

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: September 11, 2023

**APPLICANT:** M. Daniel Construction, Inc.

**FILE NUMBER:** CU-23-01

**REQUEST:** Conditional Use Permit for Excavation

**GENERAL LOCATION:** West side of Sunshine Grove Road, approximately 2,000' north of Ken Austin Parkway

**PARCEL KEY NUMBER:** 344354

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### APPLICANT'S REQUEST:

The petitioner is requesting a Conditional Use Permit for the Excavation of a 40.0-acre parcel. The petitioner has indicated sand excavation will be accomplished via front-end loader and/or track-mounted excavator. Excavation will extend downward vertically until clay or limestone is encountered but not to exceed the 100-foot contour. An elevation benchmark will be established on the edge of the project excavation that will be used to monitor the depth of mining. Excavated sand material will be stockpiled temporarily on-site awaiting sale and transport off site. There will be no washing, screening, classifying or other processing of the excavated materials on site.

### SITE CHARACTERISTICS:

**Site Size:** 40.0 acre portion (150.1 acres)

**Surrounding Zoning;  
Land Uses:**

North:	Mining; Undeveloped
South:	AG; High, Middle and Elementary School Campus
East:	AG; Single Family, Mobile Homes
West:	AG; Single Family, Mobile Homes

**Current Zoning:** AG/(Agricultural)

**Future Land Use  
Map Designation:** Rural

### ENVIRONMENTAL REVIEW:

**Soil Type:** Candler fine sand

#### Hydrologic

**Features:** The subject property contains no wetlands or Special Protection Areas (SPA) according to County data resources.

**Protection**

**Features:** The property is not located within a Wellhead Protection Area (WHPA) according to County data resources.

**Habitat:** Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake (*Drymarchon corais*), Florida mouse (*Podomys floridanus*), Florida pine snake (*Pituophis melanoleucus mugitus*), and gopher frog (*Rana areolata*). Since there is the potential for this listed Species of Special Concern to be present, the site should be inspected prior to excavation, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.

**Comments:** A comprehensive wildlife/gopher tortoise survey shall be conducted in order to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.

Excavation may create an environment for nuisance exotic vegetative species to begin to grow in the disturbed areas. The petitioner must provide acceptable control measures to contain and eliminate any nuisance species.

**UTILITIES REVIEW:**

The Utilities Department has indicated they currently do not supply water or sewer services to this parcel. Services are not available to this parcel. Well and septic are the responsibility of the property owner.

**ENGINEERING & TRANSPORT REVIEW:**

The site is located on the west side of Sunshine Grove Road, approximately 2,000' north of Ken Austin Parkway. The petitioner has indicated utilizing the existing access points for the project; furthermore, the existing roadway network is capable of accommodating the expansion, and no upgrades to signals or roadway network will be necessary due to the site's proposed traffic volume. The County Engineer has reviewed the request and indicated the following:

- The existing site is internally drained and has a permitted retention pond. No new impervious area is being added, no permit modification by Southwest Florida Water Management District.
- Explain how the Florida Department of Environmental Protection permit is incorporated into the expansion.

- Applicant to provide documentation that supports narrative statement that the existing roadway network is capable of accommodating the expansion, and that there will not be upgrades to signals or additional truck volume added to roadway networks.

**LAND USE REVIEW:**

Excavations are permitted by the County LDRs by Conditional Use Permit; however, excavations are limited to 40.0 acres. Furthermore, the excavation must comply with the County’s LDRs relating to excavation. The standards address the provision of screening (vegetative or berm), hours of operation, fugitive dust control, reclamation, etc.

The following minimum setbacks from the permittee property line shall be maintained for adjacent property uses:

Excavation and Stockpiles:	
North (undeveloped mining):	100'
East (residential lots greater than 2 acres):	100'
West (residential lots greater than 2 acres):	100'
South (School Campus):	200'

As part of the excavation permitting process, the petitioner must provide a reclamation plan addressing the following:

1. Contouring or other suitable land-shaping techniques to enhance side slope stabilization and control erosion during reclamation so that adjoining properties are not affected. Slopes shall not exceed 3:1.
2. A revegetation plan to provide twenty (20) percent of the area under permit will be retained or re-established with native vegetation that existed on the site prior to the excavation activity. The distribution of the twenty (20) percent vegetation on the site will be determined during the review of the reclamation plan.
3. If water bodies are created, a littoral zone shall be established.
4. Engineers estimate for cost of reclamation.
5. A time schedule and description of the proposed reclamation.

**Comment:** The petitioner has not indicated reclamation provisions for the C&D Landfill. If approved, the petitioner shall be subject to the minimum reclamation requirements of the County LDR’s. This shall include but not be limited to grading, contouring, and seeding and/or sodding disturbed areas.

The buffer requirement shall be a minimum of one hundred (100) feet measured perpendicular from the property line. Where required, the buffer shall shield adjoining properties when viewed from the property line. The buffer must shield the operation at the time excavation begins. Shielding shall meet an 80% opacity standard. Berms, towers, stockpiles, and other similar items which extend above the buffer need not be shielded. The clearing and stripping of vegetation from the land shall not require the pre-establishment of a buffer.

**Comment:** The petitioner has indicated providing the minimum buffer requirements of the County LDR’s.

As part of the excavation permitting process, the petitioner must submit a plan for the control of fugitive dust.

**Comment:** The petitioner has not indicated dust control measures for the subject site. If approved, the petitioner shall implement dust control measures for stockpiles, truck movement and excavation equipment by watering methods or industry BMP's.

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission has the ability to grant a conditional use permit for a period up to five (5) years.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrence. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.*

*The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowners associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.*

**STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission approve the request for a Conditional Use Permit for Excavation for a period of five (5) years with the following conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. If a clay lens is encountered during the excavation permit operation, the petitioner shall modify the Excavation Permit to permit the new elevation of the excavation bottom.
3. Minimum buffer for excavation shall be 100' along the perimeter of the excavation site. All buffers that have been encroached upon by the excavation operation shall be restored in accordance with County regulations.
4. Excavation shall not commence until such time the petitioner applies for and is approved for an Excavation Permit through Hernando County Development Services.
5. The petitioner shall provide an updated Florida Department of Environmental Protection permit for the expansion.

6. The petitioner shall provide documentation to the County Engineer, indicating the existing roadway network is capable of accommodating the expansion, and that there will not be upgrades to signals or additional truck volume added to roadway networks.
7. The petitioner shall meet the stormwater permitting requirements of the SWFWMD and comply with the Hernando County Facility Design Guidelines.
8. A comprehensive wildlife/gopher tortoise survey shall be conducted in order to identify any listed species present on the property.
9. The petitioner shall provide a Reclamation Bond prior to the issuance of an excavation permit.
10. The petitioner shall provide acceptable control measures to contain and eliminate any nuisance vegetative species.
11. Geotechnical subsurface testing and reporting in accordance with the County's Facility Design Guidelines shall be conducted prior to the issuance of an excavation permit.
12. The following minimum setbacks from the permittee property line shall be maintained for adjacent property uses:  
Excavation and Stockpiles:  
North: 100'  
East: 100'  
West: 100'  
South: 200'
13. No onsite processing of materials, washing, screening or classifying shall be permitted.
14. The petitioner shall provide a plan for the control of fugitive dust.
15. The Conditional Use Permit for Excavation shall expire on September 11, 2027.