



Beacon Woods Civic Association, Inc.

12440 Clocktower Parkway • Bayonet Point, Florida 34667-2475

Telephone (727) 863-1267 • Fax (727) 863-4857 • Website: www.bwcai.org

Paul Morland
See me on this

Pasco County, Development Review Commission

February 4, 2010

Attention Bipin Parikh
West Pasco Government Center,
7530 Little Road
New Port Richey, FL 34654

Subject: DRC HEARING

Dear Bipin:

The Beacon Woods Civic Association Inc. has been made aware of a DRC meeting taking place on February 25th 2010 at 1:30pm to discuss approval of the revised traffic site plan for the Beacon Woods Drive access to Wal-Mart Stores #5266 including a left turn into the Wal-Mart Supercenter. In reviewing the FDOT Access Management Review Committee decision dated 12/28/2006 (attached) it states that:

The Committee reviewed the request from Wal-Mart Stores regarding approval of the following:

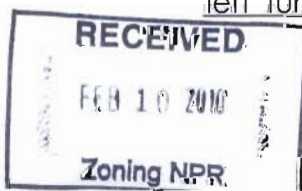
1. Add an eastbound to northbound left in access into the Wal-Mart driveway on Beacon Woods Drive or,
2. Construction of eastbound to northbound left turn into the Wal-Mart driveway on Beacon Woods Dive if warranted by an FDOT approved Traffic Study after Wal-Mart is open.

The AMRC provided "Conditional Approval" as follows:

"In the event unsafe conditions and/or reduction in LOS occur on US19, the applicant will construct the secondary access from Beacon Woods to Wal-Mart (see sketch). Prior to the need for the constructed facility, the applicant will w/in 30 days upon receiving the CO for the current site plan pursue the modification of the site plan to provide for this access along w/ bond."

The BWCA would like to address the subject of "unsafe conditions and reduction of LOS" issues in the AMRC ruling.

Regarding an e-mail dated October 12, 2009 from Suzy Martin, Access Management / Connection Permit Review FDOT, District 7 to David Walthall, Kimley Horn regarding the subject of "Beacon Woods Wal-Mart" (Copy attached); the e-mail states: "Based on the data submitted, the additional left turn lane from US 19 is not warranted at this time". If there was no



reduction in service on US 19 to warrant any modifications, then how was it determined that modifications to Beacon Woods Drive are necessary? Who submitted the request for the modification?

The BWCA Board of Directors is not aware of any additional safety or LOS issues that have occurred since October 2009 and request specific FDOT approved traffic and LOS data that would support the request for Wal-Mart Stores for the additional eastbound to north bound access to the Hudson Wal-Mart store on Beacon Woods Drive. The traffic plan for Beacon Woods Drive has always been a main concern in regard to the safety of our residents and we are not convinced that the existing conditions warrant any modifications. We would appreciate the subject traffic data information and/or a formal response regarding this issue prior to the February 25th meeting.

Respectfully,



Tom Pohl, President BWCAI

Enclosures.



Gaylord
Merlin
Ludovici
Diaz
& Bain

EMINENT DOMAIN INVERSE CONDEMNATION PROPERTY RIGHTS

February 9, 2010

Mr. Gary Willever
Development Review Committee
West Pasco Government Center
7530 Little Road
New Port Richey, FL 34654

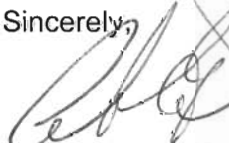
RE: Objection to Walmart Hudson/Beacon Woods Driveway amendment

Dear Mr. Willever:

The purpose of this letter is to follow up our conversation concerning the above-referenced matter. As we discussed, our firm has been engaged by the owner of the K-Mart store located at 12412 U.S. Highway 19, Hudson, Florida 34667-1960. Please be advised that Kmart objects to the above-referenced modification.

Our firm has engaged Sprinkle Consulting, Inc., to assist in this matter. It is our understanding that this matter is scheduled for public hearing by the Development Review Committee on February 25, 2010 at 1:30 p.m. Please be advised at the hearing, we intend to present complete and substantial evidence supporting our opposition to this modification.

Sincerely,



Andrew G. Diaz

AGD/ck





PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

- 37918 Meridian Avenue - Dade City, Florida 33525
(352) 521-4111 - FAX (352) 521-4105
- 7530 Little Road - New Port Richey, Florida 34654
(727) 847-8100 - FAX (727) 847-8969

Pat Mulieri, Ed.D.
Chairman
Michael Cox, CFP®
Vice-Chairman
Ted Schrader
Ann Hildebrand
Jack Mariano

February 18, 2010

Mr. Larry Feeney
7217 Greystone Drive
Hudson, Florida 34667-3024

Re: Beacon Woods Drive/Wal Mart

Dear Mr. Feeney:

Thank you for your letter of February 17, 2010 regarding the hearing scheduled on February 25th before the Development Review Committee for approval of the revised site plan for Beacon Woods Drive.

You raise several valid questions and I have forwarded your correspondence to staff with a request that they provide you with a status of this issue as soon as possible.

Sincerely,

Jack Mariano
District 5
JM:lp

cc: Bipin Parikh, P.E., Assistant County Administrator, Development Services
James C. Widman, Director, Engineering Services
Cynthia M. Jolly, P.E., Administrator, Permits/Development Info Services

DEBZ

MAGGIE
863-1267

February 17, 2010

Mr. Jack Mariano
County Commissioner
Pasco County, Florida

Dear Mr. Mariano,

I recently received a Certified Letter referencing a requested Pasco County DRC Hearing to take place on February 25, 2010 to discuss approval of the revised traffic site plan for the Beacon Woods Drive access into the Wal-Mart Store #5266, asking for a left turn into the Wal-Mart Supercenter property.

FL State DOT sent email August 19, 2009 to David Walthall, Wal-Mart representative. FL State DOT requested specific data showing conditions on US 19 and whether required LOS criteria to modify existing striping exists before approval can be given.

David Walthall, representing Kimberly & Horn (Wal-Mart engineering) answered October 8, 2009 stating he attached info and data to FL DOT. Specific results showed intersection of Beacon Woods Drive and US 19 is operating at acceptable LOS during peak hours and southbound lane of US 19 left into Wal-Mart property DOES NOT HAVE backup traffic during PM peak hours.

FL DOT on October 12, 2009 responded based on data submitted on October 8, 2009 the additional southbound lane on US 19 is not warranted at this time. Please have this analysis re-reviewed as directed by FL DOT.

My questions to you are: has there been a current traffic analysis done within the last twelve months?

has anyone taken accident or traffic violation data from Florida Highway Patrol or Pasco County Sheriffs Department?

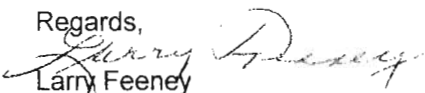
Other factors that have come about from exiting traffic from Wal-Mart onto Beacon Woods Drive are: going west vehicles will drive over the center island. Some vehicles will drive to the very end of the island and make an illegal u turn into pedestrian crossing lane.

If DRC and Pasco County authorize or approve Wal-Mart/Kimberly & Horn request other safety issues may arise. Traffic going west on Beacon Woods Drive will have a strong potential for 4x4's or high platform vehicles to cross the New Slight Turn being created into the Wal-Mart. Restrictions or barriers should be considered at this point. The New Jersey barrier elevation may be a solution. Signs should be posted early and visably as the new center island will create problems going west into K-mart property without proper signage.

Beacon Woods has a large population of 55 and older drivers. Signs should be in advance and easy to read.

I think it could be a workable arrangement the way it issafety is a priority.

Regards,


Larry Feeney

7217 Greystone Drive
Glenwood Village ca
Beacon Woods

727-863-3013

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34667-
3024

863-3013