

**HERNANDO COUNTY ZONING AMENDMENT PETITION**



**Application to Change a Zoning Classification**

**Application request (check one):**  
Rezoning  Standard  PDP  
Master Plan  New  Revised  
PSFOD  Communication Tower  Other  
**PRINT OR TYPE ALL INFORMATION**

Date: 10/4/2023

File No. H-23-64 Official Date Stamp:



**APPLICANT NAME:** Clear Point, LLC

Address: 10386 Pine Island Drive  
City: Weeki Wachee State: FL Zip: 34607  
Phone: 352-848-5401 Email: careycarlson@procivil360.com  
**Property owner's name:** (if not the applicant) \_\_\_\_\_

**REPRESENTATIVE/CONTACT NAME:** Alan Garman

Company Name: ProCivil360, LLC  
Address: 12 S. Main Street  
City: Brooksville State: FL Zip: 34601  
Phone: 352-593-4255 Email: permitting@procivil360.com

**HOME OWNERS ASSOCIATION:**  Yes  No (if applicable provide name) \_\_\_\_\_

Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): 1353190
2. SECTION 25, TOWNSHIP 23, RANGE 16
3. Current zoning classification: PDP (NC)
4. Desired zoning classification: PDP (GC)
5. Size of area covered by application: 1.6 Acres
6. Highway and street boundaries: Shoal Line Blvd. and Osowaw Blvd.
7. Has a public hearing been held on this property within the past twelve months?  Yes  No
8. Will expert witness(es) be utilized during the public hearings?  Yes  No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much?  Yes  No (Time needed: \_\_\_\_\_)

**PROPERTY OWNER AFFIDAVIT**

I, Carey Carlson, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

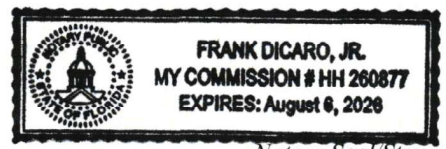
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): \_\_\_\_\_ and (representative, if applicable): ProCivil360, LLC to submit an application for the described property.

[Signature]  
Signature of Property Owner

**STATE OF FLORIDA  
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 4 day of October, 2023, by Carey Carlson who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16

ENGINEER'S NARRATIVE  
FOR  
**Sandy's Country Store**

Received  
OCT 4 2023  
Planning Department  
Hernando County, Florida

**Site Location:** This 1.6 acre site is located at the southern terminus of Shoal Line Blvd. where it intersects with Osowaw Blvd. The site is the northeast corner of this intersection. It is surrounded by Conservation Lands owned by the Southwest Florida Water Management District (SWFWMD). The applicant owns the property to the west across Shoal Line, and a small piece to the south across Osowaw.

**Current Zoning:** *The property is currently zoned PDP (Neighborhood Commercial) with an expired master plan.* This zoning designation allows permitted uses in the C-3 zoning district. Any special exception uses allowed in the C-3 zoning district which have been specifically designated or specified in the narrative or on the master plan. *Any permitted and special exception uses from the C-1 zoning district specifically designated in the narrative or on the master plan.*

**Scope of Zoning Request:** This is a request for a re-zoning and master plan revision to the Aripeka General Store formerly approved with H09-22 in December of 2009. The property has changed ownership. Since the previous approval, Hernando Beach has continued to grow. The applicant wishes to maintain the concept of a country store. The proposed store will provide an ice cream shoppe, a local delicatessen, small bait and tackle shop, a small country breakfast café, and various sundries and grocery needs for Hernando Beach. The outside area would provide ice and fuel.

**Buffering:** The lands surrounding this project are owned by SWFWMD. They are zoned Conservation. A five-foot buffer comprised of native vegetation is proposed on the north and east property boundaries.

**Setbacks:** The proposed site would meet all previous setbacks established in previous approvals.

**Utilities:** The site would be served by Hernando County Utilities for water and sewer. Some off-site work may be necessary by the applicant to provide connection.

**Access:** This plan is proposing two points of access for this project. A typical in and out drive on Shoal Line Blvd, and a more detailed, purposeful access for Right-In only traffic on Osowaw Blvd.

**General:** This intersection is the southern gateway to Hernando Beach. The Applicant intends to develop a first-class facility that would lend to the beauty of this gateway. The store will provide architecture to utilize Florida Vernacular General Store characteristics. The drainage pond in the intersection, if possible during permitting, will be enhanced to beautify the intersection.

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The applicant wants to add some fueling stations to the plan. These proposed fueling stations, are for cars, trucks, and boats. The plan reflects sufficient open space for larger vehicles to negotiate to and away from the pumps. A pump canopy is shown for the convenience of shoppers, but will be designed to be in harmony with the architecture of the proposed building. The canopy is not proposed to cover the two outside lanes to allow for higher boats which may visit. The applicant is not proposing a typical convenience store with a large metal canopy and bright lights.

PDP (NC) with C-3 uses, include two fueling stations, while C-1 includes up to twelve stations. The latest approved master plan approval did not include fueling stations. The following uses would be approved in the current zoning.

**Permitted uses in a C-3 Neighborhood Commercial District shall be as follows:**

- (a) Convenience goods stores; provided that there are not more than **two (2) checkout lanes** and **two (2) vehicle fueling stations.**
- (b) Personal service establishments.
- (c) Business, professional and non-profit organization offices.
- (d) Public offices and utility facilities.
- (e) Alcoholic beverage dispensation (package and restaurants only).
- (f) Delicatessens and restaurants with a forty (40) or less seating capacity.
- (g) One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
- (h) Day care centers.
- (i) Nursing care homes.

*Any special exception uses allowed in the C-3 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-1 zoning district specifically designated in the narrative or on the master plan.*

The applicant would like to develop two fuel islands with two pumps each, on the property, which creates eight(8) fueling stations when you utilize both sides of the islands. The closest fueling station to the boat ramp is being remodeled at this time. Even when it re-opens, it is located in a congested, closed area, making it difficult for boaters to fuel there. The closest fueling station to the north is at Shoal Line and Erin Road. The distance is approximately 3.7 miles from the boat ramp. The other fueling facility is on US 19 approximately 4.7 miles away from the boat ramp. This facility, would be 3.2 miles away from the boat ramp.

The previous approval also conditioned that **no drive access** will be permitted from Osowaw Blvd. We are requesting with this application, **a right-in only** access from Osowaw. The site plan shows the configuration. We believe this access to be necessary to work in conjunction with the proposed fueling stations. Boaters can enter from Osowaw, drive through the fueling stations, or park and visit the store, then exit onto Shoal Line Blvd. Additional space has been provided for boaters to park along the west side, while visiting the country store, without spilling into the County's right-of-ways.

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As one can see by the master plan submitted herewith, traffic traveling Southwest on Osowaw that would visit the site, would now have the luxury of entering the site directly, without going through the intersection. This would reduce the loading of the intersection as well as the turning movements through the parking lot. Exiting traffic would still be exiting on Shoal Line.

Another train of thought to this traffic pattern is the entry of boats into the site. It would be difficult for someone pulling a boat, traveling North on Shoal Line to turn into the site, then travel 360 degrees within the proposed parking area, and back out the same driveway. There will still be some of those due to East bound traffic on Osowaw, which will still be required to turn North on Shoal Line to enter the site. However, these movements will be reduced. With the addition of this driveway onto Osowaw, the majority of any trailered boats would be entering on Osowaw and routed through the site to the exit on Shoal Line.

**Summary:** We feel a facility such as this is good for the neighborhood, and does not impose on adjacent neighbors. Of concern would be the architectural style within the gateway to Hernando Beach. The applicant is willing to obtain architectural rendering of the proposed facility and even offer Architectural Review to the Homeowner's Association(s) of Hernando Beach, so they may be involved.

We feel there is a need for fueling stations in this area, and the other C-1 uses that can be provided in the proposed building.