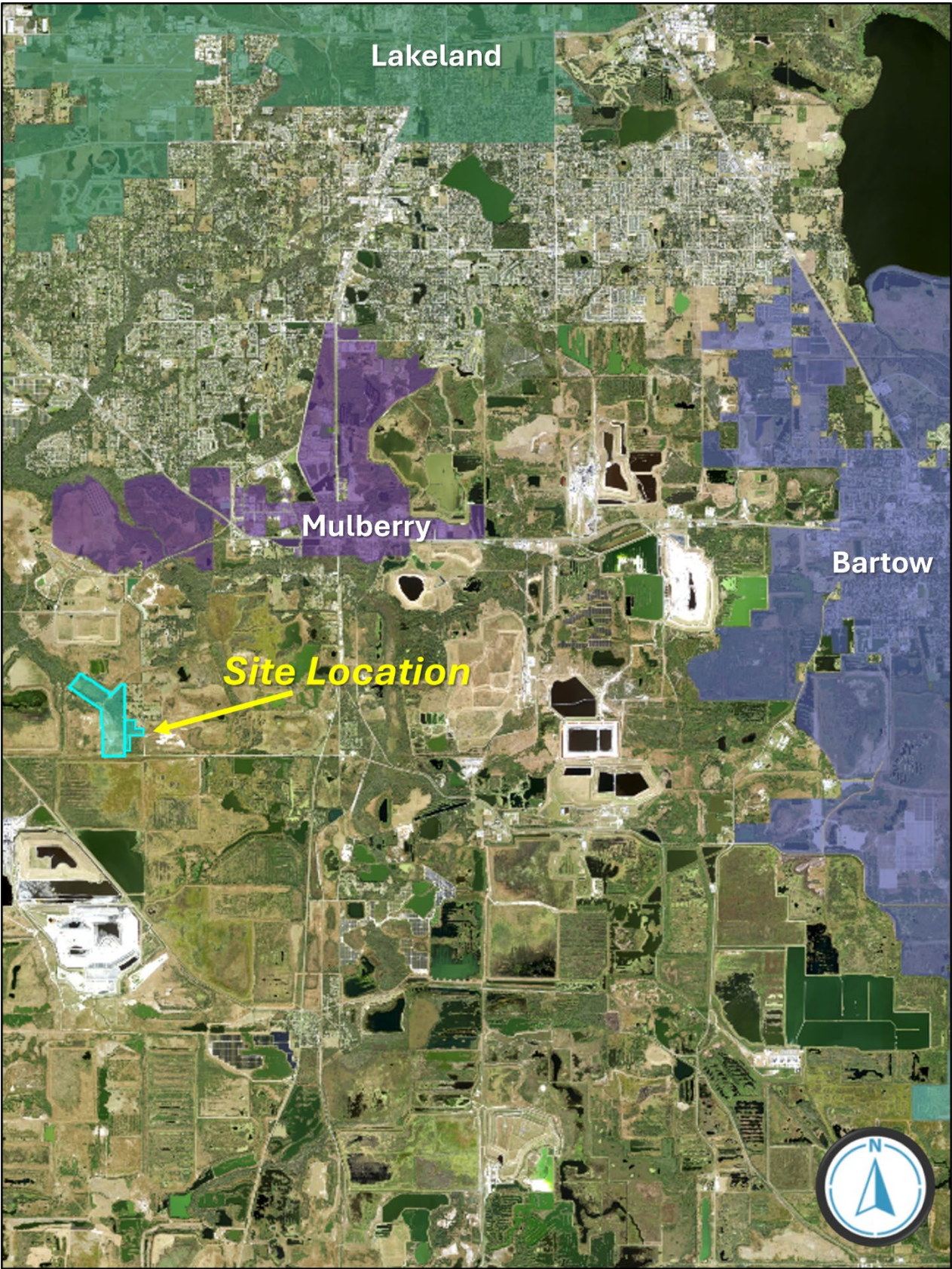
- Exhibit – 1 Location Map
- Exhibit – 2 Future Land Use Map
- Exhibit – 3 2024 Satellite Photo (Context)
- Exhibit – 4 2024 Satellite Photo (Close-up)
- Exhibit – 5 Site Plan
- Exhibit – 6 Site Plan Details
- Exhibit – 7 Mining Cells



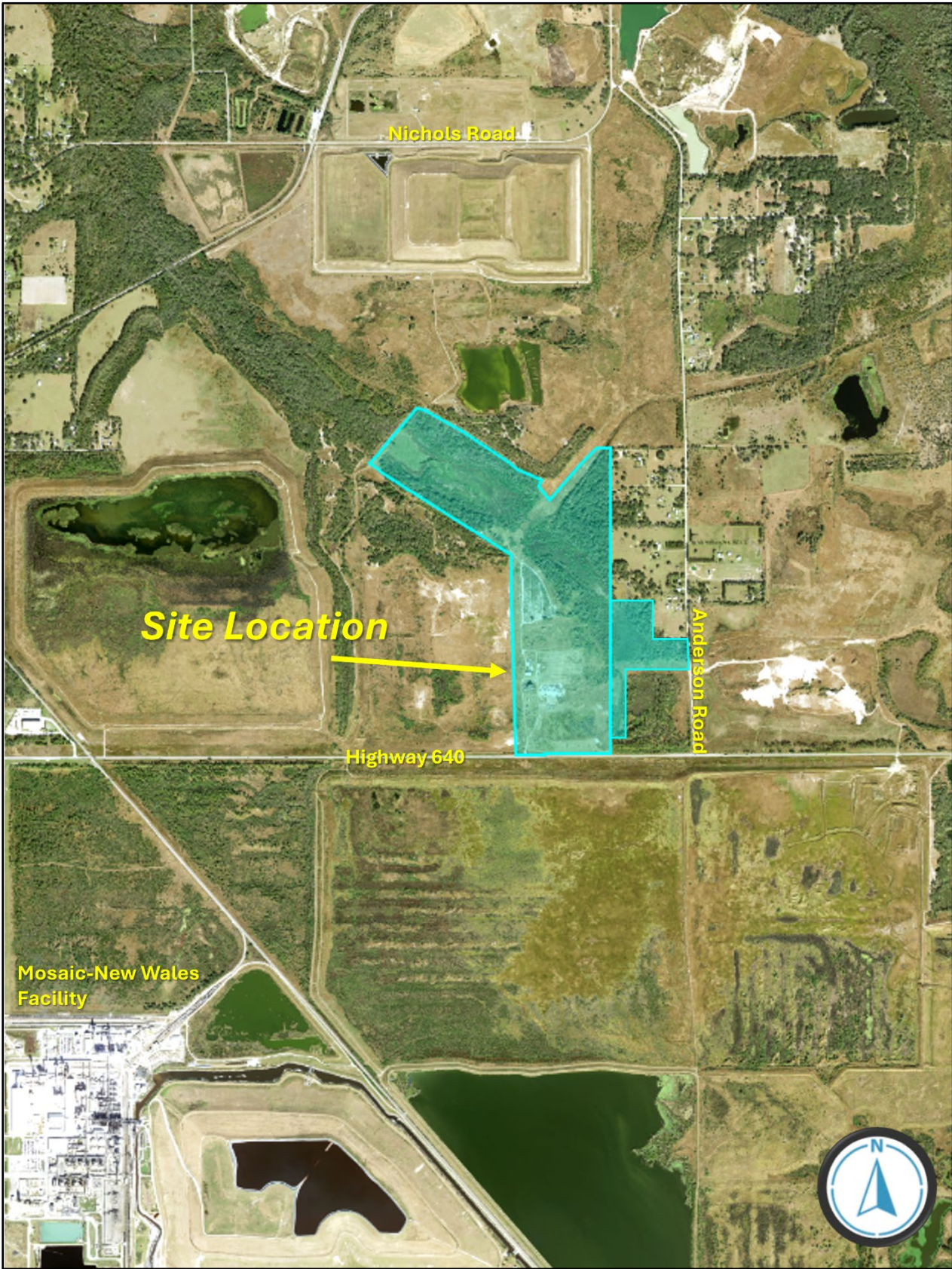
Location Map



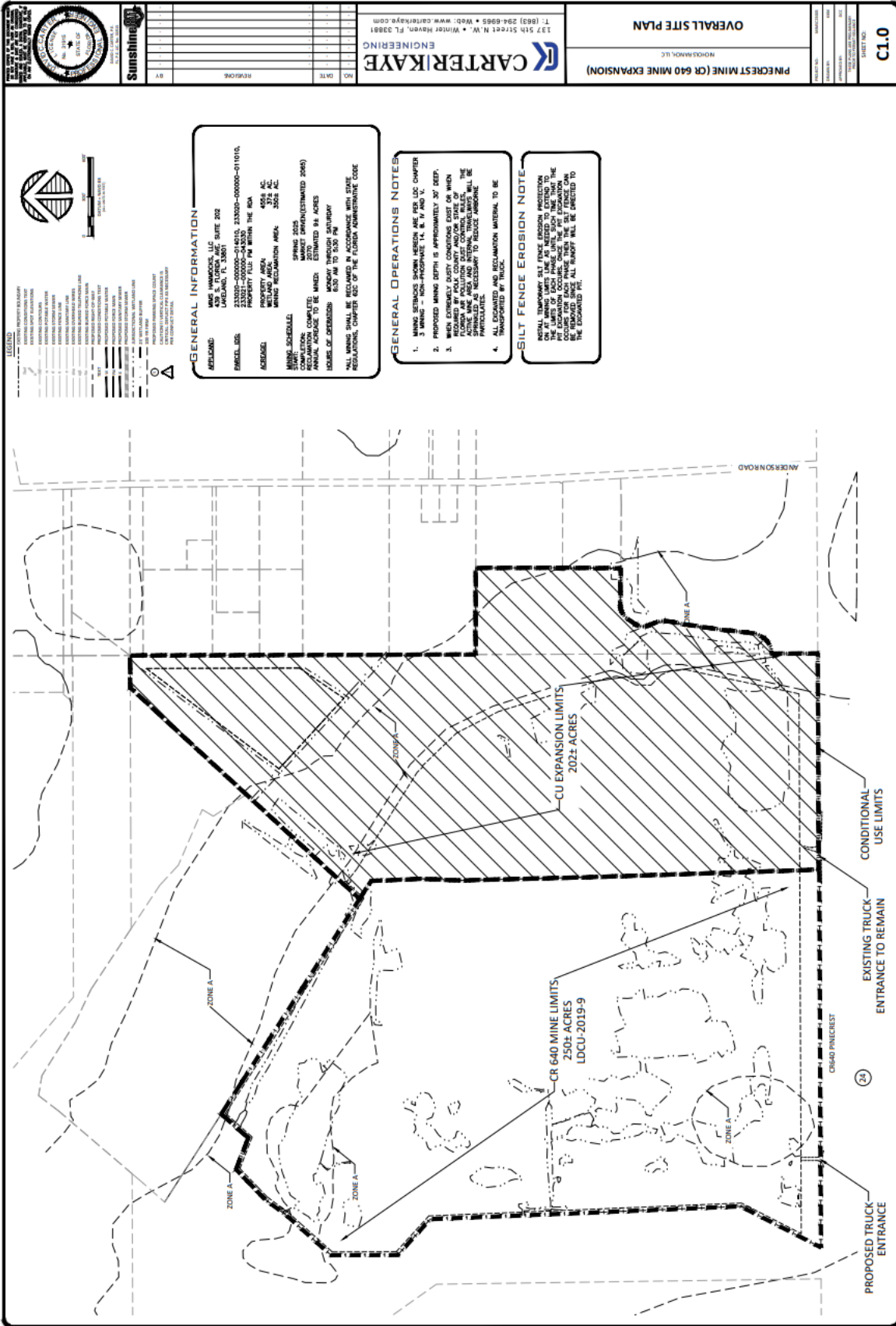
Future Land Use Map



2024 Satellite Photo (Context)



2024 Satellite Photo with Site Plan Silhouette



Site Plan

				OVERALL SITE PLAN PINECREST MINE (CR 640 MINE EXPANSION)	
137 5th Street N, W. • Winter Haven, FL 32981 T: (863) 294-6985 • W: www.carterkaye.com		MINE INFORMATION MINE NAME: MINE 202 MINE ID: 233000-00000-01010, 233000-00000-01010 MINE TYPE: MINE MINE AREA: 4528 AC MINE PERMIT NUMBER: 2022 AC MINE SCHEDULE: SPRING 2025 MINE OPERATIONS: 2020 RECLAMATION COMPLETE: 2020 ANNUAL PRODUCTION TO BE MINED: ESTIMATED 2000 SCALE OF OPERATIONS: 600 AM TO 10:00 PM *ALL MINING SHALL BE RECLAIMED IN ACCORDANCE WITH STATE REGULATIONS, CHAPTER 62C OF THE FLORIDA ADMINISTRATIVE CODE		GENERAL OPERATIONS NOTES 1. MINE DESIGN SHALL BE IN ACCORDANCE WITH THE MINE ACT AND THE MINE ACT REGULATIONS. 2. PROPOSED MINE DEPTH IS APPROXIMATELY 30' DEEP. 3. WHEN EXTREMELY DUSTY CONDITIONS EXIST OR WHEN REQUIRED BY POLK COUNTY AND/OR STATE OF FLORIDA, THE MINE OPERATIONS SHALL BE SUSPENDED UNTIL THE DUST LEVELS ARE REDUCED TO ACCEPTABLE LEVELS. 4. ALL EXCAVATED AND RECLAMATION MATERIAL TO BE TRANSPORTED BY TRUCK. SILT FENCE EROSION NOTE SPECIAL THANKS TO THE POLK COUNTY INSPECTION ON ALL MINE LIMITS. LIKE AS NEEDED TO EXTEND TO THE MINE LIMITS. THE MINE OPERATIONS SHALL BE SUSPENDED UNTIL THE MINE LIMITS ARE RECLAIMED TO THE MINE LIMITS. THE MINE OPERATIONS SHALL BE SUSPENDED UNTIL THE MINE LIMITS ARE RECLAIMED TO THE MINE LIMITS.	
SHEET NO. C1.0		PINCREST MINE (CR 640 MINE EXPANSION)		OVERALL SITE PLAN	

GENERAL INFORMATION

APPLICANT: MIMS HAMMOCKS, LLC
 439 S. FLORIDA AVE. SUITE 202
 LAKE LAND, FL 33801

PARCEL IDS: 233020-000000-014010, 233020-000000-011010,
 233021-000000-043030
 PROPERTY FLU: PM WITHIN THE RDA

ACREAGE: PROPERTY AREA: 455± AC.
 WETLAND AREA: 37± AC.
 MINING RECLAMATION AREA: 350± AC.

MINING SCHEDULE:
 START: SPRING 2025
 COMPLETION: MARKET DRIVEN (ESTIMATED 2065)
 RECLAMATION COMPLETE: 2070
 ANNUAL ACREAGE TO BE MINED: ESTIMATED 9± ACRES

HOURS OF OPERATION: MONDAY THROUGH SATURDAY
 6:30 AM TO 5:30 PM

*ALL MINING SHALL BE RECLAIMED IN ACCORDANCE WITH STATE REGULATIONS, CHAPTER 62C OF THE FLORIDA ADMINISTRATIVE CODE

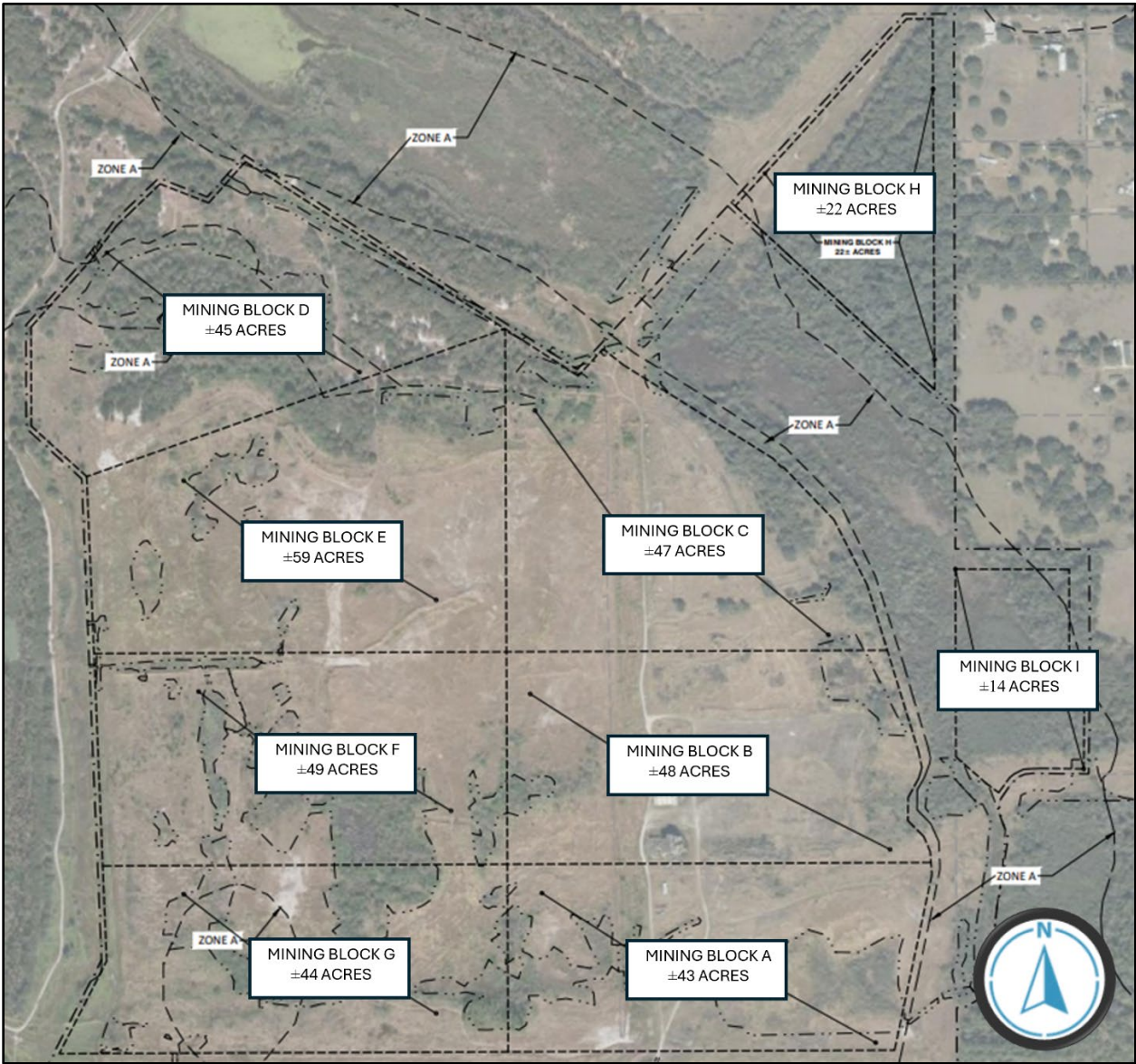
GENERAL OPERATIONS NOTES

1. MINING SETBACKS SHOWN HEREON ARE PER LDC CHAPTER 3 MINING - NON-PHOSPHATE 14. B. IV AND V.
2. PROPOSED MINING DEPTH IS APPROXIMATELY 30' DEEP.
3. WHEN EXTREMELY DUSTY CONDITIONS EXIST OR WHEN REQUIRED BY POLK COUNTY AND/OR STATE OF FLORIDA AIR POLLUTION DUST CONTROL RULES, THE ACTIVE MINE AREA AND INTERNAL TRAVELWAYS WILL BE SPRINKLED AS NECESSARY TO REDUCE AIRBORNE PARTICULATES.
4. ALL EXCAVATED AND RECLAMATION MATERIAL TO BE TRANSPORTED BY TRUCK.

SILT FENCE EROSION NOTE

INSTALL TEMPORARY SILT FENCE EROSION PROTECTION ON AT MINING LIMITS LINE AS NEEDED TO EXTEND TO THE LIMITS OF EACH PHASE UNTIL SUCH TIME THAT THE PIT EXCAVATION OCCURS. ONCE THE PIT EXCAVATION OCCURS FOR EACH PHASE THEN THE SILT FENCE CAN BE REMOVED SINCE ALL RUNOFF WILL BE DIRECTED TO THE EXCAVATED PIT.

Site Plan Details



Mining Cells