

6.05.26      PIT – Borrow Pit and Debris Disposal Facility District

A. Purpose: The purpose of this district is to provide policies, standards, requirements, and procedures to regulate and control the location and expansion of borrow pits, construction and demolition debris (C&D) and land clearing (LCD) disposal facilities and ensure that all such facilities are located in a manner that will promote public health, safety, general welfare and the physical and economic development of the area.

B. Consistency with Comprehensive Plan: Lands to be designated as or rezoned to a PIT zoning district may be located only within the following comprehensive Plan Future Land Use Map Categories:

1. Agriculture
2. Industrial

C. Permitted Uses: In this district a parcel of land may only be used for the following:

1. Gravel, dirt or earth material excavation, mining, borrow pits, construction and demolition debris (C&D) and land clearing (LCD) disposal facilities.
2. Accessory uses or structures customarily associated with any principal use permitted in the district.
3. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.
4. For the purposes of this section, excavation or borrow operations, LCD disposal operations and C&D disposal operations are considered separate and distinct uses.

D. Variances: Variances to the requirements of this District may be granted by the Board of County Commissioner following a recommendation by Board of Adjustment (BOA) in accordance with Article II, Section 2.04.00 of the Land Development Code.

E. Site Plan Approval: Site plan review as provided in Section 4.04.00 et.seq., is required for all uses in this district.

F. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida (Section 4.03.00 et.seq.) have been met.

G. Applicability

1. This section shall apply to all development activities for new, conversions to and expansions of excavation/mining activities, borrow pits, LCD and C&D debris disposal facilities and operations proposed after adoption of Ordinance 2011-19 July 28, 2011), except as described in subpart 2 below. The provisions of this Article shall supersede all conflicting requirements of other ordinances of Santa Rosa County regarding the location and permitting of gravel, dirt, excavation, mining, borrow pits, LCD and C&D disposal facilities.
2. As described in Section 9.07.00, parts D,E, K, L(2), M, N, O, P, Q, and R of this section apply to development activities related to certain legally existing or previously approved excavation/mining activities, borrow pits, LCD, and C&D debris disposal facilities as of adoption of Ordinance 2011-19 (July 28, 2011).
3. Those facilities which have an approved and unexpired site plan on file with the County may develop and operate to the extent approved on said site plan without such activity being subject to the standards of this Section.
4. Standards established herein for setbacks, fences, gates, screening and landscape buffers shall not apply to any property boundary line or portion thereof between adjacent legally permitted excavation/mining sites, borrow pits, or disposal facilities actively operating from the same excavation or disposal area.

H. Zoning Location Criteria: All requests to rezone to the PIT zoning district must meet the following criteria. The intent of these location criteria are to ensure the compatibility of the site with adjacent properties and with the surrounding general area while imposing appropriate performance standards (i.e. setbacks, buffering, etc) to allow suitable development of the site. For the purposes of this section, "sites" shall be defined as the entire property, or specified portion thereof, for which this zoning district is requested or applied.

1. Sites shall be located no closer than one thousand (1000) feet to the nearest recorded or approved residential subdivision. For purposes of this section, an approved subdivision is a subdivision that has received construction plan approval.
2. Sites shall be located no closer than one thousand (1000) feet to the nearest residential structure unless the owner of said structure indicates in writing that he has no objections.
3. Sites shall be located no closer than one thousand (1000) feet to the nearest residential zoning district. For the purposes of this section AG and AG2 are not considered residential zoning districts.
4. Rezoning requests approved for properties within any Military Airport Zone (MAZ) or Public Airport Zone (PAZ) shall be specifically conditioned to allow only borrow pit facilities and to prohibit future conversions of these borrow pit facilities to any type of disposal facility, with the exception of that portion of NOLF Choctaw MAZ located east of Highway 87S.

5. Sites shall be located no less than one thousand (1000) feet from any public potable water well, as measured from the center of the wellhead. Similar protection is provided to private potable water wells via the locational criteria in 1, 2, and 3 above.

6. Sites shall not be located within the 5 year wellhead capture zone of any public potable water well if a capture zone has been identified.

I. Size: The site must be a minimum of twenty (20) acres.

J. Lot Size: The minimum width of any lot developed for a borrow pit, C&D, or LCD disposal facility shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

K. Access: The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen so as to have the least impact on residential areas. The Public Works and Engineering Departments shall review the ingress and egress routes to determine if they are suitable for the vehicles and loads to be used and if there are any adverse impacts on County rights-of-way or roadways. The County shall also coordinate with FDOT, as necessary, regarding any adverse impacts to federal or state roadways.

L. Setbacks: Minimum setbacks from borrow pit, C&D and LCD disposal facility activities shall be as follows:

1. All activity shall be setback a minimum of 100 feet from any property boundary, LCD and C&D debris disposal activities setback from property boundary shall be measured from the toe of the proposed final cover slope.

2. All activity shall be located no less than one thousand (1,000) feet from any public potable water well, as measured from the center of the wellhead.

3. All activity shall not be located within the 5 year wellhead capture zone of any public potable water well if a capture zone has been identified.

M. Fences and Gates: The outer perimeter of any gravel, dirt, earth material excavation/mining activity, borrow pit, C&D or LCD disposal facility shall be surrounded by a fence and/or wall measuring at least five (5) feet in height above finished grade. Fences and walls shall be constructed, erected and maintained in accordance with the provisions established by Section 7.01.10. Required access gates connected to fences or walls shall provide a continuous effective barrier. Access gates shall be locked at all times during non-operating hours. Vegetation overgrowth adjacent to perimeter fences, walls, and access gates shall be adequately cleared and/or maintained a minimum of fifteen (15) feet in width to provide a safe pathway for inspections thereof.

N. Screening Buffers: All disposal facilities shall be screened from view from adjacent right-of-ways and adjacent properties using a combination of existing vegetation, planted landscaping and landscaped berms.

1. The minimum width of the buffer area shall be fifty (50) feet.
2. The screening buffer shall achieve at least seventy-five percent (75%) opacity within two (2) years.
3. All existing vegetation shall be preserved within this buffer area. However, if the existing vegetation is not sufficient to provide the required visual opacity, additional landscaping and berms shall be installed. The minimum height of a berm shall be four (4) feet and landscaping shall be installed on and along the front of the berm in a manner to achieve the required opacity.
4. Any type of facility operations, activities or vehicle/equipment storage shall not be permitted within the required buffer areas.
5. This screening requirement is intended to supersede all other landscape and buffer requirements located elsewhere in this code.

O. Debris vertical height limit: Debris disposed at C&D and LCD disposal facilities may exceed ground level, but shall not be viewable from any single family residentially zoned properties (ER, RR-1, R-1, R-1M, R-1A, or HR-1)

P. Drainage and Stormwater Management: Stormwater shall be retained on-site. Drainage and stormwater control measures for uses incidental to debris disposal operations (e.g. parking, accessory buildings and the like) shall prevent soil erosion and comply with Article 4.

Q. Regulation of Nuisances: Nuisances such as noise, air pollution, odor, dust, etc., typically associated with excavation/mining, borrow pit, and/or disposal facility operations shall be retained on-site as reasonably possible per the provisions established by Section 7.01.14, "Standards Regulating Nuisances".

R. Reclamation: A reclamation plan meeting the following minimum criteria must be submitted with the site plan and shall be implemented within 12 months of cessation of excavation activity.

1. All upland areas disturbed by excavation operations must be revegetated in quantities and densities necessary to prevent and control erosion and to provide stability to the slope. Unvegetated, vertical slopes may remain so long as the slopes are stable and required safety fencing is maintained. Topsoil or natural organic material shall be placed in all planting areas to provide soils enrichment necessary for healthy plant growth.
2. The littoral zone, or zone of fluctuation, or reclaimed lakes shall be vegetated with native wetland species. Lakes shall be stocked with native freshwater fish in order to more quickly establish a wildlife habitat.