

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-22-63 Official Date Stamp:



Application to Change a Zoning Classification

Application request (check one):

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

Received
AUG 03 2022
Planning Department
Hernando County, Florida

Date: 8/3/22

APPLICANT NAME: M. Daniel Construction, Inc.

Address: 4435 Baseball Pond Rd
City: Brooksville State: FL Zip: 34602
Phone: 352 279 5933 Email: Michael@mdanielinc.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Darryl W. Johnston, Esq.
Address: 29 S. Brooksville Ave
City: Brooksville State: FL Zip: 34601
Phone: 352 796 5124 Email: dwj@djohnstonkw.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): 344354
2. SECTION 15, TOWNSHIP 22 South, RANGE 18 East
3. Current zoning classification: PSF and Mining and AG
4. Desired zoning classification: PSF for C: D (Expansion of Existing PSF)
5. Size of area covered by application: 140.5
6. Highway and street boundaries: Sunshine Grove 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, Michael Daniel, as President, 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):

- [x] I am the owner of the property and am making this application OR
[] I am the owner of the property and am authorizing (applicant):
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 3 day of August, 2022, by 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

NARRATIVE – M. DANIEL CONSTRUCTION, INC.

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Planning Department
Hernando County, Florida

Proposal

This is a 150.1 acre parcel that is split zoned as Mining and the eastern ten (10) acres as Agricultural. There is a public service facility overlay for a construction and debris landfill (“C & D”) on a portion of the western side of the property. This overlay has been in effect for more than a decade. The owner desires to expand the PSF overlay for the C & D to the eastern boundary of the mining portion of its property.

The subject property is currently used as a C & D landfill and a sand mine. Access to the subject is from Sunshine Grove Road. Zoning to the north is mining, to the south is AGSchool, and to the west and east is agricultural.

This is a request to modify the existing PSF to expand the C & D east to the western boundary of the agricultural zoned property on Petitioner’s land. The buffers and setbacks for the C & D shall be per code.

Site and Environmental Characteristics

Most of the site has historically been used as a sand mine. The western part, included with the approved PSF for a C & D, has been used as a C & D since its approval. The entire .6 acre site is a commercially developed.

The entire site is within Zone X and does not lie within a flood zone. All surface water will be properly permitted and drained to approved drainage retention areas. There are no wetlands or water features.

There are no known endangered or protected species on site.

Site Plan

The proposed site plan is attached. There are no new buildings contemplated. No deviations are requested. The existing roadway network is capable of accommodating the expansion, and there will not be upgrades to signals or roadway network due to this site’s traffic volume.

Hernando County Solid Waste Services has expressed support for the expansion.

Conclusion

This expansion of the existing PSF is consistent with the County’s comprehensive plan and is compatible with the surrounding land uses. The proposed uses will not be adverse to the public. We request approval of this PSF expansion as stated above.

Sunshine Grove Road C&D Landfill

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AUG 03 2022

Planning Department
Hernando County, Florida

100' Setback (West and North)

200' Setback (South)

Existing Landfill
Proposed Lateral Expansion

10ac Setback
(apprx. 1,325'x329')

Grove Rd

Buffalo Ln

Ganster Dr

Sunshine Grove

Central High School

Ken Austin Pkwy

Pine Grove Elementary School

Google Earth

Image © 2022 TerraMetrics

Spring Hill Home Inspection

2000 ft

