



DEPARTMENT OF PUBLIC WORKS

AQUATIC SERVICES • ENGINEERING • FACILITIES • ROADS/BRIDGES • STORMWATER • TRAFFIC • WATERWAYS

1525 EAST JEFFERSON STREET • BROOKSVILLE, FLORIDA 34601
P 352.754.4060 • F 352.754.4423 • W www.HernandoCounty.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 deferred 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,

A handwritten signature in blue ink, appearing to read "J. Scott Herring".

J. Scott Herring, P.E.
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

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Coastal Design Consultants, Inc.
7026 Little Road New Port Richey, FL 34654
Phone: (727) 849-8010 • Fax: (727) 849-8020

J. Scott Herring, P.E.,
Hernando County Public Works
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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
- Tract Designation Exhibit

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

SPRING HILL TRACT DESIGNATIONS

UNIT	TRACT	ACRES	USE
1	"A"	10.85±	LANDSCAPE
	"B"	7.39±	BUSINESS
	"C"	1.03±	COMMUNITY FACILITY
	"D"	5.27±	PARK
	"E"	4.31±	LANDSCAPE
	"F"	15.16±	SPECIAL BUSINESS
	"G"	4.62±	ADMINISTRATION BUILDING
	"H"	3.21±	BUSINESS
	"I"	0.65±	BUSINESS
	"J"	12.10±	SCHOOL
	"K"	6.00±	CHURCH
	"L"	5.29±	UTILITY
	"M"	22.80±	COMMUNITY CENTER
	"N"	0.10±	CONVENIENCE
	"O"	0.29±	CONVENIENCE
1	"P"	1.56±	D. R. A.
2	"A"	4.98±	PARK
2	"B"	0.12±	UTILITY
3	"A"	40.40±	BUSINESS
	"B"	6.34±	PARK
	"C"	0.12±	CONVENIENCE
	"D"	0.06±	WALKWAY
	"E"	0.08±	WALKWAY
	"F"	2.39±	FUTURE DEVELOPMENT
3	"G"	0.36±	UTILITY
4	"A"	6.02±	CHURCH
4	"B"	6.24±	PARK
5	"A"	4.71±	CHURCH
	"B"	5.35±	PARK
	"C"	0.07±	CONVENIENCE
	"D"	2.28±	CONVENIENCE
	"E"	0.43±	UTILITY
	"F"	4.65±	PARK
	"G"	12.43±	FUTURE DEVELOPMENT
5	"H"	2.46±	FUTURE DEVELOPMENT

TRACT Designations
Provided by
Herrando City Zoning

MACKLE-BUILT

SPRING HILL

These unique Mackle "Firsts" will work for you to help improve your property

1. CONTROLLED SIZE: Spring Hill is limited to 15,000 acres.

Controlling the size of the community will tend to accelerate growth by controlling availability of improved property. Naturally working for the investor therefore will be the age old "Law of Supply and Demand".

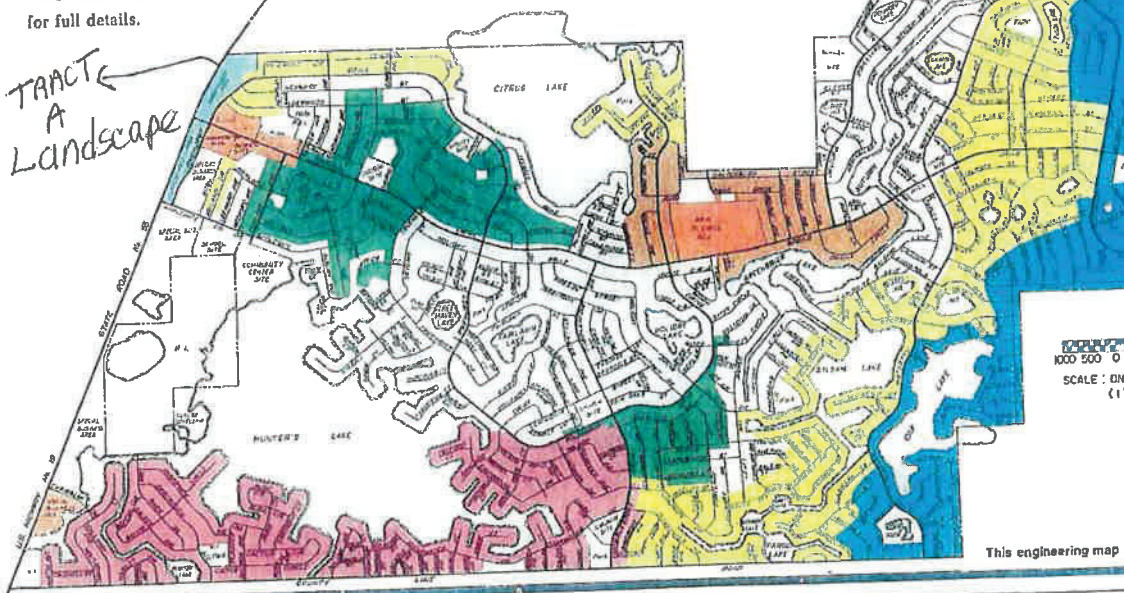
2. COORDINATED GROWTH PLAN: A Mackle plan for continuity of community growth and development improves property values as the community expands. Under this plan, it is possible to buy homesites which will be ready for use when you are ready to build — whether today — next year — 3, 5, 8, 10 (or even more) years from now and there is no time limit as to when you must build. You pay no taxes on your Spring Hill homesite until it has been paid in full and deeded to you.

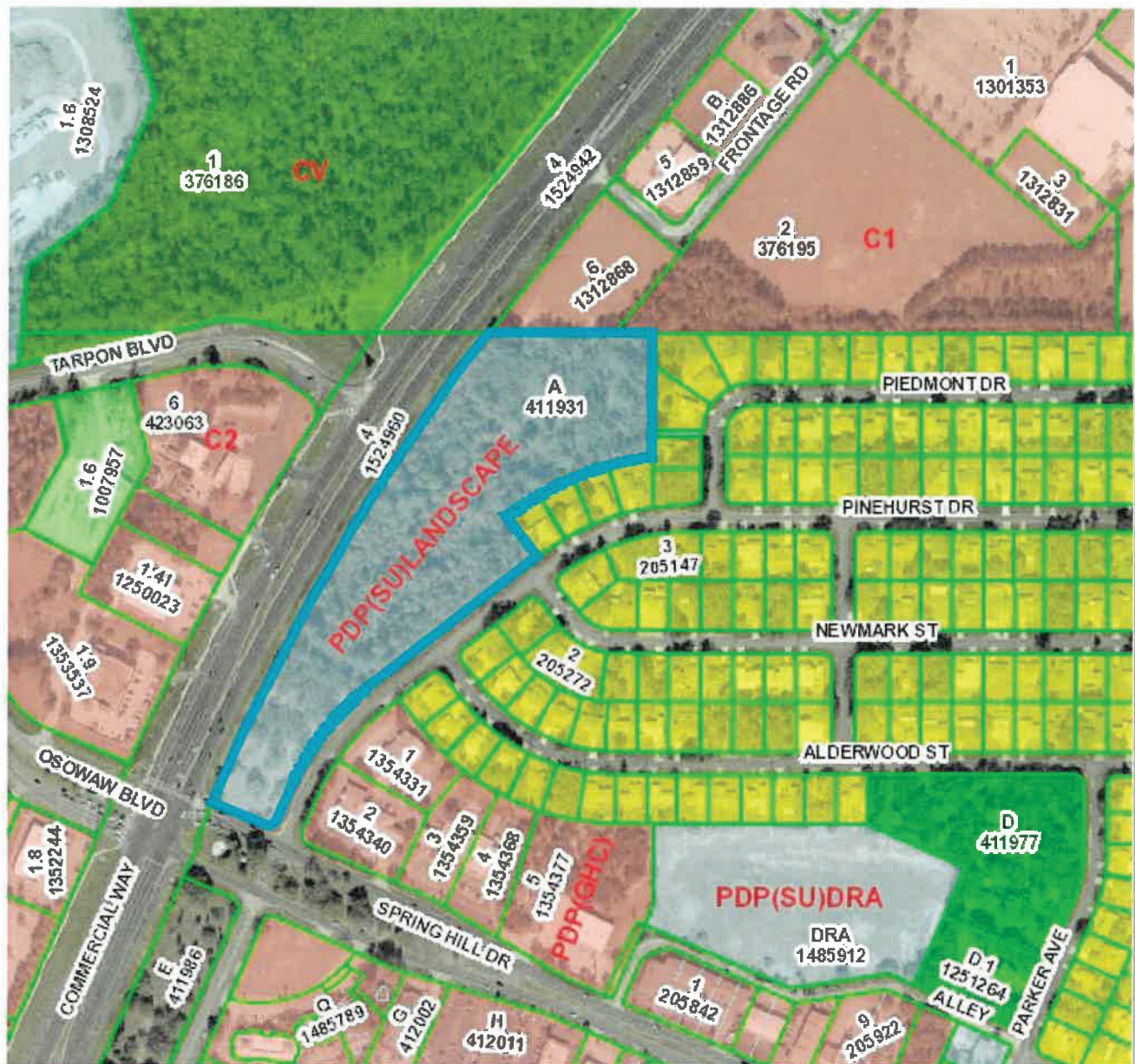
3. CENTRAL WATER MAINS: You start by knowing that you will have water when your homesite is completed. Water mains will be installed by a regulated public utility and pure water will be available in front of every Spring Hill homesite.

**AND NOW —
ANOTHER GREAT NEW "FIRST"
LIFE INSURANCE PROTECTION!**

AT NO ADDITIONAL COST . . . eligible homesite purchasers benefit by life insurance coverage up to the total amount of homesite contract balances (not to exceed \$10,000). NO PHYSICAL EXAMINATION REQUIRED. Ask for full details.

TRACT
A
Landscape





Hernando County Property Appraiser

John C. Emerson, CFA - Brooksville, Florida - 352-754-4190

PARCEL: R32 323 17 5010 00A0 0000

KEY: 411931

SPRING HILL UNIT 1 TRACT A & VACATED EASEMENT IN RESOLUTION 2017-186 DES IN ORB 3525 PG 314

Name: HABER KENNETH L, HABER GARY, HABER

Site: COMMERCIAL WAY

Mail: 2462 SW 22ND TER
MIAMI FL 33145-3418

Last Sale: 04/25/2005 \$100.00 V(D)

Levy Code: CWES



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 herein, its use, or its 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.

