



**Planning and Development
Services Department
Planning Division**

M E M O R A N D U M

TO: Planning and Zoning Commission

THROUGH: Leslie Olson, AICP, Planning & Development Services Director
Bonnie C. Landry, AICP, Planning Manager

FROM: Linda Pendarvis, Comprehensive Planning Coordinator

DATE: July 20, 2017

SUBJECT: Rock Pit Lake Rezoning

This petition submitted on behalf of Rock Road Holdings, LLC is for an Amendment to the Official Zoning Atlas for rezoning a 4.87 acre parcel from AG-1 (Agricultural – 1 du/ac) to IX (Industrial, Extraction) Zoning District. This rezoning will allow the subject property use to continue as the ingress and egress to the existing mine located on the adjoining property to the west and to be used as the staging area for reclamation of the mine. Both parcels are currently owned by the applicant. The lake created as part of the mining operation extends slightly into the western side of the subject parcel. The property owners wants to continue the use of the subject property for the reclamation of the mine.

BACKGROUND:

The subject parcel, in conjunction with the adjacent 25-acre parcel to the west, was utilized for a sand mining operation known as Baggett Mine. The Baggett Mine Permit is a Class 1, six year permit that was issued in March 2001. The mining operations expired but the mining permit was not closed because the reclamation requirements were not satisfied. The operation plan of the proposed reclamation will fill the lake using “clean debris” which includes concrete as defined by Chapter 403.703(4) FS. This will replace the original reclamation plan of littoral shelf sloping of the lake banks and plantings. Thus a modification of the mining permit is required from the applicant.

Applicant/Owner: Rock Road Holdings, LLC
2401 PGA Blvd, Suite 200
Palm Beach Gardens, FL 33410

Agent: HDR Engineering, Inc.
Brenda Clark
3250 West Commercial Boulevard, Suite 100
Fort Lauderdale, FL 33309

Parcel ID # 2302-321-0020-000/5

Location: 1100 Access Road, North side of Access Road, approximately 1,600 feet west of North Rock Road, north of Orange Avenue

Existing Zoning: AG-1 (Agricultural – 1 du/ac)

Proposed Zoning: IX (Industrial, Extraction)

Parcel Size: 4.87 acres

Surrounding Properties:

Location		Future Land Use	Zoning	Existing Land Use
Adjacent Parcels	North			Interstate 95
	South	MXD – Lucie Rock Mixed Use Activity Area	IL – Industrial, Light	St. Lucie Commerce Center (fka Lucie Rock)
	East	MXD – Lucie Rock Mixed Use Activity Area	IH – Industrial, Heavy	St. Lucie Commerce Center (fka Lucie Rock)
	West	RS (Residential, Suburban)	IX – Industrial, Extraction	Baggett Mine

STAFF ANALYSIS

**Standards of Review as Set Forth in Section 11.06.03,
 St. Lucie County Land Development Code**

In reviewing this application for a proposed amendment to the Official Zoning Atlas, the Planning and Zoning Commission shall consider and make the following determinations:

1. Whether the proposed amendment is in conflict with any applicable portions of this Code;

The proposed rezoning from AG-1 (Agricultural – 1 du/ac) to IX (Industrial, Extraction) is consistent with the St. Lucie County Land Development Code. In conjunction with the 25-acre parcel to the west owned by Rock Road Holdings, LLC, the subject property meets the required lot size and dimensional requirements of the Land Development Code.

The petition site and the adjacent parcel owned by the applicant were previously utilized for a mining operation. The applicant is working with the County Engineer to identify outstanding issues and to allow for reclamation activities.

2. Whether the proposed amendment is consistent with all elements of the St. Lucie County Comprehensive Plan.

The proposed change in zoning is consistent with all elements of the St. Lucie County Comprehensive Plan. The Industrial, Extraction (IX) Zoning District is compatible with the Residential, Suburban (RS) Future Land Use.

Comprehensive Plan Policy 1.1.9.11 – Requires that extraction activities for natural resources be permitted where compatible with existing and proposed land uses. This rezoning will permit the subject property existing land use to be conforming to the current activity on the property as well as the adjacent property to the west.

3. Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses;

The proposed amendment will allow consistency with existing mine land use on the subject property with the adjoining property to the west.

4. Whether there have been changed conditions that require an amendment;

Conditions have not changed as to require an amendment. This rezoning will permit the existing use to continue and be in conformance with the Land Development Code.

5. Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether or to the extent to which the proposed amendment would exceed the capacity of such public facilities, including but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, solid waste, mass transit and emergency medical facilities;

The current and intended use for this rezoning will not create additional demands on any public facilities in this area.

6. Whether and the extent to which the proposed amendment would result in significant adverse impacts on the natural environment;

Environmental impacts for this parcel will be assessed through the concurrent mining permit modification request. The Environmental Resource Department will conduct further review to ensure compliance with the Land Development Code during the mining permit modification and reclamation review process.

The proposed amendment is not expected to create adverse impacts on the natural environment. Any future development of this site will be required to comply with all state and local environmental regulations.

7. Whether and the extent to which the proposed amendment would adversely affect the property values in the area;

The proposed amendment would not adversely affect the property values in the area.

8. Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern;

An orderly and logical development pattern will occur with is change in zoning. The general existing use surrounding the property is mining and agricultural.

9. Whether the proposed amendment would be in conflict with the public interest, and is in harmony with the purpose and interest of this Code; and

The proposed amendment would not be in conflict with the public interest and is in harmony with the purpose and intent of this Code.

10. Any other matters that may be deemed appropriate by the Planning and Zoning Commission or the Board of County Commissioners, in review and consideration of the proposed amendment.

The Planning and Zoning Commission and the Board of County Commissioners may raise other matters regarding this proposed amendment to the Official Zoning Atlas

SUMMARY

Staff's analysis indicates that overall the proposed IX zoning district in this area is consistent with the St. Lucie County Comprehensive Plan and is not in conflict with the County's Land Development Code. The requested change to IX is compatible with zoning and uses in the surrounding area, due to the outstanding issues pertaining to the expired mining operation staff support the request. The County's Public Works and Environmental Resources Department have been working with the applicant to resolve the outstanding issues related with the expired mine.

RECOMMENDATION:

Forward this petition to the Board of County Commissioners with a recommendation for approval.