

Kyle Benda

From: Scott Herring <SHerring@co.hernando.fl.us>
Sent: Tuesday, June 10, 2025 8:01 AM
To: Kyle Benda
Subject: FW: Suncoast Credit Union Frontage Road LR22-277
Attachments: SCU Deed of Dedication.pdf; BOCC ROW Acceptance 05112021.pdf; Location Map.pdf

Kyle

Here is the information I have on the frontage Road and the legal review. I don't have a copy of the SWFWMD permit. You can find that on their site.

Thanks!
Scott Herring

J. Scott Herring, P.E.
Public Works Director/County Engineer
Hernando County Florida

From: Scott Herring
Sent: Monday, June 2, 2025 2:03 PM
To: Kandi McCorkel <KMccorkel@co.hernando.fl.us>; Todd Crosby <TCrosby@co.hernando.fl.us>
Subject: FW: Suncoast Credit Union Frontage Road LR22-277

FYI

J. Scott Herring, P.E.
Public Works Director/County Engineer
Hernando County Florida

From: Victoria Anderson <VAnderson@co.hernando.fl.us>
Sent: Tuesday, May 31, 2022 4:27 PM
To: Jeannie Austin <JeannieA@co.hernando.fl.us>; Scott Herring <SHerring@co.hernando.fl.us>
Cc: Lisa Morgan <LMorgan@co.hernando.fl.us>; Pamela Hare <PHare@co.hernando.fl.us>
Subject: Suncoast Credit Union Frontage Road LR22-277

Request: Legal Review of Attorney Daryl Johnston's Opinion Letter (Frontage Road Preston Road Property)

Stated Purpose: To determine the **legal** and physical ability to connect a frontage road from the Brightwork property to the Suncoast Credit Union property, which is located to the north.

Attorney Johnston Opinion: The "50' Reserved for future R/W Expansion" described on the plat is not part of the Timber Hills, the Timber Hills Plaza Phase II (THP) or the Hernando County Frontage Road system. Consequently, there is no legal right for Brightwork Real Estate or anyone else to connect to the property without Suncoast Credit Union's (SCU) consent.

Brief Response: I disagree for the following reason:

After SCU acquired Lot 6 (with the additional “50’ Reserved R/W”), the frontage road and R/W were dedicated to the County. On February 5, 2021, SCU executed a deed of dedication (DOD) for the purpose of a “public road,” including an easement for utilities (See the attached DOD BK 4157 PG 1041). On or about May 11, 2021, the BOCC accepted the deed from SCU, including the “reverse frontage roadway” and the R/W into the County’s roadway maintenance system (see the attached minutes and location map), and then recorded the deed on April 19, 2022.

Based on the DOD, BOCC minutes and location map, the County has the right to use the identified property for public roads and easements. This is consistent with the county ordinance and the existing frontage road located in THP PH2.

Note: The physical ability to connect a frontage road from the Brightwork property to SCU is outside the scope of this legal review. I defer to the expertise of the Department of Public Works and Mr. Scott Herring.

Thank you and please let me know if you have any questions or would like to discuss the matter further.

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