

May 1, 2025

Michelle Miller, Planner III
Hernando County Development Services Department
1653 Blaise Dr.
Brooksville, FL 34601



RE: Response to Request for Additional Information

Project Name: Sunny Pines of Hernando - Rezoning
Application No.: H-25-07

Michelle,

This letter is in response to County comments relating to the project referenced above.

Please note that County comments have been restated below and an explanation of our response has been provided in italics.

H2507 Department Comments, June P&Z Meeting

Department of Public Works Comments

- This project lies within the Bystre Lake watershed, in basins A1240, -790, and -880. The BFE is 74.4 in NAVD 88. The parcel elevation ranges from 95 to 60. The majority of the site lies within the floodplain.

Response: Most of the site proposed for development is not in the floodplain.

- Modification requested to the access on Mondon Hill Road to be emergency only, developer should consider that this access provides access to an existing Traffic Signal.

Response: The developer agrees to full access to Mondon Hill; emergency only was requested by the community/citizens.

- The Driveway on Cortez Blvd./SR 50 has severe Sight Distance issues. This access should line up with the existing directional median. This access requires FDOT/Florida Dept. of Transportation access management permit.

Response: Agreed

- Dept. of Public Works Engineering has concerns of only 1 access point being provided with the number of units.

Response: The developer agrees to two full access points.

- Traffic Access Analysis will be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

Response: Agreed

- Project may be required to obtain FDOT/Florida Dept. of Transportation Drainage Permit.

Response: Agreed/acknowledged.

Hernando County Utilities Department

HCUD does not currently supply water or wastewater service to this parcel. Water service is available to this parcel. Wastewater service is not currently available, however the previous owner entered into a water and sewer service agreement with HCUD to extend wastewater service to the property, however the developer's representative has expressed interest in revising this agreement.

HCUD has no objection to reapprove the existing master plan with modifications, subject to the existing agreement or an approved amended agreement for the connection to the central water and wastewater systems at time of site development. Parcel Key# 370360.

Response: The developer will update and modify the existing water/sewer agreement with HCUD.

We trust that the information provided will adequately address County comments and allow approval of the associated permit. Please contact me at your convenience if there are any additional questions concerning this project.

Sincerely,

Concetta Cook

Permit Coordinator

Coastal Engineering Associates, Inc.