

AMENDED NARRATIVE – M. DANIEL CONSTRUCTION, INC.

Received
JUN 12 2023
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 intent is to create a "Class III" landfill as defined by Rule 62-701, F.A.C.

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 AG/School, 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.

Spa Removal

Due to the mining designation of the property, it is considered a SPA under the Hernando County Regulations. It is Petitioner’s intent to change the zoning so SPA is removed and abandoned. It is not a SPA because of any activity on the property which has breached the lime rock layer beneath the property. The clay layer above lime rock has never been breached. The lime rock layer beneath the clay has never been breached. There will be a synthetic layer over the clay for the Class III land fill, so nothing will penetrate. The goal is to approve the Class III land fill and allow sand mining through an excavation permit for 40 acres or less on remaining property as permitted under the Code.

Conclusion

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