

Agenda Item I 12
No. 13883

From: [Marisol Calzadilla](#)
To: [Steve Champion](#); [John Allocco](#); [Elizabeth Narverud](#); [Jerry Campbell](#); [Jerry Campbell](#); [Brian Hawkins](#); [Jeffrey Rogers](#); [BOCC Citizens Comments](#)
Subject: Fwd: OPPOSITION TO FILE #H23-64 - CONVENIENCE STORE AND GAS FUELING STATIONS ON OSOWAW BLVD & SHOAL LINE BLVD
Date: Saturday, April 6, 2024 11:16:11 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

4/6/24 UPDATE...

Good Morning Honorable Commissioners,

I sent out an email on 3/27/24 to all parties and requested that it be included in the agenda packet. Upon reviewing the agenda packet, I noticed that it was not included as requested. I have resent the email. Please ensure that it is read and becomes part of the record. Your consideration is greatly appreciated.

Sincerely,
MC Marino
Hernando Beach

Begin forwarded message:

From: Marisol Calzadilla <sweethonestymc@netscape.net>
Date: March 27, 2024 at 11:40:54 AM EDT
To: SChampion@hernandocounty.us, jallocco@hernandocounty.us,
ENarverud@hernandocounty.us, jerryc@hernandocounty.us,
jerryc@co.hernando.fl.us, bhawkins@co.hernando.fl.us,
jrogers@hernandocounty.us, citizenscomments@hernandocounty.us
Subject: OPPOSITION TO FILE #H23-64 - CONVENIENCE STORE AND GAS FUELING STATIONS ON OSOWAW BLVD & SHOAL LINE BLVD

****Please include this public comment in the BOCC's hearing agenda packet for File # H 23-64 taking place on 4/9/24.****

Dear Honorable County Commissioners,

I would like to express my concerns regarding the parcel located on the northern side of the intersection at Osowaw Blvd and Shoal Line Blvd in which the applicant Clear Point LLC is seeking to rezone from PDP (NC) to include a specific C-1 use for a convenience goods store with 8 fueling stations.

The parcel is located in an undeveloped area surrounded by approximately 8,000 acres of environmentally sensitive, conservation preserve land on all four sides and is in close proximity of what is locally known as "the triangle" which is the gateway to residential Hernando Beach. This vital intersection is currently chaotic and dangerous resulting in multitudes of accidents due to its poor design. The development of the proposed project will only intensify the already existent traffic hazards.

According to the site plan submitted, the applicant is requesting an "entrance only" point along Osowaw Blvd (originally prohibited by a previous BOCC vote) with an additional "entrance/exiting" point on Shoal Line Blvd to accommodate access to larger vehicles such as boats and trailers. The proposed entry point along Osowaw Blvd will be situated in a designated turning lane. This will impede any vehicular traffic that has committed to turn onto Shoal Line Blvd as they will have to prepare to unexpectedly stop for any patrons that intend to drive into the proposed site at a last minute's notice. Compounded with the lack of sufficient trailered boat queuing area entering from Osowaw, a dangerous traffic hazard will be created at the location.

Moreover, for any vehicles that have already turned onto Shoal Line Blvd, the merging of traffic exiting the proposed site will create another chaotic hazard due to its locale whereby the flow of traffic is already at an accelerating speed from those that have completed the turn onto the intersecting roadway.

It is evident that the primary market and profit center for the petitioner will be geared towards trailered boats and larger vehicles. Therefore, the task of maneuverability within the proposed site for trailered boats that wish to enter from Shoal Line Blvd will be extremely difficult based on the limited size of the area around the fuel pump stations and lack of ease in changing direction or turning within the property. Having a sole exit point, will require patrons to maneuver or back up within the site to exit from the same entry point that they initially utilized. The 1.6 acre parcel site is too small for its intended use at an already dangerous intersection. Not to mention, that the applicant wishes to build a large 7,500 sq ft convenience store in the midst of a Nature Preserve, which is more than three times the size of the typical house in Hernando Beach, hardly a "Country Store".

Those individuals who are transiting towards Aripeka that utilize the Osowaw Blvd entrance will have no other choice than to exit out onto Shoal Line Blvd. In order to resume their journey towards Aripeka, they will either have to make a perilous left turn as they exit or make a right turn and eventually be forced to make a u-turn on Shoal Line Blvd because there is no other alternative to resume the course.

Ultimately, all traffic will be diverted onto Shoal Line Blvd which is increasingly becoming congested and which serves as the only evacuation route in and out of Hernando Beach. Traffic will inevitably back up and may interfere with ingress of emergency vehicles.

Within a couple of miles of the proposed site, there are dozens of other locations on US 19 whereby one entering Hernando Beach from the South can patronize. Walmart, Publix, Shell and numerous other fueling stations provide the same services and for this reason it is not a necessity. It will not benefit the community and will be detrimental to the neighboring established businesses such as the Hernando Beach Gas Station and Dollar General.

The proposed business will not lend itself to the beautification of Hernando Beach's gateway and as a result, residential property values will be negatively

impacted. The only one who stands to be enriched is the developer at the expense of public safety.

SWFWMD recently spent an exorbitant amount of funds to acquire "the Southworth parcel" which is directly opposite the proposed fuel station and runs along the south side of Osowaw Blvd from Shoal Line to the East. The purpose of that recent purchase (as well as the all the 8,000 acres in the surrounding Preserve) is to protect the ground water supply and provide a critical linkage in a very active wildlife corridor. This type of business proposal conflicts with its neighboring conservation lands. The site plan indicates a drainage ditch that will contaminate the aquifer with run off of hazardous materials if their request for fueling stations are granted. A drainage filtration system is not mentioned in any report.

The Staff Report indicates that in prior rezoning attempts, PDP (NC) with a specific C1 use for a convenience goods store was ONLY granted. Staff report further states that "the use of fuel pumps were prohibited due to environmental sensitivities". Therefore, the inclusion of fuel pumps were denied under the PDP (NC) classification in prior County Board Meetings.

I concur with the decision made years ago forbidding fueling stations.

Staff report references Strategy 1.04A(12) in which all development within the Coastal Zone shall conform to the land use standards outlined in the Coastal Management Element Plan. This property is entirely within the flood AE Zone and a Coastal High Hazard Area. Additionally, reviews of the soil maps and topography indicate high environmental sensitivities that should be considered when reviewing petroleum fuels on the subject site.

As it pertains to Strategy 1.04G(10)(c), Neighborhood Commercial Areas are guided by the land use criteria that they are not located in environmentally sensitive areas or the Conservation Category unless associated with a resource oriented tourism use. In this case, this subject site is deemed to be in an environmentally sensitive area surrounded by the Conservation land of the Weeki Wachee Preserve.

The master plan of the initial rezoning has become null and void due to its inactivity and failure to initiate any type of development within the allotted 2 year period. Please take into consideration the numerous reasons for denial mentioned in this correspondence along with Staff's Recommendation #6 - "Fueling stations shall not be permitted, including the bulk sale or dispensation of LP gas".

One of the primary duties of the BOCC is to "Protect the health, safety and welfare of its constituents". This ill-advised, unneeded and poorly sited proposal fails on all three counts. It harms the environment and ground water, creates a dangerous traffic hazard and reduces property values and quality of life. It is not a feasible project for this area and it will set a precedent for other detrimental future rezonings.

It is respectfully requested that the Board of County Commissioners reconsider this project in its entirety and deny all of the applicant's request of permitting a

Convenience Store and Fueling Stations.

Respectfully,
MC Marino
Hernando Beach