



October 9, 2023

Hernando County Planning Department  
Michelle L. Miller, M.S., Planning Administrator  
1653 Blaise Drive  
Brooksville, Florida 34601

**RE: M. Daniel Construction, Inc.  
Expansion of Public Service Facility Overlay District (PSFOD) with Deviations  
File Number H-22-63**

Mrs. Miller,

The School District has reviewed the proposed zoning petition referenced above. We understand the applicant is asking to expand an existing Construction and Debris (C&D) landfill on the parcel of land that abuts the northern property line of Central HS, West Hernando MS, and Pine Grove ES. We understand the existing C&D landfill currently occupies about 12.84 acres, and that the applicant intends to use 110 acres of the 150-acre site as a Class III landfill. Because the C&D landfill was previously approved and has been operating for several years, this appears to be an increase of intensity rather than a new use. We understand the deviation requested pertains to the setback, that is, the distance from our adjoining property line to the existing waste disposal area. The application data indicates the current setback is 200,' but that the Land Development Code prohibits landfills to be located within 1,000' of a school.

Because asbestos-containing waste materials are already prohibited in C&D landfills, we do not believe asbestos is currently a cause for concern. However, we are concerned that allowing Class III waste in the expanded landfill would allow the subsequent introduction of asbestos into a landfill that is located less than 1,000' from the school property. – See FAC Rule 62-701.200(14) and FAC Rule 62-701.730(19).

To remedy our concerns about asbestos-containing waste materials, we respectfully request the following revision:

Revise performance condition 7 to read:

The petitioner shall meet the requirements as identified by Rule 62-701, F.A.C., for a Class III landfill, **except that asbestos-containing material shall be deemed unauthorized waste.**

To date, activities at the existing landfill have had little to no adverse impact on school activities at Central HS. However, the petitioner's request would extend the landfill behind West Hernando MS and Pine Grove ES. By increasing the landfill to more than eight times its current size – without providing additional distance to separate the waste disposal area from the schools – we believe the potential for adverse impacts on school activities will be significantly higher than it has been historically. It should also be noted that our younger students in the middle and elementary schools regularly play the open playfields adjacent to the adjoining property line.

To remedy our concerns about the landfill's proximity to school activities and to students, we respectfully request one of the following revisions:

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1. Revise performance condition 9 to read:

Minimum Buffers/Setbacks:

North: 100'

East: 100'

West: 100'

South: **200' buffer; 400' setback to approved delineated waste disposal area**

OR

2. Add performance condition 11, to read:

***The petitioner shall provide an 8' high privacy fence along the south property line.***



We appreciate the opportunity to review and comment on this proposed zoning petition. Should you have any questions concerning these findings, please do not hesitate to contact me.

Regards,

James W. Lipsey  
Manager of Planning, Design and Construction  
Hernando County School District

Copies to: Brian Ragan, Director of Facilities, HCSD  
Steve Crognale, Executive Director of Support Operations, HCSD  
John Stratton, Superintendent, HCSD