

STAFF REPORT Version Date June 30, 2006
Planning & Zoning Commission: July 10, 2006
Local Planning Agency: August 9, 2006
Board of County Commissioners: August 9, 2006
Board of County Commissioners:

APPLICANT: Florida Crushed Stone Co. **FILE NUMBER:** CPAM-06-05

PURPOSE: Comprehensive Plan Amendment to the Future Land Use Map to amend seven parcels from Industrial, Rural, and Residential to Mining.

GENERAL

LOCATION: East of Sunshine Grove Road, west of Ponce de Leon Blvd. (US 98), south and east of County Road 491, and north of Fort Dade Avenue, generally described as adjoining the existing Florida Crushed Stone limestone mine.

LEGAL

DESCRIPTION: All or part of Sections 10, 13, 14, 15, Township 22 South, Range 18 East; and, all or part of Sections 16, 19, 20 in Township 22 South, Range 19 East; and, all or part of Section 36, Township 21 South, Range 18 East, Hernando County, Florida.

FILE STATUS: All legal obligations have been completed.

Citizen correspondence received as of the date of this report? Yes No

DESCRIPTION OF PROPOSED PROJECT AND AMENDMENTS

The application requests an amendment to the FLUM to add seven parcels comprising approximately 528 acres to an existing large area designated as Mining. The parcels are adjacent to the existing Mining area designated on the FLUM. The proposed uses of the parcels include mining (hard limestone, soft limestone, and/or sand, depending on resource availability), overburden storage, and buffers. The necessary mining infrastructure will be provided from within the existing mining operation.

BACKGROUND INFORMATION

Florida Crushed Stone Company's Gregg Mine has been in operation for more than 70 years. Limestone mining has been one of the primary economic components of Hernando County's economy for decades, but is diminishing in magnitude as the rock deposits are mined out. The requested amendment would add seven parcels comprising

about 528 acres to the permissible mining area.

DISCUSSION OF ISSUES

The significant issue discussions should address fundamental consideration of whether or not the requested amendment should be transmitted as a proposed amendment. This determination should be based on consistency, land use compatibility, groundwater and environmental impacts, and fiscal impacts.

Internal consistency is measured against the Goals, Objectives and Policies which provide the overall direction for the adopted Comprehensive Plan. Consistency is also measured against the requirements of Chapter 163 F.S. and Rule 9J-5 FAC.

Compatibility is determined with respect to surrounding land uses and environmental conditions.

CONSISTENCY AND COMPATIBILITY

A. Internal Plan Consistency

The requested amendment furthers the overall direction of Hernando County's Comprehensive Plan in regards to maintaining accessibility to hard rock deposits (Objective 6.06A) and achieving a stable and diversified local economy (Goal 10.01). The requested amendments do not further the Plan's direction for agricultural preservation (Objective 1.01D) as land presently in agricultural use as pasture will be converted to mining uses. The requested amendments in some cases do not further the Plan's direction for protecting existing and future residential areas from encroachment of incompatible uses (Policy 1.01H(2)).

B. Consistency with Statutes and Rules

The requested amendment may not contain sufficient data and analysis to attain consistency with Chapter 163 F.S. or Rule 9J-5 F.AC.

C. Compatibility

The land uses permitted by the requested amendment are compatible with the adjacent existing Mining areas, but are not compatible with existing residential areas in some places. In 1993 (CPAM 93-1), the BCC modified a Florida Crushed Stone Company comprehensive plan amendment (requesting to add 1713 acres to their existing area) by removing from the approved area specific parcels to buffer a residential area and the Lykes Home and cemetery. Parcels C and D consist of specific areas that were excluded from the 1993 approval.

The Special Features Maps in the Comprehensive Plan indicate all of the parcels are in a large area of high aquifer recharge with high potential for groundwater

pollution, that there are historical/archaeological sites identified in the vicinity of Parcels G and D, and that Parcel C is part of a larger Class 1 wetland.

STAFF FINDINGS

The requested amendments could extend the life of the mining operation and thus generally support the direction of the Comprehensive Plan in achieving a diverse and stable economy within the 2025 planning horizon. The applicant has not provided data and analysis to indicate what effect, if any, the requested amendment will have on the longevity of the mining operation. While the economic impacts would be favorable, the effects will be temporary, lasting until cessation of mining. The requested amendments would improve accessibility to the mineral resources on some parcels and the utilization of some parcels as overburden storage sites will facilitate access to mineral resources elsewhere in the mine.

While the potential for aquifer pollution is ever-present in central Florida, mining activities alone typically present limited risks when good management practices are utilized. A historical and archaeological survey will be needed before land alterations begin. A survey of wildlife and vegetation communities and a wetlands survey will be needed. These surveys will be required as part of determination of zoning.

PARCEL DISCUSSIONS

Parcel A

The requested amendment proposes to convert about 20 acres (Parcel A) designated for industrial use on the FLUM to mining uses. Hard rock mining of this parcel would probably create mine pits with floors well below rail and road access levels, which may leave the parcel poorly suited for future use as industrial.

The amendment would also reduce the current limited inventory of lands designated by the Plan for industrial use by about 20 acres. The removal of 20 acres from the industrial inventory is not supported by data and analysis.

The 20 acre "parcel" consists of two ten acre squares situated corner to corner so that the area designated as Mining would be intermingled with land designated as industrial, creating an illogical land use pattern.

Due to the long term need for industrial development to achieve diversity and stability in the local economy, the lack of data and analysis to support removing this parcel from the industrial inventory, and the illogical land use pattern that would be created, it would be inappropriate to change Parcel A from Industrial to Mining on the FLUM.

Parcel B

The requested amendment proposes to convert about 32 acres from Residential to

Mining with overburden storage as the indicated use. Based on the information available to Planning Staff, all of this parcel is part of a larger Class 1 wetland. Should this wetland classification prove accurate, it would generally preclude this parcel's use for mining and overburden storage (Goal 6.05, Objective 6.05A, Policies 6.05A(1, 2, and 3)).

In addition, the requested amendment proposes to convert this parcel from Residential to Mining, which would remove 32 acres of land from the residential inventory. The applicant has not provided data and analysis to support removal of this parcel from the residential inventory. It should be noted that the wetland restrictions discussed above would also apply to residential development.

Surface drainage from this parcel and other lands uphill contribute water to a stream and gully network that drains through the City of Brooksville, at least two surface water bodies, and on to Peck Sink. The application indicates that all drainage from this parcel will be maintained on-site, which would deprive the stream and gully network and its associated wetlands of historical runoff. The applicant has not provided data and analysis to support the proposed alteration of the area surface water flow characteristics.

Due to the lack of data and analysis to address the apparent and significant issues (wetlands, drainage and reduction in residential inventory) regarding this parcel, it would be inappropriate to change this parcel from Residential to Mining.

Parcel C

The requested amendment proposes to convert about 20 acres from Residential to Mining for use as overburden storage. In 1993, this parcel was specifically removed by the BCC from the area approved for mining in CPAM 93-1. The exclusion of this parcel from the 1993 approval was based on: the need to provide buffer and separation between mining and the existing residential areas to the east south; and, a lack of data and analysis to justify removal of the land from the residential inventory. The applicant has not provided justification for changing the use of this parcel which serves to buffer and separate mining uses from the adjacent residential areas, nor has the applicant provided data and analysis to support removal of residential lands from the inventory. There is no apparent justification for changing the previous decision.

Parcel D

The requested amendment proposes to convert about 28 acres from Rural to Mining with the indicated use mining of hard rock. Data indicates a historical/Archaeological site in the vicinity of this parcel. In 1993, this parcel was specifically removed by the BCC from the area approved for mining in CPAM 93-1. The exclusion of this parcel from the 1993 approval was to create a buffer between the mining operations and the Lykes Home and cemetery. The

applicant has not provided data and analysis to support changing the earlier decision.

Parcel E

The requested amendment proposes to convert about 380 acres from Rural to Mining for mining hard rock and sand and for use as overburden storage. The soils indicate the potential for listed wildlife species. This issue will be addressed at the zoning stage of the development review process. Nearby low density rural residential land uses may be impacted by mining. Assuming that the discussion of CPAM-06-06, an accompanying separate application by Florida Crushed Stone Company, results in approval to mine within 3000 feet of Brookridge, this parcel seems appropriate for mining uses.

Parcel F

The requested amendment proposes to convert about 33 acres from Rural to Mining for mining sand. The soils indicate the potential for listed wildlife species. This issue will be addressed at the zoning stage of the development review process. Nearby low density rural residential land uses may be impacted by mining. Assuming that the discussion of CPAM-06-06, an accompanying separate application by Florida Crushed Stone Company, results in approval to mine within 3000 feet of Brookridge, this parcel seems appropriate for mining uses.

Parcel G

The requested amendment proposes to convert about 35 acres from Rural to Mining for mining hard rock. Data available to Planning Staff indicates the parcels are at least partly in the area delineated as the pre-development extent of the Annuteliga Hammock and the parcels are mostly vegetated by remnant hammock forest that will be permanently eliminated by mining. However, there is minimal guidance in the Plan for protecting the biologically important Big Hammock forest. Nearby low density rural residential land uses may be impacted by mining. Data indicates a historical/Archaeological site in the vicinity of this parcel. Although mining will eliminate remnants of the biologically important Big Hammock forest, this parcel seems appropriate for mining uses.

NOTATIONS

The following notations are applicable to all parcels which may be approved:

- A. Wildlife and vegetation surveys will be required prior to rezoning of the approved parcels.
- B. Historical/archaeological surveys will be required prior to clearing or other land alterations on approved parcels.

- C. Wetlands surveys will be required prior to clearing or other land alterations on approved parcels.
- D. The County Engineer has indicated concerns about hard rock mining and blasting in close vicinity of county roads. Those concerns will be addressed in the rezoning processes for approved parcels.
- E. The 100 foot perimeter buffer is a minimum requirement and does not ensure approval of mining or other activities as close as 100 feet to property boundaries. Specific buffer requirements will be addressed in the rezoning process for approved parcels.

STAFF RECOMMENDATIONS

The Planning Staff recommends that the Planning & Zoning Commission review and consider the draft Proposed Comprehensive Plan Amendment (CPAM-06-01) and recommend to the Local Planning Agency (LPA) and the Board of County Commissioners that the amendment, together with the recommendations in this Staff Report, be transmitted to DCA and the review agencies as a Proposed Amendment to the County's adopted Comprehensive Plan, with the following parcels excluded from the amendment:

1. Parcel A (20 acres on Yontz Road) should not be included due to its current designation as Industrial, the long term need for industrial development to achieve diversity and stability in the local economy, the potential for mining to reduce its long term suitability for industrial use, and the lack of data and analysis to support its removal from the industrial inventory.
2. Parcel B (32 acres off the north end of Manecke Road) should not be included due to the wetland classification, the proposed alteration of drainage patterns without supporting data and analysis, and the absence of data and analysis to support removing the parcel from the residential inventory.
3. Parcel C (20 acres on Fort Dade Avenue) should not be included due to the appropriateness of the 1993 decision to remove this parcel from that amendment in order to provide buffer and separation between mining and the adjacent residential uses, and due to the absence of data and analysis to justify removing the parcel from the residential inventory..
4. Parcel D (28 acres on the NE corner of Citrus Way and Fort Dade Avenue) should not be included due to the lack of data and analysis to justify changing the decision made in 1993.