

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT

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DATA SUMMARY REPORT



KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT
DATA SUMMARY REPORT

TABLE OF CONTENTS

1	SPRING HILL AREA OVERVIEW
3	KASS CIRCLE DEMOGRAPHICS AND CHARACTER
3	KASS CIRCLE PROJECT AREA BOUNDARY
5	THE COMMERCIAL CENTER
8	THE TRANSITIONING AREA
10	THE NEIGHBORHOOD
13	NATURAL FEATURES AND DRAINAGE
14	COUNTY SERVICES
15	KASS CIRCLE PUBLIC REALM
15	COMMUNITY FOCAL POINTS
17	TRANSPORTATION/MOBILITY, AMENITIES, AND PUBLIC SPACE
21	COMMUNITY AESTHETICS, ARCHITECTURE AND SCALE



LIST OF TABLES

- 7** **TABLE 1. KASS CIRCLE COMMERCIAL CENTER CHARACTERISTICS**
- 9** **TABLE 2. KASS CIRCLE TRANSITIONING AREA CHARACTERISTICS**
- 11** **TABLE 3. KASS CIRCLE NEIGHBORHOOD CHARACTERISTICS**
- 12** **TABLE 4. COMBINED 2010 CENSUS BLOCK-LEVEL DATA FOR KASS CIRCLE PROJECT AREA**

LIST OF FIGURES

- 2** **FIGURE 1. KASS CIRCLE PROJECT AREA LOCATION**
- 4** **FIGURE 2. KASS CIRCLE PROJECT AREA**
- 6** **FIGURE 3. KASS CIRCLE COMMERCIAL CENTER**
- 16** **FIGURE 4. POINTS OF INTEREST AND MAJOR STREETS IN THE KASS CIRCLE AREA**

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT DATA SUMMARY REPORT

SPRING HILL AREA OVERVIEW

Spring Hill is an unincorporated urbanized area that is home to over 50% of Hernando County's population (Figure 1). Its central and oldest platted feature is the original planned community of Spring Hill that included over 30,000 individual lots and is now about 87% built out. The original Spring Hill Master Plan was recorded in 1965 by the Mackle Brothers of Florida. It was heavily marketed, especially in New York, as an affordable Florida retirement lifestyle. Now approaching 50 years of age, the community envisioned a suburban lifestyle of mostly single family homes with commercial nodes, clusters of multi-family housing, and community amenities such as schools, churches, hospitals and parks.

The original Master Planned Community has been joined by more than 50,000 additional lots over the urbanized area now known generally as Spring Hill. The added population growth has placed pressure on infrastructure, especially roadways originally designed to serve the Master Plan properties but now functioning as thoroughfares through the urbanized area. Spring Hill is exhibiting both positive and negative signs of aging. Structural aging, increased traffic, and transitioning neighborhoods all contribute to the decline. On the upside, its resiliency is evident in an increasingly cohesive community, mature landscaping, active business community and vibrant community focal points such as schools, churches and park sites.

The "Kass Circle" neighborhood is an identifiable community centered around Spring Hill's first shopping center, built in 1967. This was the first mixed-use and mixed residential neighborhood laid out in plat units 2 and 3 of the original Spring Hill Master Plan.

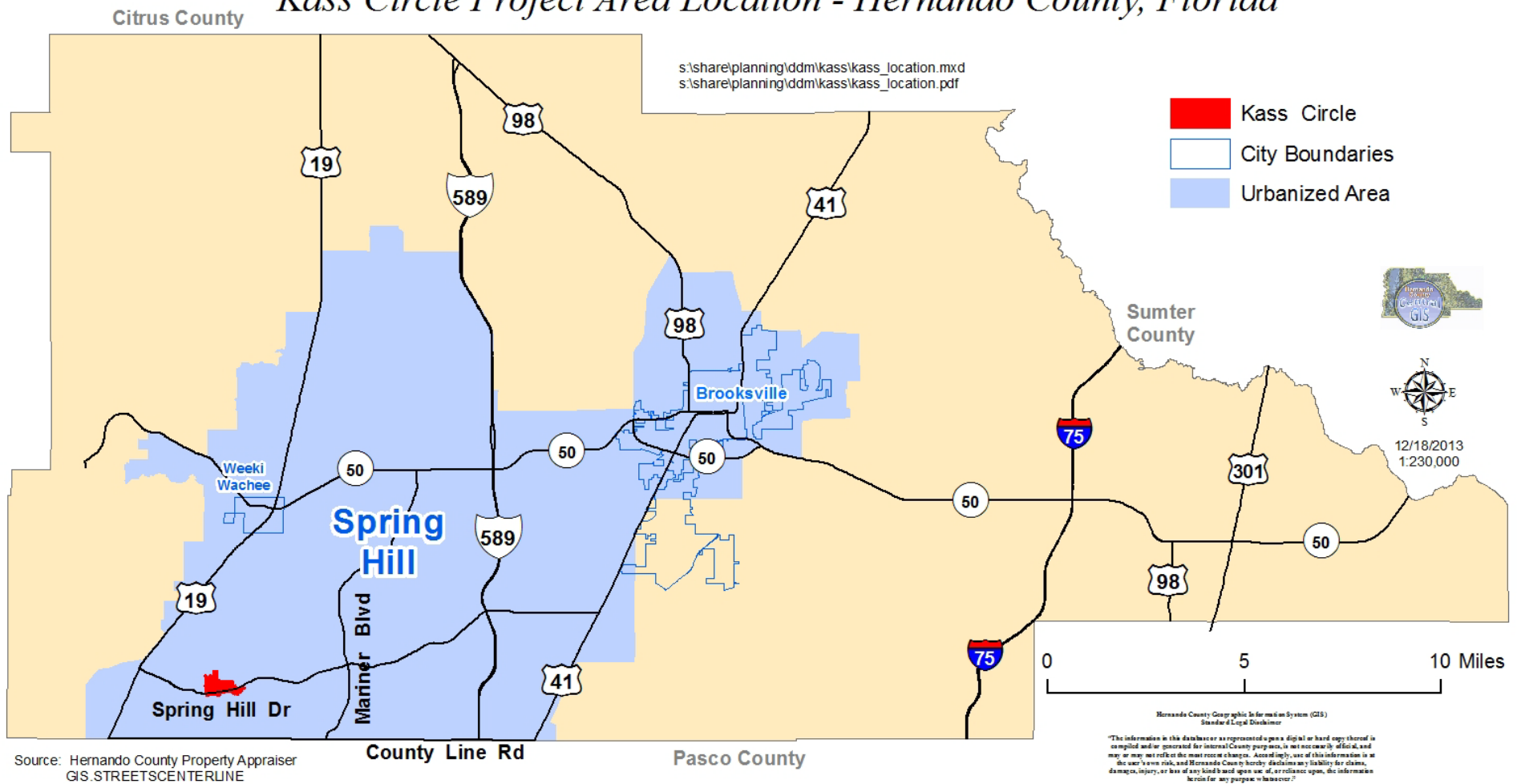
The goal of this project is to provide a revitalization plan for the Kass Circle neighborhood that will enhance the neighborhood/community center function of the business district. This summary report presents demographic, housing, commercial, transportation and other information relevant to accomplishing the project goal.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



Figure 1:

Kass Circle Project Area Location - Hernando County, Florida





KASS CIRCLE DEMOGRAPHICS AND CHARACTER

KASS CIRCLE PROJECT AREA BOUNDARY

The primary focus of the Kass Circle Neighborhood Revitalization project is on enhancement of the central business district's function as a community center. As part of this effort delineation of the proposed project area boundary (Figure 2) identifies the neighborhood community that is within close proximity to the center. This boundary largely coincides with the original Spring Hill Master Plan delineation of the multi-family housing area, but also includes some single family. Three areas of land use character were identified:

The Commercial Center shown on Figure 2 is the main business district central to the neighborhood.

The Transitioning Area shown on Figure 2 is the area along Spring Hill Drive directly across from the Commercial Center. It was originally platted as residential but now contains a mix of residential and low-intensity commercial (mostly office) uses.

The Neighborhood shown on Figure 2 is the area surrounding the Commercial Center. The Neighborhood includes all of the multi-family housing and lots original to the Spring Hill Master Plan. It also includes important local street intersections and agriculturally zoned land in four outparcels, located to the north and bordered on two sides by the multi-family neighborhood. The boundary excludes the Timber Pines Community, a gated and walled community to the north, adjacent to, but having no physical connection with, the Kass Circle neighborhood or business district.

The final project area boundary may be refined based upon completion of a neighborhood workshop.

FOCUS AREA: THE KASS CIRCLE NEIGHBORHOOD

Today's Kass Circle Neighborhood (about 239 acres with streets included) features:

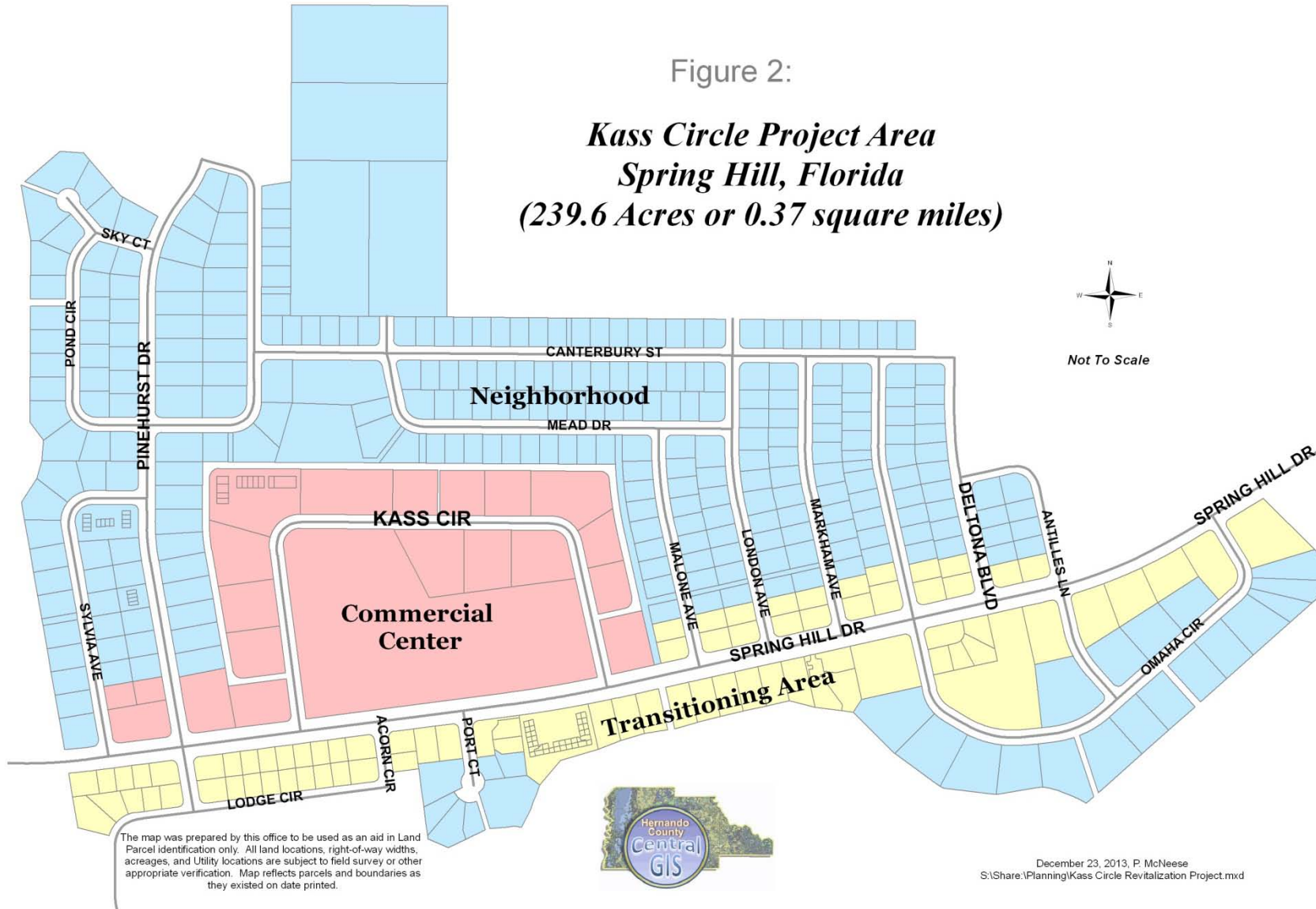
- A mix of multi-family housing types,
- Older single family homes experiencing pressure to transition to nonresidential uses,
- A diverse but aging commercial center,
- Existing transit stops,
- Limited pedestrian and bicycle access,
- Nearby community focal points (school, post office, churches),
- A concentration of both working-age and retired residents.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



Figure 2:

***Kass Circle Project Area
Spring Hill, Florida
(239.6 Acres or 0.37 square miles)***



KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



THE COMMERCIAL CENTER

The centerpiece and largest property of Kass Circle's Commercial Center (see Figure 2) is the Spring Hill Plaza (Figure 3). There are five additional plaza-type shopping centers with units for rent, one condominium, and four stand-alone buildings on Kass Circle itself. Walgreen's Drug Store fronts on Spring Hill Drive. Walgreen's, and Kass Station Condominium (11 commercial units), are the only buildings less than ten years old. Single story block construction is typical with buildings set back from the street and parking in front.

Existing conditions and trends within the Commercial Center as of October 30, 2013 include the following (Table 1):

- 32 individually owned properties (including condominium units) on 21 parcels;
- All 21 parcels zoned for commercial use;
- 8 of the 21 parcels are vacant;
- 60 businesses including retail, office, institutional and service;
- Institutional uses include a private medical career college in the Spring Hill Plaza;
- 92 units in plaza-type shopping centers; 23 are vacant for an estimated 25% vacancy rate in shopping centers;
- 276,770 total square feet of floor area (estimated);
- Largest property and parcel is Spring Hill Plaza:
 - 16.5-acre parcel;
 - Anchors/Attractors: Sav-A-Lot (grocery), Family Dollar (discount store), U.S. Post Office, Walgreen's (drug store);
 - 132,136 square feet of floor area (estimated); Plaza owner lists total of 116,917 square feet available*;
 - Plaza owner lists 28% of total floor area currently vacant and available for rent*;
 - 583 parking spaces*;
 - Monthly rental fees of approximately \$12.00 - \$15.00 per square foot*;
- The Society of St. Vincent de Paul Food Pantry & Thrift Store is the second largest single business at 22,440 square feet.

*From Spring Hill Plaza web site on December 13, 2013: <http://www.brucestrumpf.com/index.php/spring-hill-plaza>

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



Figure 3: *Kass Circle Commercial Center (2013). Property surrounded by Kass Circle is Spring Hill Plaza.*

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



TABLE 1: Kass Circle Commercial Center Characteristics

For 32 Individual Properties In the Commercial Center (Including Condominium Units):

Ownership	23: Tax bill goes to a Hernando County address	Structural Age	12 under 10 years (includes 11 condo units)
	3: Tax bill goes to a Florida address		1 = 10-20 years
	6: Tax bill goes out of state		4 = 20-30 years
Business Breakdown			3 = 30-40 years
<i>Institutional</i>	1 private college		1 over 40 years
	1 church		
	1 fraternal organization	Total Floor Area	276,770 square feet
<i>Office</i>	9 medical/dental	Total 2013 Just Value	\$14,276,139
	3 business		
	1 U.S. Post Office	Total Tax	2013: \$257,811
<i>Retail</i>	1 chain grocery		2012: \$216,029
	1 discount store		2011: \$201,604
	1 drug store		2010: \$224,908
	13 other retail		
<i>Service</i>	13 personal service		
	12 restaurant/lounge		
	1 bank		
	1 internet room		
	1 check cashing		

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



THE TRANSITIONING AREA

The Transitioning Area (see Figure 2) focuses on the properties along and near Spring Hill Drive to an approximate depth of 200 feet. These properties were all originally slated for residential development but some have been rezoned to low-intensity commercial. The single family houses in this area were among the first built and marketed in the Spring Hill Master Plan. Rezoning in this area began in 2001. New commercial buildings were built on two of the rezoned parcels while eight other rezonings involved parcels with existing buildings. All of the remaining structures in the Transitioning Area are over 15 years old. The single family homes show signs of structural aging and the impacts of fronting on a roadway with increased traffic volume.

The original Master Plan designated the central and eastern portions of this strip as multi-family residential. Dwelling unit assignments ranging from 20 to 40 units per parcel dominate the original Spring Hill development layout. The original unit allocations are still attached to those lots that have not been built or converted to commercial zoning. This area also contains the only two-story buildings in the Kass Circle Neighborhood: the Greenbrier Lake Condominiums (37 units) and Glen Oaks Apartments (64 units). The Transitioning Area is directly across the street from the Kass Circle Commercial Center. The original Master Plan envisioned the Transitioning Area as one of high residential density served by the central business district across the street. The transition that is now taking place on both sides of Spring Hill Drive, however, provides an opportunity to analyze the entire project site in a mixed-use relational context.

Existing conditions and trends within the Transitioning Area as of October 30, 2013 include the following (Table 2):

- 118 individually owned properties (including condominium units) on 81 parcels;
- All 81 parcels are in Planned Development District (PDP) zoning designations with 15 in PDP Office Professional (PDP(OP)), 36 in PDP Multi-Family (PDP(MF)) and 30 in PDP Single Family (PDP(SF));
- 8 of the 81 parcels are vacant; 2 are zoned for multi-family and 6 for office professional;
- General character of the Transitioning Area (see yellow shading on Figure 2 for street references):
 - West of Acorn Circle: Single family homes all built in 1972-73 and all in PDP(SF) zoning;
 - East of Acorn Circle: Mix of single family, multi-family and office professional uses and zonings in both former single family structures and new buildings;
 - North side of Spring Hill Drive east of Kass Circle: Multi-family with two parcels rezoned to PDP(OP).

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



TABLE 2: Kass Circle Transitioning Area Characteristics

For 118 Individual Properties In the Transitioning Area (Including Condominium Units):

Ownership	75: Tax bill goes to a Hernando County address	Structural Age (building count)	2 under 8 years old
	15: Tax bill goes to a Florida address		31 = 15-30 years
	28: Tax bill goes out of state or country		39 over 30 years
Rezoning To Commercial	8 existing structures	Property Transfers	2008-2013: 38 properties
	2 new structures		2003-2007: 42 properties
	5 still vacant		1998-2006: 21 properties
Business Breakdown	4 medical offices		1993-1997: 6 properties
	1 attorney's office		Pre-1993: 11 properties
	3 institutional uses		
	3 personal service		
Built Office Floor Area	38,989 square feet		
Residential Units	126 existing in multi-family		
	45 existing single family		
	60 remaining available for multi-family		
	1 remaining available for single family		

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



THE NEIGHBORHOOD

The Neighborhood at Kass Circle (see Figure 2) is dominated by multi-family housing, primarily duplexes. Forty percent (40%) of all living units in the Kass Circle project area are in duplex structures. Apartments ranging from 3 to 24 unit complexes, plus the Glen Oaks 64-unit complex, make up another 38% of the living units. Condominium units make up only 9%. The remaining 13% is comprised of the single family housing included in the project area. The multi-family housing is configured in a “horseshoe” type arrangement around the Commercial Center. Although most of the housing is more than 25 years old, building has remained active in this area with 19% being constructed since 2000. Property transfer activity has also remained fairly consistent over the last 10 years. While some transfers may consist of foreclosure activity, it is interesting to note that the Hernando County Property Appraiser has recorded only 25 foreclosure filing events since 2005 (some may involve duplicate filings on a single property) for all of the residential property in the project area (721 living units). Adding the assigned, but undeveloped residential units of the Transitioning Area to those in the Neighborhood yields a potential additional 770 units, for a total potential study area density of over 9 units per acre. The County’s current maximum multi-family density is set at 16 units per acre.

Conditions and trends on residential housing and demographics as of October 30, 2013 include the following (Table 3):

- Area platted in 1965 and improved by 1967;
- 306 residential parcels in the Neighborhood: 286 multi-family and 20 single family;
- There is a 4-parcel, 20-acre piece adjacent to the multi-family in the northwest area of the project. It is in the Residential Future Land Use Category and is currently zoned Agricultural;
- Combining all of the residential in the project area (the Neighborhood and the Transitioning Area):
 - Housing types include single family, duplex, triplex, and apartments/condominiums of 4 to 64 units;
 - 186 residential structures are locally-owned and 139 are not;
 - There are a total of 721 existing living units in the project area. There are 770 additional units currently assigned to vacant properties. Current potential buildout within the project area is 1,491 units.

2010 Census data is available for the Kass Circle neighborhood. Eighteen (18) of 23 identified Census Blocks are entirely within the project area with the remaining five having coverage extending beyond it. The eighteen Blocks contain 90% of the non-condominium multi-family housing in the project area. Since 87% of the project area residences are multi-family units, the data from these eighteen blocks could provide good indications of overall neighborhood trends (Table 4).

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



TABLE 3: Kass Circle Neighborhood Characteristics

For 325 Individual Properties In the Neighborhood and Transitioning Area (Including Condominium Units):

Ownership	186: Tax bill goes to a Hernando County address	Structural Age	44 under 13 years	
	55: Tax bill goes to a Florida address		20 = 14-23 years	
	84: Tax bill goes out of state or country		97 = 14-33 years	
			74 = 34-43 years	
Residential Units (Neighborhood Only)	282 in duplex	Registered Voters		
	80 in 4-unit apts. (including a 4-unit assisted living facility)			
	50 in 10-unit apartments		Democratic Party 268	
	50 single family		Republican Party 157	
	39 in triplex		No Party Affiliation 145	
	24 in one 24-unit apartment		Other 25	
	16 in 8-unit apartments			
	12 in one 12-unit condominium		Sheriff's Incidents 2011-2013	
	6 in one 6-unit apartment			Robbery/Burglary/Theft 303
4 in one 4-unit condominium	Violent Crime 142			
Property Transfers	2004-2013: 176 properties	Fraud/Forgery 121		
	1994-2003: 96 properties	Criminal Mischief/Disorderly 75		
	1980-1997: 74 properties	Drug Related 63		

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



TABLE 4: Combined 2010 Census Block-Level Data* for Kass Circle Project Area

	Kass Circle 18 Census Blocks	Spring Hill Census County Division	Hernando County
Population: Male/Female	49% - 51%	47% - 53%	48% - 52%
Age: (under 18) – (18 to 64) – (65 and older)	22% - 63% - 14%	20% - 54% - 26%	20% - 54% - 26%
Median Age:	39	47	48
Race: White – Black - Other	79% - 11% - 10%	89% - 4% - 7%	89% - 5% - 5%
Ethnicity: Hispanic - Non-Hispanic	17% - 83%	12% - 88%	10% - 90%
Housing Units: Occupied - Vacant	84% - 16%	87% - 13%	85% - 15%
Occupied Units: Owned - Rented	21% - 79%	81% - 19%	80% - 20%

*Census 2010 information date is April 2010 and is represented here as a compilation of the data for eighteen blocks.

Kass Circle demographic trends (Table 4) are fairly similar to Spring Hill and Hernando County overall, including housing vacancy rates. For occupied housing, however, Kass Circle’s rental rate (79% renter occupied) demonstrates a trend that is almost exactly the opposite of the Spring Hill and countywide rates.

At least 70% of the adult population is registered to vote. Hernando County Sheriff’s incident reports may be used as very preliminary indicators of crime activity in the neighborhood. Incident reports that may be generally associated with residential rather than commercial properties include violent crime and drug-related crime. From January 2011 through September 2013 the recording of violent incidents was 7% higher in the Kass Circle project area than for Spring Hill overall (using Census Designated Place boundary). The rate of recorded drug-related incidents in the Kass Circle area was about 4% higher than for Spring Hill over the same time period.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



NATURAL FEATURES AND DRAINAGE

The original Spring Hill Master Plan project included an extensive interconnected drainage network mostly situated around existing natural lake features. In fact water levels at the time of subdivision platting were such that boating, fishing and other watersports were heavily marketed as readily available adjacent to many of the platted lots. Water levels have declined extensively since that time but the area still functions as a community drainage network. On-site drainage retention areas have also been constructed to serve larger properties such as the Spring Hill Plaza. The study area is in the Spring Hill Lakes Watershed Basin. A basin study is currently underway for this and other County watershed basins that will provide more detailed information about drainage patterns. Currently, none of the built or buildable parcels within the Kass Circle project area is located within a flood zone on the National Flood Insurance Program (NFIP) Flood Insurance Rate Maps (FIRM).

There is one sinkhole in the project area located along the service alley behind (north of) the St. Vincent de Paul property. This sinkhole has been the subject of a clean-up effort in the recent past by the Southwest Florida Water Management District. Any building activity within 500 feet of this feature would be subject to Hernando County's Groundwater Protection and Siting Ordinance. Sinkhole activity reports are on file for the Kass Station Condominiums.

A Hernando County potable water wellfield (the Jamaica Well) is located about half a mile west of the project area. A large part of the Kass Circle neighborhood, including all of the Commercial Center is located within Wellhead Protection Area Number 2 of the Jamaica Well and is subject to the County's Groundwater Protection and Siting Ordinance.

There has been gopher tortoise activity identified in the recent past on vacant property in the Commercial Center. Proposed development of property where gopher tortoises are present would need to include proper permitted relocation of these animals.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



COUNTY SERVICES

The Kass Circle Neighborhood receives the following County services:

- Emergency and fire/rescue service (Hernando County fire service);
- Police service (Hernando County Sherriff);
- Central potable water service and central sanitary sewer service (Hernando County Water and Sewer District);
- Street lighting as part of the Spring Hill Municipal Service Business Unit;
- Curb-side waste pickup and recycling pick-up services (Hernando County Solid Waste Department).



KASS CIRCLE PUBLIC REALM

COMMUNITY FOCAL POINTS

Community focal points are sites or uses that provide an opportunity for a broad cross-section of area residents to gather and interact. They are usually, depending on size and function, within close proximity to the neighborhood. The Commercial Center itself as the central business district does provide this type of function, especially at anchor business locations (e.g., grocery and drug stores). The U.S. Post Office in the Spring Hill Plaza is also a focal point. The original Spring Hill plat reserved several planned sites for community focal points and amenities including schools, hospitals, parks, churches, landscaping and utilities. There are two undeveloped sites within a half-mile of the project area that were set aside as park sites in the original Spring Hill Master Plan. Both are owned by Hernando County and are currently identified as surplus property with potential for development.

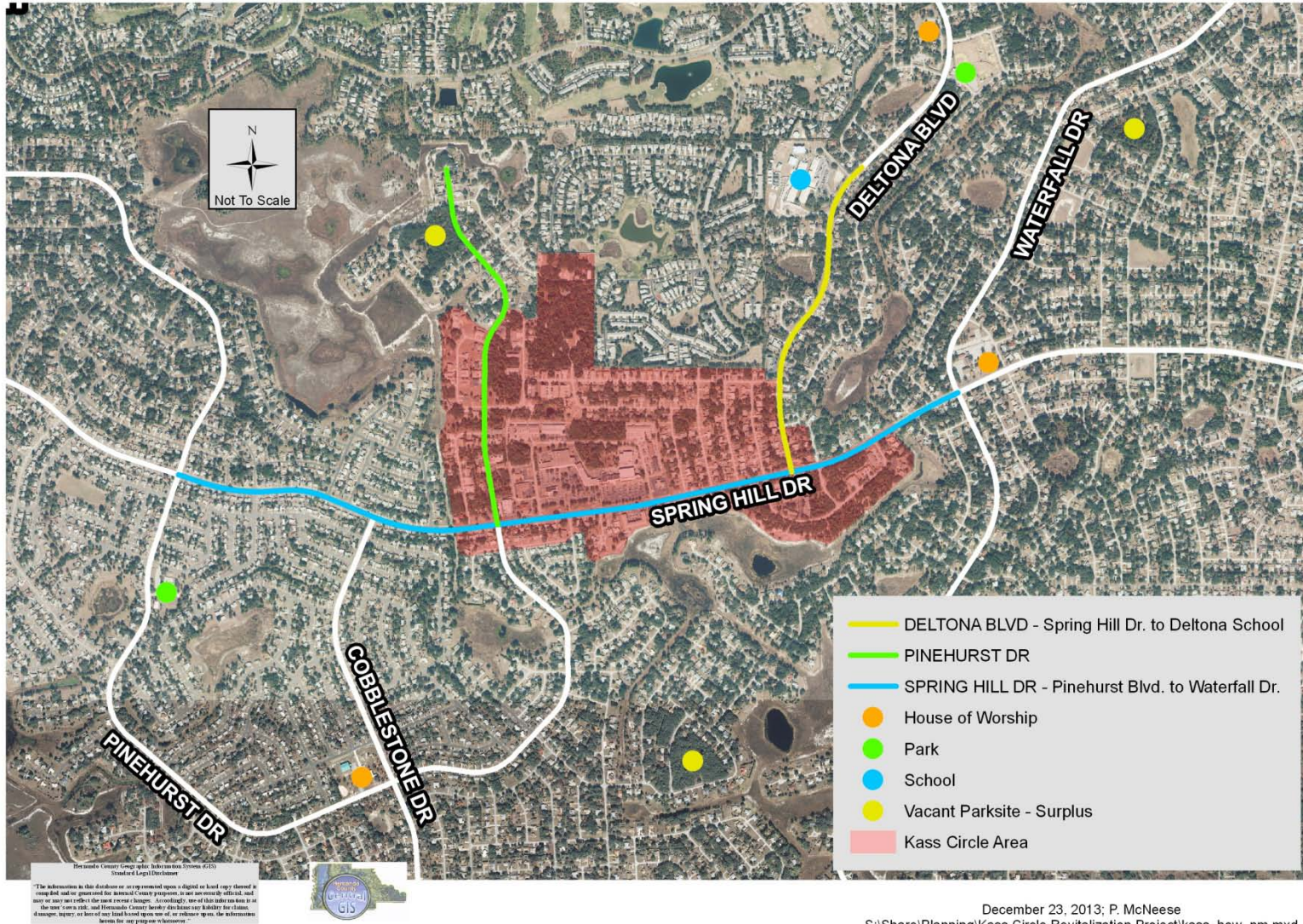
Existing community focal points include the following (Figure 4):

- The Deltona Elementary School is located about one-half mile northeast of the project area;
- Hernando County Library – Spring Hill Branch is located about one mile east of the project area;
- Churches of six different Christian denominations are located within a mile of the project area;
- Pioneer Park/Stewy's Skate Park is a Hernando County park located about $\frac{3}{4}$ -mile to the southwest of the project site;
- West Hernando Youth Athletic Club is a private park with baseball and multi-purpose fields located within a mile of the project site.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



Figure 4: *Points of Interest and Major Streets in the Kass Circle Project Area*



December 23, 2013; P. McNeese
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KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



TRANSPORTATION/MOBILITY, AMENITIES AND PUBLIC SPACE

Spring Hill Drive is the main thoroughfare serving the project area. This is an arterial roadway that stretches from U.S. 19 to U.S. 41 and is used as a major route through Spring Hill. In the project area, the single family homes with driveway access to Spring Hill Drive are now relatively less attractive due to the increase in traffic volume over the past 40 years. On the other hand, increasing background and through traffic has likely benefited the Kass Circle business district. The posted speed limit is 40 miles per hour. Spring Hill Drive is a policy-constrained roadway limited by existing right-of-way to its current four lanes.

Deltona Boulevard is a major collector with its southern terminus at Spring Hill Drive. Traffic volume is greatest in the southernmost segment from Spring Hill Drive to Abeline Road (nearly one mile beyond Deltona Elementary School). The posted speed limit is 40 miles per hour. Deltona Boulevard is a policy-constrained roadway slated to remain at two lanes, although the current divided configuration will be upgraded to include a continuous center turn lane. This improvement has not yet been funded.

Future Additional Traffic impacts from surrounding development can be estimated in the vicinity of Kass Circle because the Spring Hill area has been almost completely platted. About 96% of the area within one mile of the Kass Circle Neighborhood is zoned for single family residential development, and about 93% of that is built out. The majority of remaining land is in parks, common areas and drainage areas. The closest Commercial Category Future Land Use designation is over one mile from the project area. Therefore, the area within one mile of the Kass Circle Neighborhood can be characterized as predominantly single family in character. Future traffic impacts from this area which is nearly built-out are not expected to be significant. It is interesting to note that there are potentially more remaining unbuilt residential units allocated within the Kass Circle project area (770) than there are in the remaining one-mile radius around the project area (about 508 remaining). Kass Circle's current viability can be at least partially attributed to its function as a real activity and density center.

The adopted level of service (LOS) standard for Hernando County roadways in this area is LOS D. Hernando County uses the vehicle to capacity ratio (V/C) ratio to measure the level of service. A V/C ratio of more than 1.00 indicates that the adopted level of service has been exceeded. The most recent traffic counts (2012-2013) indicate V/C ratios of 0.55 and 0.65 for Spring Hill Drive and Deltona Boulevard, respectively, in the segments serving the project area.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



Sidewalks and Bicycle Lanes are being programmed for construction in the Spring Hill area as funds become available in order to complete connections between existing sidewalks and to the street. There are no sidewalks in Kass Circle's multi-family neighborhood and no dedicated pedestrian connections from there to the Commercial Center. Spring Hill Drive has sidewalks on the south side. A 5-foot wide sidewalk is slated for construction in 2014-2015 along the area fronting the Commercial Center. The first built areas of the original Spring Hill Master Plan had sidewalks built around each block in a "racetrack" style with no connections to street intersection crossings. The single family neighborhood to the southwest of the project area exhibits this style of development extending into the Transitioning Area of the project. State funding has been requested for completion of a sidewalk along Deltona Boulevard from Spring Hill Drive to Amy Circle for the purpose of completing a sidewalk route to Deltona Elementary School. There are no dedicated or shared bike lanes in or within one mile of the project area. There are no pedestrian amenities, bicycle amenities, or dedicated public space in the project area.

The Hernando Express Bus (THE Bus) serves the Kass Circle Neighborhood on its Red Line route. This route circulates through the larger commercial centers within Spring Hill and also extends south on U.S. 19 to the Pasco Hernando Community College. There are five bus stop locations within the project area, four on Spring Hill Drive and one on Deltona Boulevard. There are two more stops within a quarter-mile of the project area and three more within a half-mile. THE Bus makes three separate stops along Spring Hill Drive at the Kass Circle Commercial Center area, one approximately at the Suntrust Bank, one across from the east entrance to Spring Hill Plaza (this is an eastbound stop only), and one at the Edmond Medical Offices adjacent to Kass Circle. There are no amenities at any of the bus stops. The Spring Hill Plaza stop occurs on a 75-minute headway on weekdays from 6:37 am to 7:03 pm. There is no service on weekends or holidays. Buses can accommodate bicycles.

Paratransit is a complementary service for disabled persons living within $\frac{3}{4}$ mile of a fixed service route of THE Bus. The entire Kass Circle project area is included in this zone. Paratransit patrons apply for eligibility. The service is free and is run on a scheduling basis.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



Transportation and mobility characteristics are summarized below by corridor for notable public road segments:

Spring Hill Drive Corridor Segment from west Pinehurst Drive to Waterfall Drive (see Figure 4 blue segment):

- Spring Hill Drive is an arterial road of 4-lane configuration with a 100-foot right-of-way width; Total width of paved lanes and median is about 65 feet;
- 2013 traffic count data from west Pinehurst Dr. to Deltona Blvd. results in a current traffic volume to capacity (V/C) ratio of 0.55; The V/C ratio has decreased steadily on this segment from a high of 0.83 in 2008 and is now below the 2004 low of 0.59;
- 2012 traffic count data from Deltona Blvd. to Waterfall Dr. results in a current V/C ratio of 0.69; This is one of the busiest roadway segments in Hernando County but has decreased in V/C ratio from a high of 0.93 in 2004;
- Posted speed limit is 40 m.p.h.;
- Signalized intersections are grouped within a half-mile of the project area and are located at (west to east) Pinehurst Dr.(west), Pinehurst Dr.(east), Deltona Blvd. and Waterfall Dr.;
- 15 additional local street curb cuts in the segment;
- Several driveway cuts associated with single family housing;
- Grass and tree median accommodates left turn lanes, becoming a full center turn lane east of Deltona Blvd. (at Antilles Lane);
- 4-foot sidewalks on both sides from Pinehurst Dr.(east) to just past Hanover Court; then only on the south side to Kass Circle; then on both sides to Waterfall Dr.;
- A 5-foot sidewalk is planned for installation on the north side in 2014-2015 from Kass Circle east to Kass Circle west (i.e., in front of the Spring Hill Plaza property);
- No marked bike lane;
- Eleven (11) transit stops at 7 location points in this segment.

Deltona Boulevard Corridor Segment from Spring Hill Drive to Deltona School (see Figure 4 yellow segment):

- Deltona Boulevard is a major collector of 2-lane configuration with an 80-foot right-of-way width; Paved width is 32 feet;
- A center turn lane/median will be added in the future;
- 2012 traffic count data from Spring Hill Drive to Forest Oaks Boulevard (nearly two miles north of Deltona Elementary School) results in a current V/C ratio of 0.65; The segment has returned to its 2004 level of 0.65 after hitting a high of

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



1.53 (over capacity) in 2008; Indications are that the segment portion between Spring Hill Drive and the Deltona School experiences the higher volumes;

- Posted speed limit is 40 m.p.h.;
- No signalized intersections; Eight local road curb cuts;
- Several driveway cuts associated with single family housing;
- School zone starts at approximately Clipper Court;
- No sidewalks from Spring Hill Drive to Amy Circle (Transportation Alternative funding application has been submitted), then 4-foot sidewalk on east side continuing past the school property;
- No marked bike lane;
- All residential land uses except 2 corner commercial parcels (built but unoccupied), one chiropractor and one telecommunications facility;
- Two (2) transit stops: one at approximately Canterbury Court and the other at Belen Ave (1.5 blocks past the Deltona School).

Pinehurst Drive Corridor from Spring Hill Drive to the dead end (see Figure 4 green segment):

- Pinehurst Drive is a local road of 2-lane configuration with a 70-foot right-of-way width; Paved width is 20 feet;
- Posted speed limit is 30 m.p.h.;
- No sidewalks or marked bike lane;
- An undeveloped park site from the original Spring Hill Master Plan is located near the terminus of this road within a quarter-mile of the project area.

Other notable streets in or near the project area:

- Waterfall Drive is located a quarter-mile east of the project; It has minor collector status from Spring Hill Drive to County Line Road and local road status north of Spring Hill Drive; Its right-of-way and paved widths are 70 feet and 22 feet, respectively; a 5-foot sidewalk is scheduled for construction in 2013-2014 on the west side of the collector segment;
- Kass Circle is a local road with a 60-foot right-of-way and paved width of 20 feet;
- The “Service Alley” behind the main Kass Circle business district has a 25 foot right-of-way width and a 16-foot paved width.

KASS CIRCLE NEIGHBORHOOD REVITALIZATION PROJECT



COMMUNITY AESTHETICS, ARCHITECTURE AND SCALE

The community exhibits a layout and style typical of post-World War II suburban development. There is no intentional architectural theme that ties the community together. Housing generally consists of one-story ranch styles of concrete block that gained popularity starting in the 1950s. Two multi-family developments, Greenbrier Lake Condominium and Glen Oaks Apartments, consist of two-story structures.

On a broad scale, the commercial architecture is fairly uniform. The plazas are of one-story strip-type concrete block construction with minimal and variable façade treatments. A sampling of some minor variation is listed below:

- Tudor Square plaza uses a tudor-type architectural façade style and creates some illusion of two stories;
- B-N-B Plaza is a ranch/shed type architecture with plain stucco front;
- The Village plaza is a ranch/shed type with stucco and stone accent treatment on the front;
- Walker Plaza is a ranch type with no roof treatment and with stucco/stone accent on the front;
- Spring Hill plaza is a ranch type strip center with variable unit setbacks, plain stucco front, and a fairly wide covered connecting walkway;
- The Society of St. Vincent de Paul Food Pantry and Thrift Shop is housed in a pole building with aluminum sides;
- Kass Station Condominiums are housed in ranch-style buildings with plain stucco front and individual columned entrances;
- The Market Place is a ranch type with no roof treatment and a fairly wide covered connecting walkway;
- Formula architecture for specific purpose buildings (e.g., Suntrust Bank) or chain businesses (e.g., Walgreen's) is also present.

Virtually all commercial properties have parking in front and trash pick-up/loading aisles in back, although deliveries have been observed to take place at the front of buildings. Lighting of commercial areas is by typical street or high-intensity commercial flood-lighting. Maturing trees, especially on the Spring Hill Plaza property add to the intimacy and scale of the site although there are currently no public open space amenities associated with landscaped areas.

