

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.

Zoning Location (Con’t)

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.

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

Additional Requirements such as Access, Setbacks, Fences & Gates and Screening Buffers, et. al.

See Sections 6.05.26 K thru R of the Santa Rosa County Land Development Code.

Santa Rosa County

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BORROW PIT AND DEBRIS DISPOSAL FACILITY (PIT) ZONING DISTRICT (EFFECTIVE JULY 28, 2011) (MODIFIED MARCH 20, 2013)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Note: Land Development Code is subject to change.

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.

Permitted Use

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.

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

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.

Site Plan Approval

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

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.

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.