



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 4, 2022

Mr. Brian G. Surak, P.E., Senior Project Manager
Clearview Land Design, P.L.
3010 W. Azeele Street, Suite 150
Tampa, FL 33609

Re: Project name: Crystal Waters
Parcel Key: 418907, 1243835, 1357631
Frontage Road waiver with residential lot frontage and Sidewalk Elimination

Dear Mr. Surack,

The request for a waiver to the frontage road requirements of Hernando County Ordinance Chapter 24 Article I, Section 24-2, (c), as presented in the frontage road exhibit, is denied.

The exhibit presented indicates residential driveways along the proposed frontage roadway, this is a direct conflict with the purpose of the frontage roadway. The purpose of the frontage road is to provide additional connectivity while reducing the traffic on the Arterial highway of U.S.19/Commercial Way. Furthermore, the purpose of the frontage road for this project is to provide additional connectivity to and between U.S. 19/ Commercial Way and Bourassa Blvd.

The elimination of the frontage road sidewalk cannot be authorized. Sidewalks are required by Ordinance and Hernando County Facility Design Guidelines for both subdivisions and frontage roads. Sidewalk connectivity is required.

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,

J. Scott Herring, P.E.
Director Department of Public Works, County Engineer

SH/kdm

cc: Todd Crosby, Assistant County Engineer
Development Review File

Attachments



October 17, 2022

Mr. J. Scott Herring, P.E.,
Director of Public Works, County Engineer
1525 E. Jefferson St.,
Brooksville, FL 34601

**Re: Crystal Waters Master Plan
Administrative Design Variance
Frontage Road Requirements**

Dear Mr. Herring:

This is a request for an Administrative Design Variance for the following:

- **Residential Connections:** Permit residential lots to have access connections to a portion of the frontage road proposed with this community.
- **Sidewalk:** Request to eliminate the sidewalk requirement for the frontage road

Details for each request are as follows:

Residential Connections:

- **Location:** +/-129 ac. site located on the southeast corner of US Hwy 19 and Bourassa Blvd.
- **Type of Variance:** To allow for residential driveway connections on a portion of the frontage road proposed in the Master Plan.
- **Design Standard:** Per Hernando County Facility Guidelines (I-1 Definitions), residential driveway connections are not permitted on frontage roads.
- **Justification:**
 - o A frontage road was not required on the original, approved Master Plan for this project. A copy of this Master Plan is included with this request. It is our understanding the frontage road requirements were in place when this original plan was approved.
 - o A frontage road within this project will have little to no pass-through trips. There is a small commercial outparcel located on the north side of the master plan. This project will propose a direct connection to that parcel regardless of the presence of a frontage road. There is little useable, developable land to the south of this project site. This being the case, the majority of the trips on this frontage road will be generated by residents in the community.
 - o The portion of the frontage road that would have residential connections is on the northern part of the project site. This portion of the site is narrower than the southern portion, so the impact to project density is significant without the residential connections. This would also reduce the size of stormwater management ponds in this part of the project, in an overall drainage basin that is sensitive to volume.
 - o A separate frontage road that will be rarely used for pass-through traffic, would increase development costs significantly and reduce the project density.

Sidewalk:

- **Location:** +/-129 ac. site located on the southeast corner of US Hwy 19 and Bourassa Blvd.
- **Type of Variance:** To eliminate sidewalk requirement along the southern portion of the frontage road.
- **Design Standard:** Per Hernando County Facility Guidelines (Detail IV04), a sidewalk is required on one side of the frontage road.
- **Justification:** Sidewalks are being proposed on both sides of the residential streets within the community that provide pedestrian access to the same areas the frontage road leads to. A sidewalk along the frontage road would not be necessary.

Included with this cover letter are the following items for your review.

1. Frontage Road Exhibit
2. Original Master Plan

Should you have any questions or need any additional information to support this request, please do not hesitate to contact me.

Sincerely,
CLEARVIEW LAND DESIGN, P.L.



Brian G. Surak, P.E.

Brian.Surak@ClearviewLand.com; Lindsey.Flanagan@ClearviewLand.com

BGS/lf

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cc: Brian G. Surak, P.E., Brian Mihelich, Steve Henry, Lindsey Flanagan, Kandi McCorkel-Hernando County

40' R/W DEDICATION
BOURASSA BLVD
RIGHT-IN, RIGHT-OUT ONLY

RIGHT-IN ONLY

BLUE - UNLOADED ROAD (NO LOT FRONTAGE)

5' LANDSCAPE BUFFER

RED - LOADED ROAD WITH LOT FRONTAGE

BLUE - UNLOADED ROAD - AREA FOR SIDEWALK WAIVER

SLIVER OF ADJACENT PROPERTY WITH LITTLE DEVELOPMENT POTENTIAL

MAIN PROJECT ENTRY

U.S. HIGHWAY NO. 19

COMMERCIAL

RESIDENTIAL

RESIDENTIAL

OPEN SPACE

25' WETLAND SETBACK

TOOKE LAKE (CONSERVATION AREA)

OPEN SPACE

GENERAL NOTES

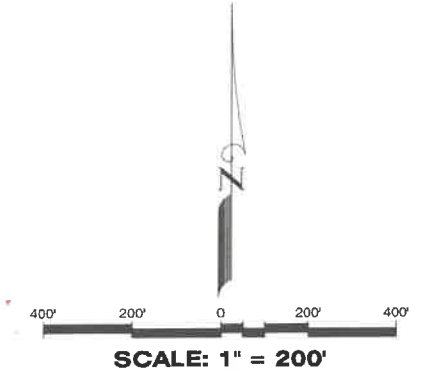
1. Internal roadway alignment and cross access points are conceptual and subject to change during the Conditional Plat process without requiring a PD modification.
2. The site lies within the Hernando County Utilities (Water/Wastewater) and Withlacoochee River Electric Coop (WREC) (Electric) service areas. Fire & Rescue/EMS is provided by Hernando County. Cable/telephone is provided by private providers.
3. Neighborhood park/amenity is conceptual in location and size. They shall be in accordance with LDC standards unless an alternative standard is approved during the review process.
4. Drainage Retention Areas are conceptual in location and size. These are subject to final engineering.
5. Pending development, interim agricultural uses are permitted.
6. It is anticipated that the project will be developed in multiple phases.
7. The management of common areas and facilities shall be through an HOA or CDD.
8. The site lies within Flood Zones AE and X according to FEMA floor insurance rate map (FIRM) Panel No. 12053C.

LEGAL DESCRIPTION

All of that part of the following described property lying east of the present right-of-way of U.S. Highway 19:
The West 1/2 of the Northeast 1/4 AND North 1/2 of Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida.
LESS the following described parcels:
1. Commencing at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, thence go North 89°50'00" East, along the North line of said Southwest 1/4 of Southeast 1/4, a distance of 655.00 feet to the POINT OF BEGINNING; thence go North 00°10'00" West a distance of 130.00 feet; thence go North 89°50'00" East a distance of 450.00 feet; thence go South 00°10'00" East a distance of 130.00 feet; thence go South 89°50'00" West a distance of 450.00 feet to the POINT OF BEGINNING.
2. The North 50 feet and the East 155 feet of that portion of the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, lying east of U.S. Highway 19, AND Less the North 136.00 feet of the East 155.00 feet of the Southwest 1/4 of the Northeast 1/4 of Section 13, Township 22 South, Range 17 East.
3. Property described on O.R. Book 778, Page 163, of the Public records of Hernando County, Florida.
Description per Exhibit "A" of O.R. Book 778, Page 163;
Parcel 1:
The South 200.00 feet of the East 400.00 feet of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida.
Parcel 2:
A portion of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:
For a point of reference commence at the Northeast corner of the Southeast 1/4 of said Section 13; thence S.00°57'11"W. along the East boundary of said Southeast 1/4, 549.35 feet for a POINT OF BEGINNING; thence continue S.00°57'11"W. along said East boundary, 380.00 feet; thence N.89°02'49"W., 150.00 feet; thence N.00°57'11"E., 380.00 feet; thence S.89°02'49"E., 150.00 feet to the POINT OF BEGINNING.
Parcel 3:
A portion of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Northeast corner of the Southeast 1/4 of said Section 13; thence S.00°57'11"W. along the East boundary of said Southeast 1/4, 480.00 feet; thence N.48°51'11"W., 498.36 feet; thence N.49°33'55"E., 240.83 feet; thence S.88°48'04"E. along the North boundary of said Southeast 1/4, 200.00 feet to the POINT OF BEGINNING.

DEVELOPMENT STANDARDS TABLE

Commercial Parcel	Minimum Setbacks	
	US Hwy 19	125'
	Bourassa Boulevard	35'
	Side	20'
	Rear	35'
Residential Parcel	Minimum Setbacks	
Single-Family Detached	Front	20'
	Side	5'
	Side Corner	15'
	Rear	15'
Amenity Buildings	Front	10'
	Side	10'
	Rear	10'



LAND USE TABLE

Total Project Area	±128.64 acres
Residential PDP Area	± 125.14 acres (70.29 west of OHW line)
Commercial PDP Area	± 3.5 acres
Parcel Key Nos.	00418907, 01243835, 01357631, 01777492
Existing Future Land Use	RES
Existing Zoning District	CPDP (Commercial and Residential)
Proposed Future Land Use	RES
Proposed Zoning District	CPDP (Commercial and Residential)
Allowable Uses	Single-family detached residential within Residential PDP area, C-1 Uses within Commercial PDP area
Proposed Density	1.9 du/ac
Maximum Units Proposed	250
Allowable Density per FLUC	772

SITE DATA TABLE

Land Use	Area
Residential (Incl. Roadways)	39.6 ac.
Tooke Lake Area	63.3 ac.
Drainage Retention Areas	10.74 ac.
Neighborhood Amenity Area	1.27 ac.
Open Space (Incl. Buffers)	9.71 ac.
R/W Dedication	0.52 ac.
Commercial PDP Area	3.5 ac.
Total Project Area	128.64 ac.

Note: All areas are conceptual and are subject to final engineering.

VICINITY MAP



FRONTAGE ROAD WAIVER REQUEST

MASTER DEVELOPMENT PLAN
CRYSTAL WATERS PD
PLANNED DEVELOPMENT PROJECT
Hernando County, Florida
Rezoning Petition No: xxxx

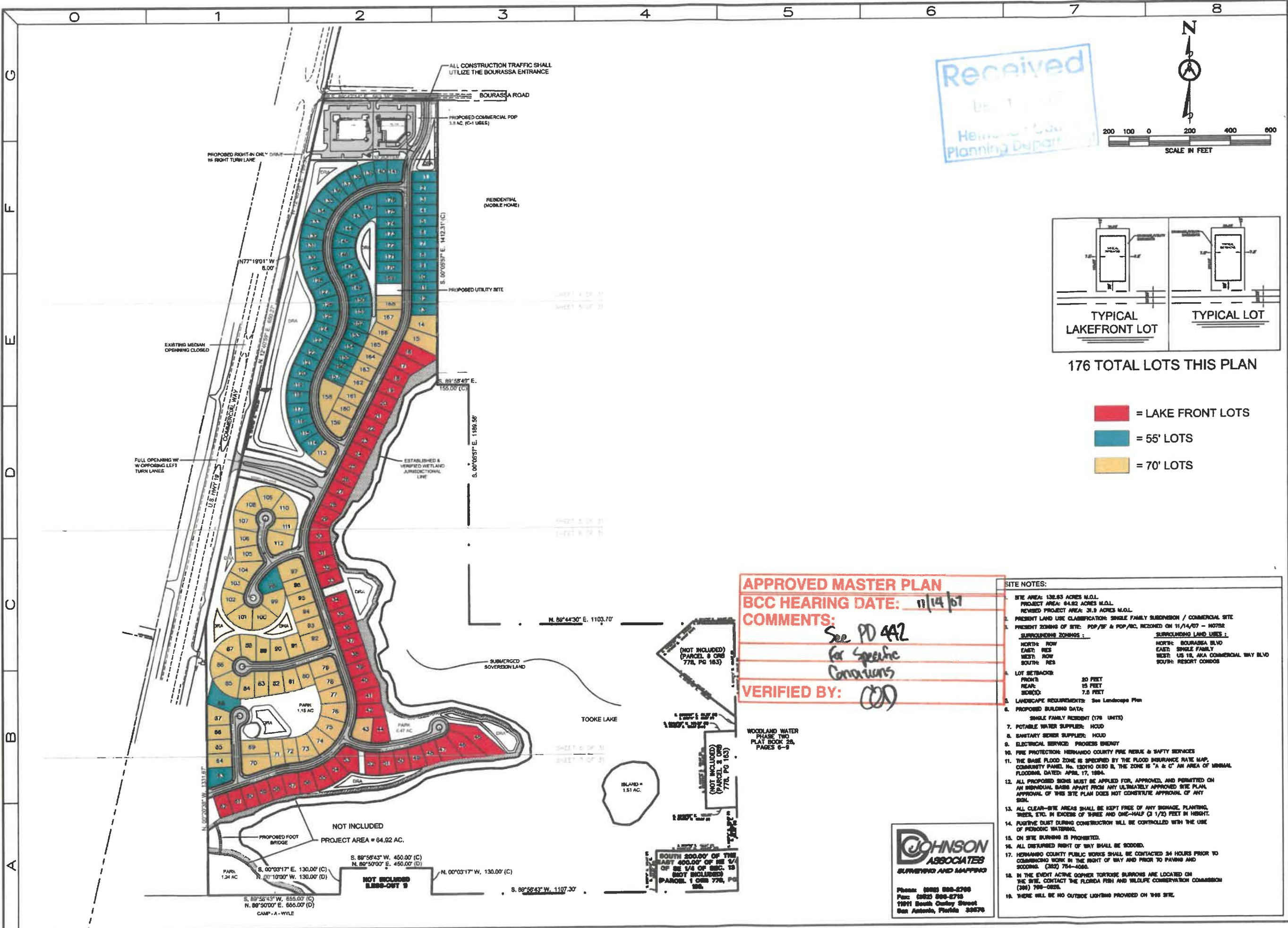
PROFESSIONAL TEAM

Legal Counsel: Hobby & Hobby P.A. 10918 Bush Street Tampa, FL 33607 (727) 847-5854	Environmental: Clearview Land Design, P.L. 1213 E. 5th Avenue Tampa, FL 33605 (813) 223-3919
Planning & Engineering: Clearview Land Design, P.L. 1213 E. 5th Avenue Tampa, FL 33605 (813) 223-3919	Survey: GeoPoint Surveying, Inc. 1403 E. 5th Ave. Tampa, FL 33605 (813) 248-8888
Transportation: Lincke & Associates, Inc. 6023 W. Laurel Street Tampa, FL 33607 (813) 289-0039	

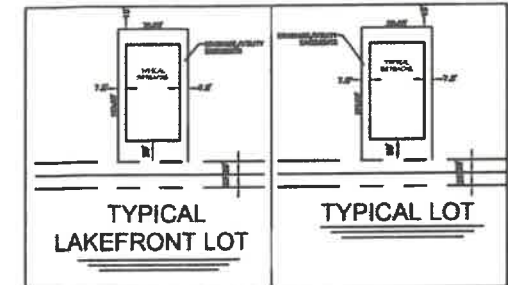
REVISIONS	
DESCRIPTION	DATE
XXXX	XX/XX/XX

PREPARED FOR:
D-R HOKTON
America's Builder
12602 Telecom Drive
Tampa, Florida 33637
Office: 813-740-9720

PREPARED BY:
Clearview LAND DESIGN, P.L.
Registered Business Number: RY28858
3010 W. Azalee Street, Suite 150
Tampa, Florida 33609
Office: 813-223-3919
DRAWN: GRALDO
JOB NO.: DRC-CW-001
CHECKED: A. INTENOUR
DATE: 06/23/2022
FILES: PD.dwg
SHEET 1 OF 1



Received
 Planning Department



176 TOTAL LOTS THIS PLAN

- = LAKE FRONT LOTS
- = 55' LOTS
- = 70' LOTS

APPROVED MASTER PLAN
BCC HEARING DATE: 11/14/07
COMMENTS:

*See PD 442
 for specific
 comments*

VERIFIED BY: *(Signature)*

- SITE NOTES:**
1. SITE AREA: 126.53 ACRES M.O.L.
 2. PROJECT AREA: 64.82 ACRES M.O.L.
 3. REVISED PROJECT AREA: 31.9 ACRES M.O.L.
 4. PRESENT LAND USE CLASSIFICATION: SINGLE FAMILY SUBDIVISION / COMMERCIAL SITE
 5. PRESENT ZONING OF SITE: POP/RF & POP/RC, REZONED ON 11/14/07 - N0752
 6. SURROUNDING ZONINGS:
 - NORTH: ROW
 - EAST: RES
 - WEST: ROW
 - SOUTH: RES
 7. SURROUNDING LAND USES:
 - NORTH: BOURASSA BLVD
 - EAST: SINGLE FAMILY
 - WEST: US 19, AKA COMMERCIAL WAY BLVD
 - SOUTH: RESORT CONDOS
 8. LOT SETBACKS:
 - FRONT: 30 FEET
 - REAR: 15 FEET
 - SIDE(S): 7.5 FEET
 9. LANDSCAPE REQUIREMENTS: See Landscape Plan
 10. PROPOSED BUILDING DATA:
 - SINGLE FAMILY RESIDENT (176 UNITS)
 11. POTABLE WATER SUPPLIER: HCOU
 12. SANITARY SEWER SUPPLIER: HCOU
 13. ELECTRICAL SERVICE: PROGRESS ENERGY
 14. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE & SAFETY SERVICES
 15. THE BASE FLOOD ZONE IS SPECIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 13016 OLSB B, THE ZONE IS "A & C" AN AREA OF MINIMAL FLOODING, DATED: APRIL 17, 1994.
 16. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.
 17. ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY STORAGE, PLANTING, TREES, ETC. IN EXCESS OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT.
 18. FUGITIVE DUST DURING CONSTRUCTION WILL BE CONTROLLED WITH THE USE OF PERIODIC WATERING.
 19. ON SITE BURNING IS PROHIBITED.
 20. ALL DISTURBED RIGHT OF WAY SHALL BE SOOLED.
 21. HERNANDO COUNTY PUBLIC WORKS SHALL BE CONTACTED 24 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY AND PRIOR TO PAVING AND SOOILING. (352) 798-4528.
 22. IN THE EVENT ACTIVE Gopher Tortoise Burrows ARE LOCATED ON THE SITE, CONTACT THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (304) 798-0828.
 23. THERE WILL BE NO OUTSIDE LIGHTING PROVIDED ON THIS SITE.

JOHNSON ASSOCIATES
 SURVEYING AND MAPPING
 Phone: (888) 888-2766
 Fax: (202) 888-2716
 11011 South Oakley Street
 San Antonio, Florida 32676

CIVIL-TECH CONSULTING ENGINEERS, INC.
 CIVIL ENGINEERING & PLANNING
 12 South Main Street, Brooksville, FL 34601
 Phone - (352) 798-8319 / Fax - (352) 798-9203
 WWW.CIVIL-TECH.COM
 Registration # EB-000748

CRYSTAL WATERS
HERNANDO COUNTY, FLORIDA
REVISED MASTER PLAN

SHEET NO. 3 of 33