

QUATIC SERVICES

ENGINEERING

FACILITIES

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WATERWAY

1525 EAST JEFFERSON STREET \* BROOKSVILLE, FLORIDA 34601
P 352.754.4060 \* F 352.754.4423 \* W www.Hernando.County.us

November 18, 2019

Mr. Gregory B. Wegener, P.E., Project Engineer Coastal Design Consultants, Inc. 7026 Little Road New Port Richey, FL 34654

Subject: Suncoast Credit Union #1383707 Administrative Design Variance Request

Coastal #: 19014

Dear Mr. Wegener,

Upon review of your attached request and supporting documentation, the request to design the frontage road as submitted, not extended to the southern boundary of parcel, is approved with the condition that the necessary right of way be reserved along the northern parcel boundary for possible connectivity in the future should Tract A ever require connectivity.

The request to install only one sidewalk along the Northern frontage road is approved, the sidewalk must be installed the length of the existing frontage road. The Eastern frontage road sidewalk requirement may be differed with payment into sidewalk fund for future installation. Payment must be received prior to permit issuance.

The Administrative Variance does not relieve the Engineer of Record of their responsibilities or liabilities to design safe roadway infrastructure. Additionally, this administrative design variance addresses only the items stated in the attached variance request. It remains the responsibility of the Engineer of Record to thoroughly check the plans for errors and/or omissions.

Sincerely,

Director of Public Works, County Engineer

kdm/SH Attachments

CC:

Chris Hanning, P.E., Assistant County Engineer Ernie Lane, Traffic Engineering Assistant II

**Development File** 



November 15, 2019

J. Scott Herring, P.E., Hernando County Public Works 1525 E. Jefferson Street Brooksville, FL 34601

Reference:

Administrative Design Variance Request

Project Name: Suncoast Credit Union - Spring Hill

Hernando County Application No.: 1383707

Coastal #: 19014

Mr. Herring:

On behalf of its client, Coastal Design Consultants, Inc. (Coastal) is requesting an Administrative Design Variance request for the project referenced above. This project consists of new development of proposed Suncoast Credit Union.

We respectfully request a variance request regarding the below items:

- A. Frontage Road We respectfully request that the county consider the submitted frontage road as adequate and not require the road to extend to the southern boundary of the subject parcel. Extending to the southern boundary creates several complications including but not limited to additional 100 year floodplain impacts and additional runoff. The additional 100 year floodplain impacts would require the mitigation of said impacts onsite which is an onerous requirement given the restricted nature of the site. The additional impervious would trigger additional water quality and quantity requirements to meet rule and would therefore cause the reduction of parking below the acceptable number of spaces. Lastly, it seems quite unlikely that the road would ever be extended to the south as the area to the south is zoned as a landscape buffer and therefore the road would not be extended. Please see the enclosed Track Designation Table and Zoning Exhibit. We believe that the frontage road, as designed serves the intended purpose of keeping entrances and travel away from US19 as users will be able to travel from the subject parcel to other parcels within the commercial subdivision without entering US19. The client is willing to dedicate right of way for the frontage road from the north side all the way to the south side to allow the road to be extended through the landscape area should the zoning ever get approved from landscape to commercial.
- B. Sidewalk along both sides of the frontage road We respectfully request that the owner is only required to build sidewalks on one side of the frontage road from a pedestrian connection to the north edge of the property. Based on the above logic, it seems unlikely that the sidewalk would need to extend to the south. Also, the east side of the frontage road requires a wall due to the

T:\@CDC\Projects\19014 Suncoast Credit Union Spring Hill\Documents\Hernando Co\Variance Request\Suncoast Credit Union Variance Request Trans..docx

J. Scott Herring, P.E., Hernando County Public Works Suncoast Credit Union – Spring Hill Administrative Design Variance Request November 15, 2019 Page 2 of 2

limited space and the limits of the previous wetland impact and a sidewalk over the wall would require a boardwalk which would be a financial burden for the client especially given that no other sidewalks are presently in place within the commercial subdivision.

We have enclosed a tract designation summary showing this track as being reserved as a landscape area.

Sincerely,

Coastal Design Consultants, Inc.

Gregory B. Wegener, P.E.

**Project Engineer** 

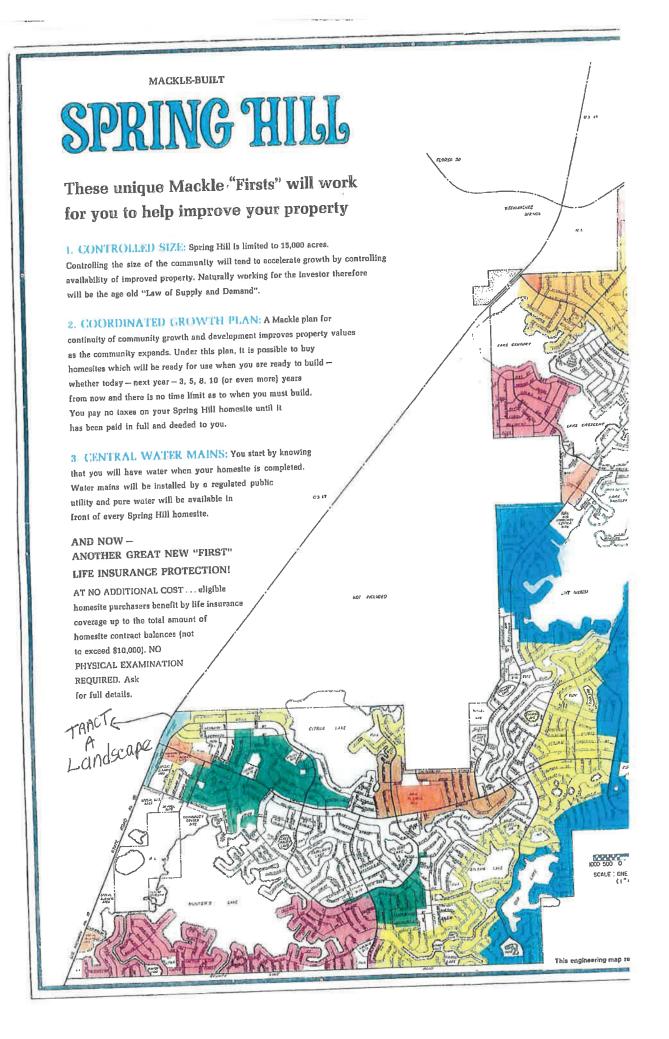
# Enclosure:

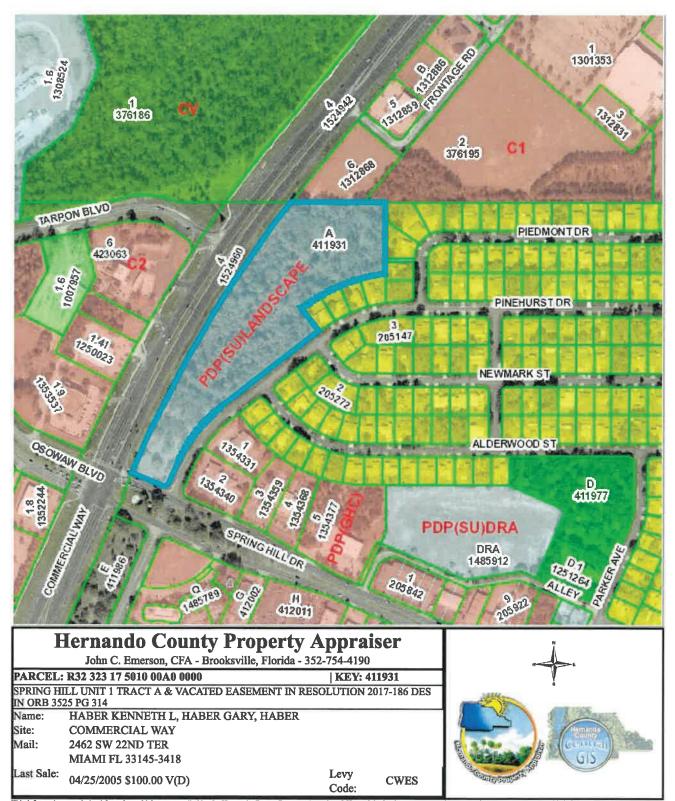
- Zoning Exhibit
- Track Designation Exhibit

cc: Peter M. Hepner, Hepner Architects, Inc. Justin Crosby, Hepner Architects, Inc.

_				,
UNIT	1,	TRACT	ACRES	USE
	7		1	-
1		"A"	10.85+	LANDSCAPE
		"B"	7.39 <u>+</u>	BUSINESS
		"C"	1.03 <u>+</u>	COMMUNITY FACILITY
;		"D"	5.27 <u>+</u>	PARK
		"E"	4.31+	LANDSCAPE
•		"F"	15.16±	SPECIAL BUSINESS
		"G"	4.62 <u>+</u>	ADMINISTRATION BUILDING
		"H"	3.21 <u>+</u>	BUSINESS .
en e		"I"	0.65±	BUSINESS
		. """	12.10+	SCHOOL
		"K"	6.00 <u>+</u>	CHURCH
	· ·	"L"	5.29 <u>+</u>	UTILITY
	•	"M"	22.80 <u>+</u>	COMMUNITY CENTER
		"N"	0.10 <u>+</u>	CONVENIENCE
24	90	"0"	0.29 <u>+</u>	CONVENIENCE
1		"P"	1.56± '	D. R. A.
-			#.50 <u>-</u>	D. R. H.
*				
2		"A" ·	4.98 <u>+</u>	PARK
2	*	"B"	0.12 <u>+</u>	UTILITY
			s : = = = = = = = = = = = = = = = = = =	Tx
3 : .	:	··· A"	40.40 <u>+</u>	BUSINESS
. *	2	"B"	6.34±	PARK
•	: .	"C"	8 0.12 <u>+</u>	CONVENIENCE
	50 000	"D"	0.06±	WALKWAY .
•	• 12	"E"	0.08 <u>+</u>	WALKWAY
	3	"F"	2.39 <u>+</u>	FUTURE DEVELOPMENT
3	39	"G"	0.36 <u>+</u>	UTILITY
		•		OLIBERT
4		· "A"	6,02 <u>+</u>	CHURCH
4		"B"	6.24 <u>+</u>	PARK
•		2	0.23 <u>-</u>	IAIU
5		"A"	4.71 <u>+</u>	CHURCH
		"B"	·5.35 <u>+</u>	PARK
		("C")	0.07 <u>+</u>	
	5	. "D"	2.28 <u>+</u>	CONVENIENCE
12	65 1580	"E"	0.43 <u>+</u>	CONVENIENCE
51 8		"F"	4.65 <u>+</u>	UTILITY
51		"G"		PARK
5		_	12.43+	FUTURE DEVELOPMENT
3	0.	"H"	2.46 <u>+</u>	FUTURE DEVELOPMENT

TRACT Designations Provided by Herrando Chy. Zoning





This information was derived from data which was compiled by the Hernando County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the market value, ownership, or zoning of the property. Zoning information should be obtained from the Hernando County Development Department. No warranties, expressed or implied, are provided for the accuracy of the data berein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

## HEPNERARCHITECTS

HEPHER ARCHITECTS, INCORPORATI 601 S. BOALEVARD, SUITE 101 TAMPA, PLOKEDA 30005 313-329-0614 AA 9000617 | IS 20001337

CFIL ENGINEER
COASTAL DESIGN CONSULTING, INC
FOST SITTLE ROAD
NEW PORT RICHEY, PLONDA 36/SM
777-809-8010
RES. NO. 9672

HARDEBAN RESIPTION & ASSOCIATES, BY 2317 WEST NORTH A STREET TAMPA, PLOREM 39806 813-258-008 REG. NO. FL LA 0007506

IRLICTURAL ENGINEER

ATALANO ENGINEERING, INC.
18 WEST CASS STREET

UMPA, FL. 23696

3.254-1285

AECHANICAL PELECTRICAL (PLUMBING ENGINE BLC ENGINEERING SOLUTIONS 1800 WEST KENNEDY SOLUEVARD, SUITE 250 FAMPA, FLORIDA 33906 153-837-0110

## SITE PLAN DATA

PROPERTY LOCATION: 2140 COMMERCIAL WAY SPRING HILL FL 34605
PROPERTY IDENTIFICATION NUMBER(S): R20 223 17 3687 0000 0000
EXSTING PROPERTY USE: VICUNT /

EXISTING STREETS: FRONTAGE ROAD, 50' R/W, ASPHALT

EXISTING VEGETATION: GRASS & TREES

EXISTING SOILS: USDA SOIL SURVEY OF HERNANDO COUNTY INDICATES: BASINGER FINE SAND

EXISTING WETLAND AREA: N/A

FLOGO ZONE: ZONE "X" AND "AE" ACCORDING TO F.A.M. COMMUNITY PANEL 12053003030, DATED 02/02/2012. ZONING CLASSIFICATION: C1

FUTURE LAND USE CLASSIFICATION: COM TOTAL OWNED AREA: 2.08 ACRES

TOTAL PROJECT AREA: 2.08 ACRES (SEE THIS SHEET FOR PROJECT AREA BOUNDARY)

PROPOSED PROPERTY USE: BANK NUMBER OF PROPOSED LOTS: 1

PARKING REQUIRED (LDC): 3.5 SPACES PER 1,000 GFA OF 4,032 SF BLDC AREA  $\approx$  14.1 SPACES

PARKING PROPOSED: PROPOSED = 40 SPACES INCLUDES: 2 HANDICAP SPACES

TOTAL STRUCTURES:	BUILDING SQUARE FT	BUILDING	
EXISTING BUILDINGS PROPOSED BUILDINGS	4,032 SD-SF	BUILLANG	NA 0'0"
TOTAL BUILDING AREA:	4,032 SQ-SF		0'0"
PROPOSED DENSITY CALCULATIONS:			
COVERAGE	SOLURE FEET	ACRES	PERCENTAGE
BUILDINGS: PAVEMENT: GRASS: DIVANAGE RETENTION WETLANDS	4,032.0 35,883.0 41,558.0 8,185.8 0.0	0.09 0.85 0.95 0.19 0.00	4,45% 40,88% 45,84% 9,03% 0,00%
TOTAL SUBJECT PROPERTY	90,685,8	2.08	100.00%

## FLOOR AREA RATIO (FAR);

PROPOSED FAR: BULDING = 4.032 SF  $SLDG_{\sim}S.F.$  OF UPLAND PORTION OF LOT = 4.032/90.658.80 = 0.09AREA OF SULLDINGS = 4.032 SF (PROPOSED)

### TOTAL AREA OHNED = 2.08 AC X 43.560 = 90.558.80 SF

#### ZOMING/CONDITIONAL USE/SPECIAL EXCEPTIONS HISTORY 00-00-00-000-0000-0000

PETITION NO. DATE DATE, YEAR	REQUEST XX TO XXX	ACTION APPROVED WITH CONDITIONS
00-00-00-0000-0000 PETITION NO. DATE DATE, YEAR	REQUEST XX TO XXX	ACTION APPROVED WITH CONDITIONS
 EXISTING EASEMENT TABLE		
DESCRIPTION	USE	AREA (SF)
UTILITY EASEMENT / DRAINAGE INGRESS/EGRESS EASEMENT WREC EASEMENTS PERMANENT SLOPE EASEMENTS	DRAINAGE ACCESS POWER EMBANKMENT	8,305 00.00 00.00 00.00

## PROPOSED EASEMENT TAILE:

-	HUPUSED EXSENDED TANKE		
	DESCRIPTION	USE	AREA (SF)
	UTILITY EASEMENT	UTILITY TYPE	00.00
	INCRESS/EGRESS EASEMENT	ACCESS	00.00
	WREC EASEMENTS	POWER	00.00

## NOTE:

- BEANINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDI SYSTEM, FL-MEST PROJECTION, WITH THE SOUTH BOUNDARY OF LOT 6, TIMBE HLLS PLAZA — PHASE TWO HANDING A GRID BEARING OF 8, 6956/33W.
- ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AWERICAN VERTICAL DATUM OF 1988 (NAVD88), NATIONAL GEODETIC SURVEY BENCHMARK "Q 622", LOCATED ALONG COMMERCIAL WAY IN SPRING HILL, FLORIDA, PUBLISHED ELEVATION = 14.68 (NAVD88).

GREGORY B. WEGNER, P.E. PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 54876



WEST HERNANDO MEMBER SERVICE CENTER 2140 COMMERCIAL WAY SPRING HILL, FL 34608

PROJECT NO.	3100
DISTRIBUTION	DATE
PERMIT DOCUMENTS	10/04/2019

PRELIMINARY SITE PLAN

C2.0

