

STAFF REPORT Version Date November 16, 2006
Planning & Zoning Commission: December 11, 2006
Local Planning Agency: January 10, 2007
Board of County Commissioners: January 10, 2007
Board of County Commissioners:

APPLICANT: Florida Crushed Stone Co. **FILE NUMBER:** CPAM-07-02

PURPOSE: Comprehensive Plan Amendment to the Future Land Use Map from Mining to Industrial

GENERAL LOCATION: West of Cobb Road and the CSX Railroad and north of Cement Plant Road with frontage on Camp Mine Road.

LEGAL DESCRIPTION: A portion of Section 8, Township 22 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 change 30.4 acres from Mining to Industrial. On the FLUM, the parcel is bordered by Industrial and Mining on the East, by Industrial on the South, and by Mining on the North and West.

The proposed future use of the parcel is for industrial development. Water and electric infrastructure will be extended from the adjacent industrial zoned area to the South. The parcel (like the one it replaces) is located in the City of Brooksville's utility First Right to Serve area. It is anticipated that potable water and sewer service could be available from the City, if needed. As the acreage included herein directly replaces equal acreage of industrial proposed to be changed to mining by CPAM-06-05, there should be no net change in transportation impacts. There should be no increase or decrease in infrastructure impacts due to the proposed amendment.

BACKGROUND INFORMATION

During consideration of CPAM-06-05 (in which Florida Crushed Stone Company proposed to change approximately 30 acres on the FLUM from Industrial to Mining) the applicant made a commitment to replace the "lost" Industrial acreage due to that amendment with equivalent

Industrial acreage in a future comprehensive plan amendment. This amendment proposes to change 30.4 acres from Mining to Industrial to fulfill that commitment.

DISCUSSION OF ISSUES

The significant discussion should address the 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 achieving a stable, balanced, and diversified local economy (Goals 1.02 and 10.01), promoting economic development by recruiting targeted new businesses (Objective 10.01A), and defining Industrial areas on the FLUM (Objective 1.02B).

B. Consistency with Statutes and Rules

The requested amendment appears to be consistent with Chapter 163 F.S. and Rule 9J-5 F.AC.

C. Compatibility

The land uses permitted by the requested amendment are compatible with the adjacent existing Mining and Industrial areas. The parcel is adequately served by both rail and road access suitable to support industrial development. The parcel gains its road access from Camp Mine Road which is internal to the Florida Crushed Stone limestone mine and related industrial land uses. The mine and industrials collectively have access to Cement Plant Road which intersects Cobb Road opposite the western terminus of Yontz Road. The intersection of Cement Plan Road and Cobb Road is configured to accommodate heavy truck traffic serving the mine and industrials. There are no apparent land use conflicts or adverse impacts on infrastructure.

The parcel is located in a large area generally described on comprehensive plan maps as a high aquifer recharge area with significant potential for groundwater pollution. The Land Development Regulations and state permitting requirements may stipulate specific measures to manage potential

groundwater contaminants. The Special Features Maps of the Comprehensive Plan and other available resources do not indicate any other significant environmental concerns.

STAFF FINDINGS

While the potential for aquifer pollution is ever-present in central Florida, the area is typically underlain by clay which can limit downward movement of potential groundwater contaminants. Careful site design and management of stormwater can minimize the potential for adverse impacts to groundwater.

A historical and archaeological survey will be needed before land alterations begin. A survey of wildlife and vegetation communities and a wetlands survey will also be needed. These surveys will be required as part of determination of zoning.

The maintenance of designated areas for industrial development supports the County's economic development goals and supports the development of diversity and stability in the local economy, diversity in the County's tax base, and the development and sustainability of better than average paying jobs. The fiscal impacts of industrial development are considered to be positive.

STAFF RECOMMENDATION

The Planning Staff recommends the Planning & Zoning Commission review and consider the draft Proposed Comprehensive Plan Amendments (CPAM-07-02 Florida Crushed Stone Company), accept public comments, and recommend to the Local Planning Agency (LPA) and the Board of County Commissioners that the Proposed Amendments to the County's adopted Comprehensive Plan be transmitted to DCA and the review agencies with review requested.