

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [x] PDP
Master Plan [x] New [] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 02/17/2026

File No. H-20-18 Official Date Stamp:

APPLICANT NAME: M and S Enterprises of Central Florida LLC

Address: 4435 Baseball Pond Road
City: Brooksville State: FL Zip: 34602
Phone: 352-796-6930 Email: michael@mdanielinc.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates
Address: 966 Candlelight Blvd.
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: [] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 387085
2. SECTION 1, TOWNSHIP 23, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: PDP/SU (Special Use for excavation)
5. Size of area covered by application: 4.60 acres
6. Highway and street boundaries: SR 50 (Cortez Blvd.) west of La Pine Road
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, William M. Daniel, as President of M and S Enterprises of Central Florida LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates and (representative, if applicable): to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 25 day of FEBRUARY, 2026, by W. Michael Daniel who is personally known to me or produced as identification.

Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

Article III (Specific Regulations, subsection 3.I, Excavation) of Appendix A provides that an operator desiring to engage in an excavation operation on forty (40) acres or less, and where the activity is not specifically exempted by The Hernando County Land Development Regulations, shall make written application to the County for a conditional use permit to be processed in accordance with the specific use regulations of that Section.

Article VIII (Planned Development Project) of Appendix A provides for a Special Use designation (SU) which allows for any use not so designated as a specific Planned Development Use. In this case, the specific use regulations of Article III also apply. The applicant has requested PDP(SU)/Planned Development Project (Special Use) in order to request deviations as shown on the master excavation plan and identified in this narrative. Deviations can be approved through the Planned Development Project process.

Zoning and Land Use

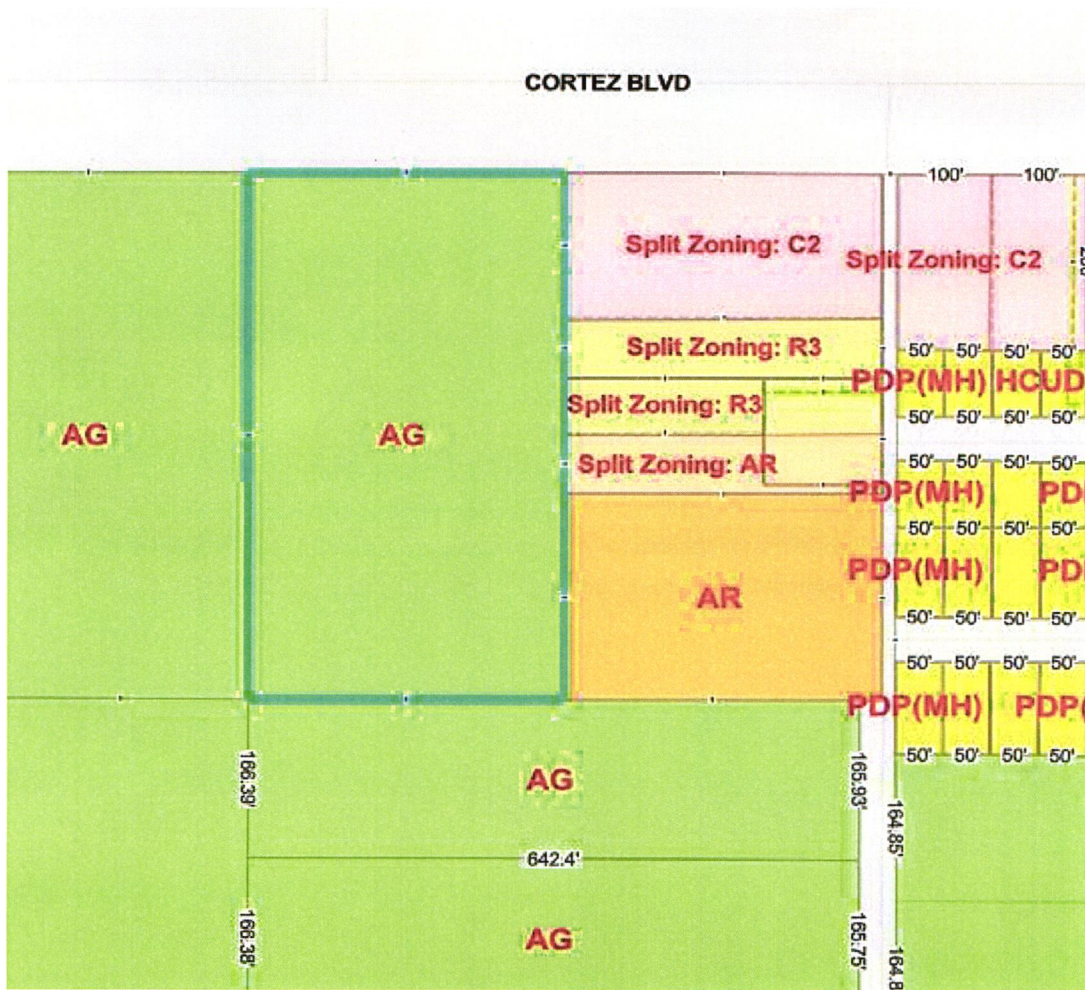


Figure 2-Parcel Key 387085 Zoning

The site is currently zoned AG (Agriculture). See figure 2 for the site zoning.

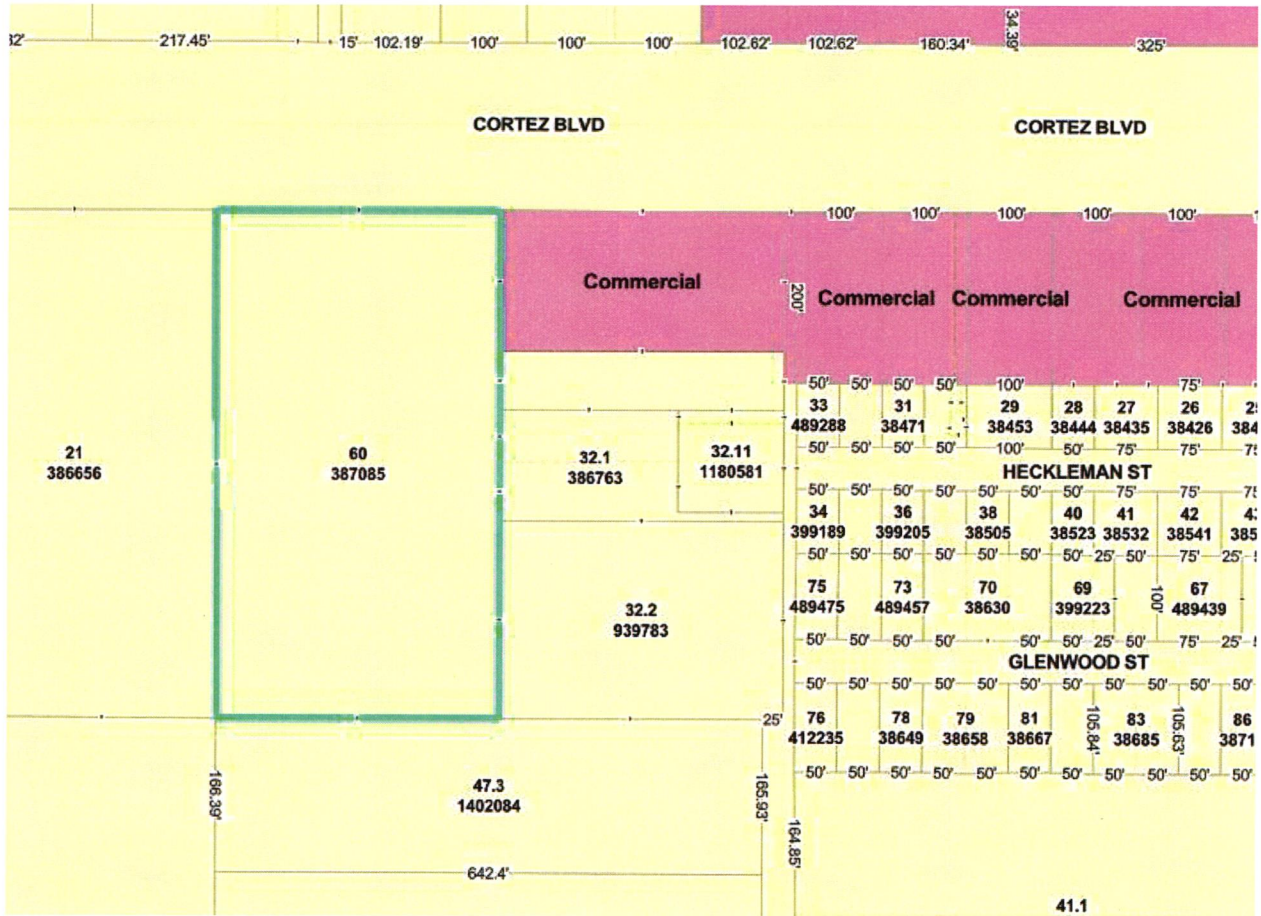


Figure 3-Parcel Key 387085 Land Use

The site is located in the Residential Land Use Classification on the Future Land Use Map. See figure 3 for the site land use designation.

Project Description

The applicant is proposing to excavate the 4.60 acre site for the removal of sand in accordance with the requirements and standards of Article III.I (Excavation) of Appendix A (Zoning). The excavation plan will be in accordance with the following:

1. The excavation will occur over a period of 5 years; subsequent renewals will be obtained if necessary
2. An excavation permit will be applied for and obtained after approval and prior to the commencement of any excavation activities
3. The depth of the excavation will not penetrate the water table
4. Side slopes will not exceed 3:1
5. A fugitive dust control plan will be provided at the time of excavation permitting

6. An engineer's estimate and reclamation bond will be provided at the time of excavation permitting
7. A detailed reclamation plan will be provided at the time of permitting
8. The site will be reclaimed in a manner consistent with future development of the site
9. Applicable permits from all state regional and local agencies will be provided at the time of permitting
10. No onsite processing of materials, washing, screening or classifying of materials is anticipated
11. Site setbacks of 25 feet will be maintained around the entire perimeter of the excavation area
12. A buffer consisting of a 3 foot high v berm shielding the excavation activity will be maintained within the perimeter setbacks. The berm will be sodded prior to excavation and meander around existing trees and vegetation in an effort to minimally disrupt existing vegetation where necessary
13. Stormwater will be maintained on site
14. Hours of operation will be from 7 AM to 6 PM unless otherwise approved by the permitting authority
15. A plan to maintain fugitive dust will be provided at the time of permitting

Requested Deviations

Setbacks-The following required setbacks from the property line and proposed deviations are identified below:

Direction	Parcel Key	Existing Use*	Required Setback	Proposed Setback
North	NA	Road	100 feet	25 feet
South	1402084	Ag Res	300 feet	25 feet
East	1065965	Vacant Com	300 feet	25 feet
	386763	Vacant	100 feet	
	939783	AG Res	300 feet	
West	386656	Vacant	100 feet	25 feet

*property use

Buffers-Article III, Section 3 (Specific use regulations) requires a 100 foot buffer with an 80 percent opacity standard for excavation on sites less than 40 acres. The applicant proposes a 25 foot wide buffer with a 3 foot high sodded berm that maintains existing vegetation where feasible per the proposed master excavation plan.

Justification-The site is relatively small at 4.60 acres making the setback and buffer requirements overly restrictive, as they are intended for excavation activities on much larger parcels. The area surrounding the proposed excavation site is relatively rural with some vacant properties and the applicant proposes a 25 foot buffer with a sodded 3 foot high berm for separation.

Site Access

The site will SR 50 (Cortez Boulevard) for direct access. The access will align with an existing median opening. See the excavation plan for the location of the site access.

Soils

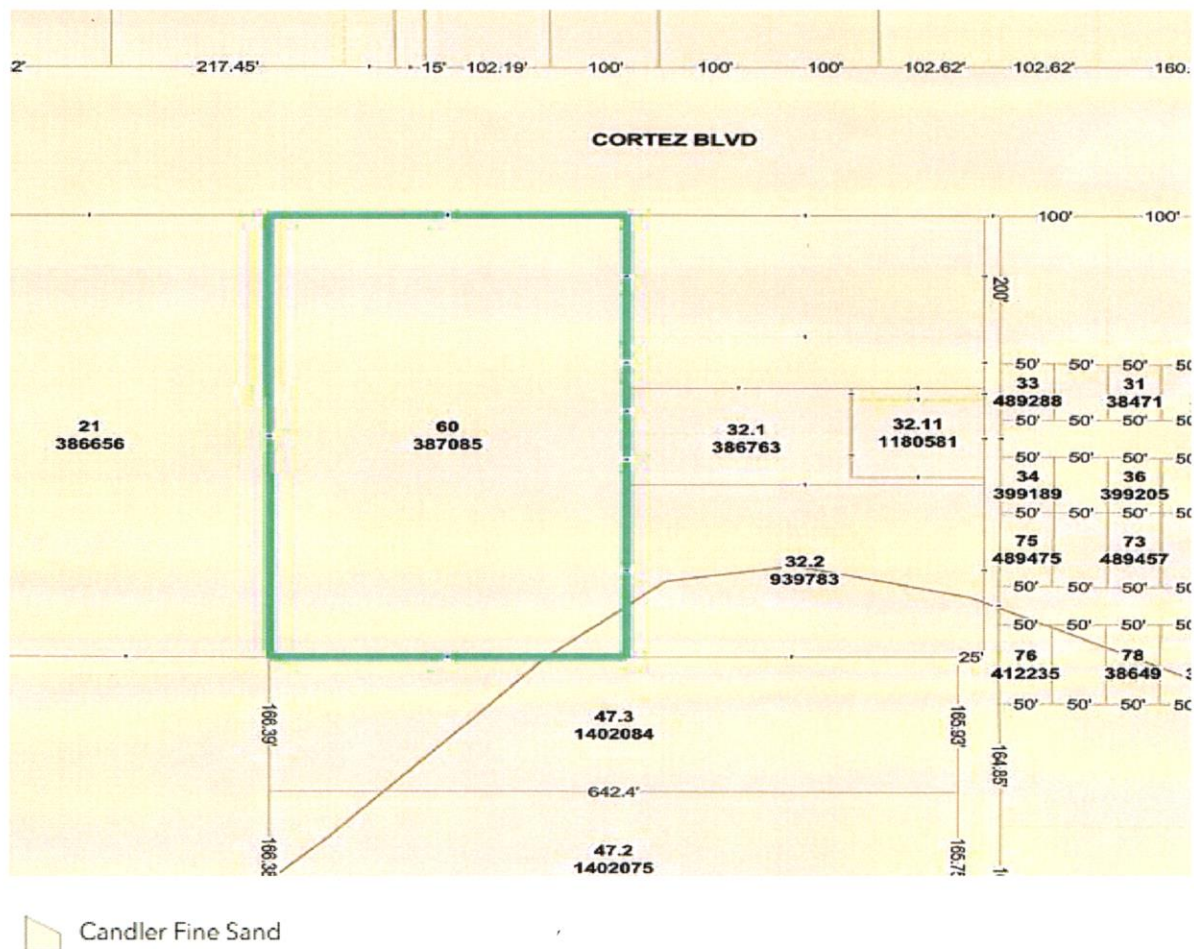


Figure 4-Parcel Key 387085 Site Soils

The site consists of Candler Fine Sand soils. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. See Figure 4 for the information on site soils.

Topography



Figure 5-Parcel Key 387085 Site Topography

The site ranges in elevation from 158 feet above MSL in the southeast corner of the site to 130 feet above MSL along SR 50 (Cortez Boulevard). See figure 5 for site topography.

Flood Zone

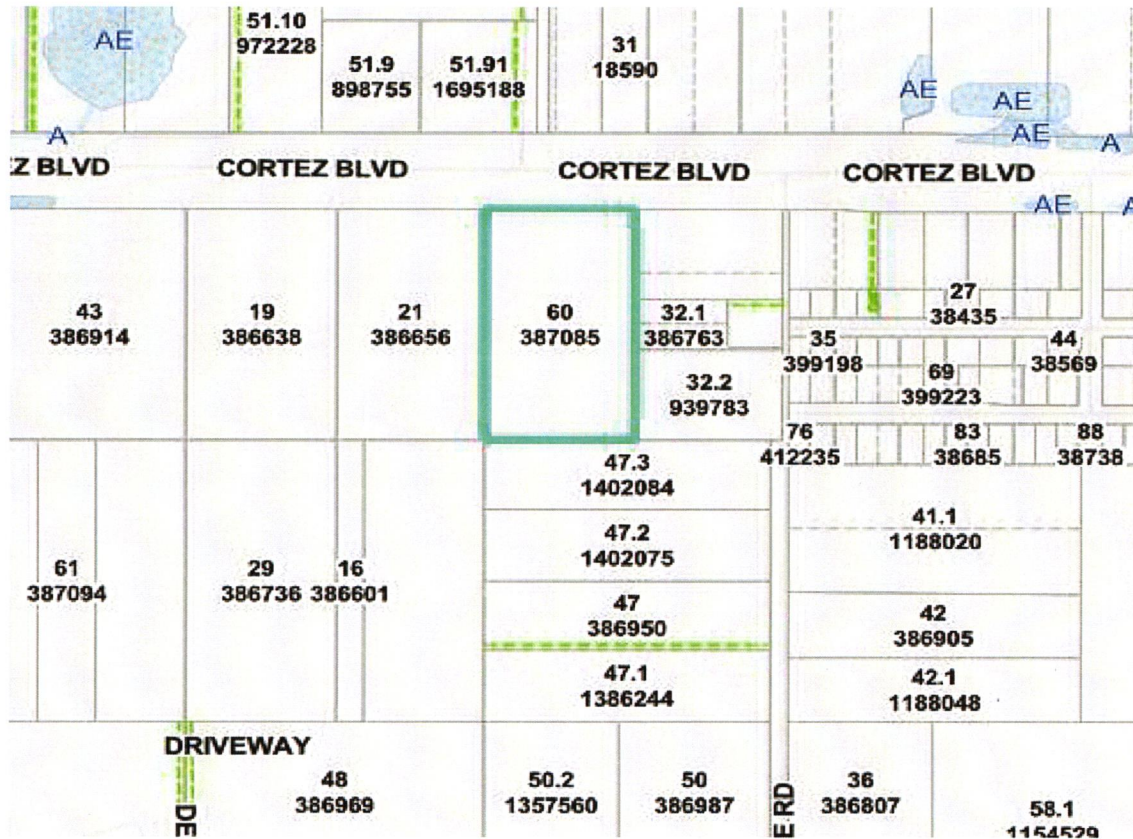


Figure 6-Parcel Key 387085 Flood Zone

The site is not located in a flood zone. See Figure 6 for the site flood zone information.

Comprehensive Plan Consistency

Future Land Use Element-Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Analysis: The Comprehensive Plan does not specifically address small scale excavation activities (less than 40 acres) or the Conditional Use process. Article III.I (Excavation) of Appendix A (Zoning) specifically provides the Conditional Use standards for small scale excavation and does not regulate the use by zoning or land use district. In this instance, the area is not developed with subdivisions or dense residential uses, and the area is

characterized by large properties. The applicant is proposing utilizing the PDP/Special Use District and excavation master plan and Conditional Use standards with deviations for design of the proposed excavation use. The applicant also proposes a 25 foot setback with a 3 foot high berm on the property perimeter adjacent to excavation for separation of uses, compatibility and noise reduction. In addition, the conditional use standards provide that the activity does not occur at night and includes safeguards for proper reclamation.

Proposed Deviations

As indicated above in the narrative