

Public Comments CR675 & SR 70 / Manatee Ranches, Inc. PDC-19-08(Z)(G) PLN1904-0056

From: Tellus
Sent: Friday, October 11, 2019 10:10 AM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: FW: Comment to Manatee County Planning Commission (Kathy Gutierrez - trudging@icloud.com)

Thank you,

Yvonne Houston
Citizen's Action Center Assistant
County Administrator's Office
941-742-5800
Fax # 941-745-3790
Yvonne.houston@mymanatee.org

-----Original Message-----

From: Kathleen Gutierrez <trudging@icloud.com>
Sent: **Thursday, October 10, 2019 10:18 AM**
To: Tellus <tellus@mymanatee.org>
Subject: Comment to Manatee County Planning Commission

Commissioners,

This comment is regarding the request for rezoning at SR70 and CR675.

I concur with the four residents that presented comments at the planning commission meeting today, Oct 10, 2019. There are no residents that I have encountered in the Panther Ridge / Pomello Ranches area that are in favor of any commercial development on this small land segment. The environmental and safety concerns brought forward to you are substantial, including water safety, children's safety (school buses), and traffic safety. The proposed round about seems impractical in this location. Traffic in this area is traveling at high speed (60-70 mph). This would be an abrupt speed change that could cause additional traffic incidents and fatalities rather than invoke a gradual, safe slowdown.

The residents in this area do not want or need a commercial entity at this location. Nor are they in favor of changes that put them and their families in jeopardy due to the stated safety risks, especially the risk to ground water posed by gasoline tanks.

Kathy Gutierrez
East Manatee County Lifelong Resident
7204 221st St E
Bradenton, FL 34211
941-228-9576
1piggy2love@gmail.com

From: Charles Wilson <cwilson8221@gmail.com>
Sent: Monday, October 07, 2019 12:28 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: PDC 19-08(Z)(G) PLN 19040056

To: Manatee County Planning Commissioners
Re: PDC 19-08(Z)(G) PLN 19040056

Gentlemen:

I am writing as a nearby property owner asking that you disapprove the referenced request. This proposed project is flawed in many aspects. The following are a few examples:

- **Unsafe traffic:** any ingress/egress onto the property must be made from either the access ramp onto northbound SR-675 and/or from SR -70. The access ramp is not made or designed to accommodate any vehicles entering/exiting onto or from it. Using SR-70 as an access/egress is totally unsafe, even if a deceleration lane is installed. There is now way traffic in/out of the property that close to a major intersection (SR-70 / SR-675) can be accomplished in a safe manner.
- **Changing the character of the neighborhood and area:** This is a rural/agricultural area, not Lakewood Ranch Main Street or downtown Bradenton. People live here because they choose to live outside urban/commercial areas. All of us who live here understand and accept the fact if you want gas or beer, you go to Lorraine Road or to Myakka; which is really no inconvenience in order to have the peace and tranquility of living in the area.
- **Commercial projects of this type attract undesirable elements.** This type of development attracts individuals who 'hang out' / loiter on the property. This project would be no different than all the other ones of this type. There are already incidents of uninvited individuals cruising in the surrounding neighborhoods. Giving them a place to congregate to plan their activities such as the propose project will only exacerbate the problem.

When you are considering this project and the points I have made, I hope you will vote to NOT approve the project in order to preserve the neighborhood.

Thank you,
Charles H Wilson
22646 Morning Glory Circle
Bradenton, FL 34202
941-957-1030

From: Paul Brown <paulbrown4@roadrunner.com>

Sent: Thursday, October 03, 2019 4:11 PM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Cc: gailbrown4@roadrunner.com

Subject: Please STOP the rezoning at the intersection of CR 675 and SR 70 in Manatee County

This intersection has had a number of serious vehicle accidents and fatalities just in the past year. The number of working vehicles in this area is already substantial, any increase in traffic would increase the potential for more deadly accidents. Secondly, the potential pollution of the water table is also of great concern, as the residents in the area drink from wells. Contamination from a commercial building in this area would be dangerous to the health and well being of the local residents. A number of studies have shown gas stations pose a genuine threat, contaminating the local ground water. Thirdly, the current zoning of agricultural have allowed for a number of endangered animals to be seen not only in the 1.5 acre patch of land, but in the surrounding area. Gopher tortoises currently inhabit this land, and other endangered animals have been seen as well, including bald eagles, bobcats, and panthers. An active commercial building here would further disturb this precious wildlife. Finally, the light and noise pollution would not only decrease property values, but disrupt local homeowners lifestyle in an extremely negative way. A number of farmers in the area depend on agricultural zoning to maintain their income. This would greatly effect not only Panther Ridge residents, but the surrounding area as well.

Paul & Gail Brown
22276 Panther Loop
Bradenton, FL 34202

From: Robin West <richstonemason@aol.com>

Sent: Thursday, October 03, 2019 1:22 PM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>

Subject: Rezoning land use at CR675 and SR 70

Dear Ms Schindewolf,

As a native Floridian, I am appalled by the rampant growth that has been allowed in Sarasota and Manatee counties, without regard for the environment and for the safety of their citizens. Manatee county has sold it's soul, all so a few land owners and developers can get rich. There is absolutely no regard for public safety. It doesn't take a rocket scientist to know that building huge subdivisions and gas stations on a 2 lane state road (where people frequently drive over 60/70MPH) that horrible accidents will occur. Manatee county planning mentality has been to let the building and sprawl happen and then after several people (children included I might add) die, then we'll see about adding traffic lights and roundabouts.

I also would like to know what geniuses thought that it's ok to have 6 lanes of traffic narrow into 2 (Lorraine/SR70) and then continue to approve the building of many more subdivisions on that high speed road that is travelled by huge semi trucks pulling in and out!

I do hope that you are also aware that, once again, there was a traffic fatality at Post and SR 70. I also hope it was not one of YOUR loved ones.

THERE IS ABSOLUTELY NO NEED for that piece of property at CR675 and SR70 to be rezoned! Do you want more people to die!? We need a gas station out there like a hole in the head. Just for a few people to get rich and provide a couple people with minimum wage jobs?

Please stop this greedy, irresponsible plan from happening!

I was born in Sarasota in 1964 and my husband was born in Bradenton in 1963. It is absolutely breaking our hearts to see what is happening to these counties! Horrible red tide blooms, blue green algae from waste water run off, but who cares? 'Cause we're making money! It's sick. I can tell you that once our daughter is out of high school, we will find somewhere else to live. We had wonderful childhoods growing up here and would have liked to stay here our whole lives, but we cannot stand to see what is being done to our beloved hometowns. Please THINK about the consequences of your actions.

Sincerely,
Heather West

From: Dee Curci <deecurci@tampabay.rr.com>
Sent: Thursday, October 03, 2019 11:54 AM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: Proposed change in zoning at st rt 70 & 675

Please hear our request to prevent this change in zoning.

Reasons:

1. Traffic Fatalities
2. This is a nature preservation area.
3. There is a WaWa gas station 3 miles down the road South and one at Myakka North about the same distance. Do we really need another one in our beautiful preserve residential area?

Our collective outcry is NO!NO!NO!

John and Dee Curci
The Preserve at Panther Ridge
8010 Snowy Egret Place

From: Vida Gordon
Sent: Thursday, October 03, 2019 12:24 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>; Debbie Bassett <debbie.bassett@mymanatee.org>
Subject: FW: Rezoning at the intersection of CR 675 and SR 70

Bobbi/Debbie,

Please see below.

Thank you,
Vida

From: Linda Nash <lnashmsc@aol.com>
Sent: Wednesday, October 02, 2019 3:35 PM
To: Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: Rezoning at the intersection of CR 675 and SR 70

Please help us STOP the rezoning at the intersection of CR 675 and SR 70 in Manatee County. The rezoning attempt is to create a commercial area for a convenience store and/or gas station. This intersection has had a number of serious vehicle accidents and fatalities just in the past year. The number of working vehicles in this area is already substantial, any increase in traffic would increase the potential for more deadly accidents.

Secondly, the potential pollution of the water table is also of great concern, as the residents in the area drink from wells. Contamination from a commercial building in this area would be dangerous to the health and well being of the local residents. A number of studies have shown gas stations pose a genuine threat, contaminating the local ground water.

Thirdly, the current zoning of agricultural have allowed for a number of endangered animals to be seen not only in the 1.5 acre patch of land, but in the surrounding area. Gopher tortoises currently inhabit this land, and other endangered animals have been seen as well, including bald eagles, bobcats, and panthers. An active commercial building here would further disturb this precious wildlife. Finally, the light and noise pollution would not only decrease property values, but disrupt local homeowners lifestyle in an extremely negative way. A number of farmers in the area depend on agricultural zoning to maintain their income. This would greatly effect not only Panther Ridge residents, but the surrounding area as well. For these reasons we are asking for your support on this matter.

*Linda M. Nash , MBA, CASC, HRM
5150 257th Street East
Myakka City, FL 34251*

From: Linda Croft-Shea <lmcs333@hotmail.com>
Sent: Tuesday, October 01, 2019 9:33 PM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: Rezoning CR675 and SR 70 Planning Commission and Commission meeting

We have signed the Petition to stop rezone of this patch of land. I object to the rezoning and the approval of a commercial enterprise on this land which is basically an ingress and egress point to and from CR675 and SR 70. The intersection is already dangerous and by adding buildings and more traffic will make it ever more so.

No more construction of commercial facilities should be allowed in this area. It is agriculture and should stay agriculture. We do not want the "convenience" of stores or businesses in our area. We enjoy our homes in a rural country setting. We choose to live here AWAY from stores, gas stations, lights, noise, etc. and love the wildlife and peace of mind. We also ALL have wells that could be adversely affected.

Leave our area alone. There is too much building everywhere in our County. This is why everyone out here chooses to live here.

Peter J. Shea
Linda Croft-Shea
22804 73rd Avenue East
Bradenton, FL 34211
(Off of CR 675)

From: Will Shayr <willshayr@gmail.com>
Sent: Tuesday, October 01, 2019 6:07 PM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: ReZoning Notice CR675 & SR70

CASE# PDC-19-08(Z)(G) PLN1904-0056 Rezone from A (Agriculture) to PDC (Planned Development Commercial)

Dear Jamie,

I am writing to you regarding the proposed rezoning of the plot of land that is at 675 and Hwy 70. I have some serious concerns:

*This intersection is an extremely dangerous place to have a business. There are accidents here regularly and it is very scary to make the turn onto 675 off of 70. Adding a parking lot and more traffic would only make it even more treacherous.

*My family and my neighbors all depend on well water to supply our homes and take care of our animals. Ground water is contaminated by gas stations and commercial properties. Lives would be in danger and animals could suffer greatly. Here are some links to studies:

<https://www.nbcnews.com/science/environment/gas-station-spills-could-pollute-water-drips-drops-study-n221736>

<https://www.nytimes.com/2008/04/27/nyregion/nyregionspecial2/27mtbeli.html>

*This property is part of our neighborhood drainage system. If it gets built up for commercial property then the roads will flood and cause even more dangerous conditions for the neighborhood.

Please do not allow this property to be rezoned commercial. Lives depend on you! I am a registered voter who is very active in local elections and I will be at both meetings on the 10th and November 7th.

Sincerely,

Sharon Cummings

From: Cummings, William <wcummings@usf.edu>
Sent: Tuesday, October 01, 2019 6:05 PM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: Rezoning concern

Dear Jamie,

I am writing to express strong opposition to the proposal to rezone the 1.5 acre parcel of land at CR675 and SR70.

I live nearby and worry about the environmental impact of a gas station or convenience store. Most residents nearby live off well water, and gas stations are notorious for seepage into the surrounding drinking water. This would be a catastrophe for our area and represents a public health concern. In addition, bringing more traffic to an already dangerous intersection is just a bad idea. There are less dangerous and environmentally more appropriate locations for a gas station on SR 70. Coupled with the noise and light pollution from a gas station or convenience store, this will impact property values and quality of life for residents for a long distance.

I strongly ask you to object to this rezoning. It is not right for the citizens of Manatee County. And we vote!

I would be happy to discuss this further, and look forward to hearing from you when I come to the meeting on Oct 9.

Best wishes,

Bill

William Cummings, Ph.D.
Associate Dean for Strategic Initiatives, Student Success
Chair, Status of Men Presidential Advisory Committee
Professor, Humanities & Cultural Studies
University of South Florida

4202 East Fowler Avenue, ALN 156
Tampa, Florida 33620
Tel: 813.974.5646
wcummings@usf.edu

From: Chappell, Elizabeth <ElizabethChappell@ssas.org>
Sent: Tuesday, October 01, 2019 3:34 PM
To: Vanessa Baugh <vanessa.baugh@mymanatee.org>; Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: Case #PDC-19-08(Z)(G)PLN1904-0056

Dear Commissioners,

I am writing in reference to the intersection at SR 70 and 675. As a resident of Panther Ridge Highlands, I am opposed to the rezoning of the land at the intersection. This intersection has had a number of serious vehicle accidents and fatalities just in the past year. The number of working vehicles in this area is already substantial, any increase in traffic would increase the potential for more deadly accidents.

Secondly, the potential pollution of the water table is also of great concern, as the residents in the area drink from wells. Contamination from a commercial building in this area would be dangerous to the health and well being of the local residents. A number of studies have shown gas stations pose a genuine threat, contaminating the local ground water.

Thirdly, the current zoning of agricultural have allowed for a number of endangered animals to be seen not only in the 1.5 acre patch of land, but in the surrounding area. Gopher tortoises currently inhabit this land, and other endangered animals have been seen as well, including bald eagles, bobcats, and panthers. An active commercial building here would further disturb this precious wildlife.

Finally, the light and noise pollution would not only decrease property values, but disrupt local homeowners lifestyle in an extremely negative way. A number of farmers in the area depend on agricultural zoning to maintain their income. This would greatly effect not only Panther Ridge residents, but the surrounding area as well.

Elizabeth Chappell
SSAS 6th Grade Math
elizabethchappell@ssas.org
941-330-1855 x1205

“Perfection is not attainable. But if we chase perfection, we can attain EXCELLENCE.” -Vince Lombardi

From: Elizabeth Curl [<emcurl@yahoo.com>](mailto:emcurl@yahoo.com)
Sent: Tuesday, October 01, 2019 3:31 PM
To: Jamie Schindewolf [<jamie.schindewolf@mymanatee.org>](mailto:jamie.schindewolf@mymanatee.org); Vanessa Baugh [<vanessa.baugh@mymanatee.org>](mailto:vanessa.baugh@mymanatee.org)
Subject: Case #PDC-19-08 (Z)(G)PLN1904-0056

'Dear Commissioners, I am writing in reference to the intersection at SR 70 and 675. As a resident of Panther Ridge Highlands, I am opposed to the rezoning of the land at the intersection. This intersection has had a number of serious vehicle accidents and fatalities just in the past year. The number of working vehicles in this area is already substantial, any increase in traffic would increase the potential for more deadly accidents.

Secondly, the potential pollution of the water table is also of great concern, as the residents in the area drink from wells. Contamination from a commercial building in this area would be dangerous to the health and well being of the local residents. A number of studies have shown gas stations pose a genuine threat, contaminating the local ground water.

Thirdly, the current zoning of agricultural have allowed for a number of endangered animals to be seen not only in the 1.5 acre patch of land, but in the surrounding area. Gopher tortoises currently inhabit this land, and other endangered animals have been seen as well, including bald eagles, bobcats, and panthers. An active commercial building here would further disturb this precious wildlife.

Finally, the light and noise pollution would not only decrease property values, but disrupt local homeowners lifestyle in an extremely negative way. A number of farmers in the area depend on agricultural zoning to maintain their income. This would greatly effect not only Panther Ridge residents, but the surrounding area as well. I appreciate your time and assistance in stopping this proposed land change. Thank you! Sincerely, Elizabeth Curll-Chappell emcurll@yahoo.com
774-696-2717 23410 78th Ave E Myakka City, FL 34251

From: Jerry and Sandy <jerryandsandyulrikson@gmail.com>

Sent: Tuesday, October 01, 2019 2:52 PM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Rezoning proposal Case # PDC-19-08(2)(g) PNL1904-0056

This e-mail is to express my opposition and concern over the proposed rezoning of this property which is at the intersection of SR70 and County Road 675.

This intersection is a very busy and dangerous intersection as it is currently utilized. Adding any type of retail space at this location will greatly increase the incidents of accidents. There are often traffic accidents at this intersection already and it should be reconfigured to make it more safe and not adding a retail space which will further complicate an already dangerous situation.

In addition, there is currently a Federally protected Gopher Tortoise that inhabits that piece of property. With the overbuilding currently happening in east Manatee County, the wildlife has already been greatly and negatively impacted and

to add more building in this specific piece of property will further impact the wildlife.

I am asking that you reconsider this zoning proposal and not let it be implemented. There is no need for a retail establishment in this location and should not be allowed.

From: Robert Bendl <rbendl@icloud.com>
Sent: Tuesday, October 01, 2019 2:34 PM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: Proposed zoning change at SR70 & CR675

I am writing to you in opposition to the proposed "spot rezoning" at the intersection of CR 675 and SR 70 in Manatee County. The rezoning would allow for the construction of a commercial building in what is now and historically has been zoned for agriculture & residential use. The proposed change would allow for a 15,000+ sq/ft commercial building, potentially a convenience store and/or gas station.

I am opposed to the rezoning for the following reasons:

We purchased our home in Panther Ridge, as did most others, for the peaceful country lifestyle it offers. This residential community has been here for over 20 years. Allowing for a commercial building to be built in this residential area would bring light and noise pollution, decrease current home owners property values, and irrevocably damage our lifestyle.

As residents, we are totally dependent for our drinking water on our private wells. This is the only source of water in this area. The potential pollution of the water table is of great concern. Contamination from a commercial operation would endanger the health and well being of everyone in the area. Any contamination of the water supply would render our homes worthless. Studies have shown that gas stations pose a genuine threat to contaminate local ground water.

This particular intersection is one of several on SR70 scheduled to be reworked by FL DOT with a round-about in the near future. It already has been the site of multiple serious vehicle accidents in just the past year. Adding access and egress for a commercial business would only increase the risk for more accidents.

The current zoning for agricultural and residential use has allowed for endangered animals to be seen not only on the 1.5 acre proposed for "spot zoning", but also in the surrounding area. Gopher tortoises currently inhabit this site and other endangered animals have been seen, including bald eagles and bobcats. An active commercial building would only further destroy wildlife habitat.

For these reasons I am asking for your support to reject the proposed rezoning of this area.

Sincerely,
Robert Bendl
21911 Deer Pointe Crossing
Bradenton, FL 34202
rbendl@icloud.com
941/677-6250

From: TJ <tjandrobin@yahoo.com>

Sent: Tuesday, October 01, 2019 11:28 AM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Stop Commercial rezoning at CR675 and SR70 intersection in Manatee County.

Jamie and Vanessa,

I wanted to express my opinion on building a gas station or any commercial property at the intersection of SR70 and CR675.

I relocated to Florida almost 4 years ago, and after months of looking for a home my wife and I decided on Panther Ridge. We love the atmosphere of being in the country. By putting a gas station or commercial property at this intersection there is a huge risk to the quality of life out East. There doesn't need to be a gas station or convenience store at every corner. Wawa is a few miles to the west and a Citgo a few miles east. Absolutely no reason for a gas station in this area. Listed below are a few other concerns:

1) Flooding. I am sure you know we do not have public sewers, so this property contains a lot of water during our rainy season. Without the drainage here, I believe it will create a flooding effect on state Route 70. I'm sure you can only imagine the dangers that would cause with cars driving 70+ miles an hour.

2) Wild life. When I leave my neighborhood on a daily basis sometimes three or four times a day, we see wildlife quite often. It may be a bother eagle tortoise or even a deer. By building a commercial property here we would eliminate more of our natural wildlife.

3) Noise and air pollution. The noise in the air pollution of Nunnally car stopping to get gas, but accelerating on state Route 70 as well as oncoming traffic, this would cause a significant increase in the noise and air pollution in the area.

4) Water quality. The residence in Panther Ridge are all on septic and well water. By putting a gas station in this area it can drastically affect the quality of water we DRINK on a daily basis.

5) Crime in our neighborhood is a minimum at best. With an additional stop, there would be a major concern is the increase in crimes with in our neighborhood. We would require additional police presence in this area of the county, which will create a strain on the rest of the county, let alone the budget.

There are a lot of homeowners who pay a lot in taxes as well as vote for our elected officials. I am sure if you run the numbers we contribute more and take less from the county than many neighborhoods. Many of our neighbors are professionals, business owners as well as retired folks who vote. Please hear our concerns and vote NO to any commercial building in the area.

TJ Kornett
8209 Snowy Egret pl
Bradenton Fl 34202
609-468-5060

Sent from my iPhone

From: Tyler Hudgins <tylerj Hudgins@gmail.com>
Sent: Tuesday, October 01, 2019 10:38 AM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: Re-zoning at 675/70 intersection

I am just reaching out so that my comment about this matter can be added to the record. As someone who lives on 675 not far from this intersection, I strongly oppose re-zoning this land for commercial use. A commercial property here would threaten the rural heritage we sought when we moved our family to this area.

Please deny the request to re-zone this land.

--

Tyler

From: Kathy G <1piggy2love@gmail.com>
Sent: Tuesday, October 01, 2019 7:26 AM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: Stop commercial rezoning at CR675 and SR70 intersection.

Vanessa and Jamie,

I am writing you today to ask for your support in stopping the commercial rezoning at CR675 and SR70. As a Manatee County native and resident in East Manatee County, I am appalled by the seemingly uncontrolled growth of both residential and commercial building and the resultant destruction of our wildlife and pollution of our water.

I just signed the petition "Stop commercial rezoning at CR675 and SR70 intersection", as have over 200 others to date. Please heed the voices of your constituents on this critically important topic.

<http://chnng.it/Gbd7Szrdwg>

Thank you for your consideration in this matter.

Kathy Gutierrez
941-228-9576

From: Dan Chappell <danchappell7@yahoo.com>
Sent: Monday, September 30, 2019 7:00 PM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: Rezoning hearing CR675 and SR70

Hi, we the residents in Panther Ridge and the surrounding area are greatly opposed to this rezoning. We are currently creating a petition opposing this and I will include the language of said petition below. Thank you for your consideration on this matter.

This petition serves to STOP the rezoning at the intersection of CR 675 and SR 70 in Manatee County. The rezoning attempt is to create a commercial area for a convenience store and/or gas station.

This intersection has had a number of serious vehicle accidents and fatalities just in the past year. The number of working vehicles in this area is already substantial, any increase in traffic would increase the potential for more deadly accidents.

Secondly, the potential pollution of the water table is also of great concern, as the residents in the area drink from wells. Contamination from a commercial building in this area would be dangerous to the health and well being of the local residents. A number of studies have shown gas stations pose a genuine threat, contaminating the local ground water.

Thirdly, the current zoning of agricultural have allowed for a number of endangered animals to be seen not only in the 1.5 acre patch of land, but in the surrounding area. Gopher tortoises currently inhabit this land, and other endangered animals have been seen as well, including bald eagles, bobcats, and panthers. An active commercial building here would further disturb this precious wildlife.

Finally, the light and noise pollution would not only decrease property values, but disrupt local homeowners lifestyle in an extremely negative way. A number of farmers in the area depend on agricultural zoning to maintain their income. This would greatly effect not only Panther Ridge residents, but the surrounding area as well.

For these reasons we are asking for your support on this matter. Please not only sign and share this petition, but contact the commissioners listed below.

Jamie.schindewolf@mymanatee.org Vanessa.baugh@mymanatee.org

The public hearing on this matter is at the Manatee County Admin Bldg. 1112 Manatee Avenue West, 1st Floor. Bradenton, FL 34205

Planning Commission- OCT 10th at 9:00 am.

County Commission- NOV 7th at 9:00 am.

links to water contamination studies below.

<https://www.nbcnews.com/science/environment/gas-station-spills-could-pollute-water-drips-drops-study-n221736>

<https://www.nytimes.com/2008/04/27/nyregion/nyregionspecial2/27mtbeli.html>

From: condobanker@yahoo.com <condobanker@yahoo.com>

Sent: Monday, September 30, 2019 3:50 PM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>

Subject: Rezoning 675 and State Road 70

Please oppose this request. This is already a dangerous intersection and hard to negotiate. This change may cost lives.

Janet Romano
941-313-0931

Sent from my iPhone

From: Kevin Nowakowski <docbully@live.com>

Sent: Monday, September 30, 2019 3:33 PM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>

Subject: Rezoning corner 70 and 675

I formally request that you vote NO on the proposal to change the rezoning of 675 and 70 to commercial from rural and agricultural. As a resident of the Highlands of Panther Ridge this would directly affect our rural communities in a number of ways while providing very little in the way of benefits. We moved to this area over 5 years ago and have personally observed the uncontrolled growth it has undergone with the resultant traffic, noise, damage to the landscape and wildlife, increased crime and general deterioration of environment. IT'S TIME TO STOP!

I appreciate your time in helping to end it.

Kevin J Nowakowski MD

Sent from my iPhone

From: Carol Felts <nickiel1217@gmail.com>

Sent: Monday, September 30, 2019 9:32 AM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Zoning change/County Road 675 and State Road 70

To Manatee County Commissioners and Zoning Dept.,

I would like to register a protest and opposition to the zoning request below.

The land area is entirely unsuitable for a commercial business, as it is basically no more than a median, swall and water runoff area at that intersection that should have been incorporated as part of the roadways during the original planning. In addition, by the fact that this would require a extreme zoning change from Agricultural to Commercial, not even offering a transitional phase or opportunity for green space, this change for one property will have a drastic effect on the community of Panther Ridge, the Waterbury-Grapefruit Tracts area and other longtime land owners that invested in this community for the agricultural and rural lifestyle provided for in the current designation.

The property is on a state road that already has major issues with traffic, cornering a county road that has little room for expansion. There is no feasible manner to safely route traffic through a commercial area such as this, plus, it would require extreme cooperation from the state and county in order to facilitate any changes in the traffic pattern. In addition, one side of 675 is considered Bradenton, while the other side is the Myakka City western border.

Furthermore, this property lies too close to the Manatee River to even be considered for a gas station, and the county has previously denied permits for such in the area due to environmental concerns.

I would also like to note that the placement of the sign, plus expecting homeowners to take a day off from work or working their land, to attend a 9AM meeting in downtown Bradenton where there is little parking for our farm trucks and vehicles, is unfair and a disservice to the citizens.

We elect county commissioners to represent the interests of the voters. We elect county commissioners to keep us informed, be involved in the communities they represent, and to protect our rights. A major change such as this and done in this manner, without any effort by our commissioners to address the whole of their constituents versus the interests of one landowner is shameful and evident of favoritism and bias.

Myakka City does not want to become Lakewood Ranch, nor do we want our land ravaged by Mosaic. What we want is effective representation, and controlled growth, with supporting infrastructure in roads, schools and affordable housing. We have numerous ordinary citizens that have asked for zoning changes to allow for the responsible use of their private land, only to be ignored or declined without reason or given any opportunity to request an exemption. Yet this landowner requesting a extreme zoning change is given the opportunity and priority that would be better placed on insuring that the taxes paid by the citizens of Myakka go back into the community to improve our county services rather than that of someone who wishes to change our entire way of life in this rural area.

Please, do not approve this request. This area is a gateway to our community and would be better suited for green space at this time. There are many ways that this could be accomplished and in which the landowner would be compensated in protection of their rights as well.

Again, we count on our county employees and commissioners to serve the people, not special interests. I am sure if our commissioners asked the people that voted for them what they want, it would not be this. If this zoning is approved, without our commissioners and the zoning department representing the views of the community, there will be a concerted effort in the next election to insure they will not be put in such a position again.

With all due respect and great appreciation for your time and attention to this matter,

Carol Felts
6055 County Road 675
Myakka City, FL. 34251
941-807-0408



Sent from my iPad

From: Rachel Larkin <larkingang@icloud.com>
Sent: Monday, September 30, 2019 12:20 AM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: Re zoning 675 and sr70

I am unable to attend the hearing, as I will be out of town. I live in golden verna estates. I am strongly against any rezoning out east. We didn't move here to be close to a convenient store. I am not against housing development. I love living out here, and understand why people want to live here. But please, if we wanted stores everywhere, we would live in the UTC area. I was able to attend all the meetings for

the rezoning at 70 and verna Bethany. I was very glad the commissioners ruled against the developer then. I am hoping for the same ruling. Thank you for your understanding and time.

Rachel Larkin

Sent from my iPhone

From: Stacie Suttles <staciesuttles@gmail.com>
Sent: Sunday, September 29, 2019 2:37 PM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: CASE# PDC-19-08(Z)(G) PLN1904-0056

Regarding CASE# PDC-19-08(Z)(G) PLN1904-0056, I oppose changing the Rezone from A (Agriculture) to PDC (Planned Development Commercial) at the corner of S.R. 70 and C.R. 675.

There's enough new building going on not far to the west at Lorriane Rd. and S.R. 70. We don't need another gas station or any other commercial building further east.

Thank you,
Stacie Suttles

From: Carmen Harold <ceva225@yahoo.com>
Sent: Sunday, September 29, 2019 12:21 PM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>
Subject: Re zoning Panther Ridge

Please note this is a disappointing proposal. We chose to live here so we would not have commercial anything.

This is a petition to NOT proceed the re zoning on Rt 70 and Rt 675.

Thanks.

Carmen

908-268-9889

Panther Ridge Resident.

From: vpalese@aol.com <vpalese@aol.com>
Sent: Sunday, September 29, 2019 10:20 AM
To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: ReZoning Notice CR675 & SR70 - Not Wise!

Do not re-zone the area.

From: Ron Hunniford (Personal) <zentech@tampabay.rr.com>

Sent: Saturday, September 28, 2019 1:29 PM

To: Jamie Schindewolf <jamie.schindewolf@mymanatee.org>

Cc: Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: RE: Application PDC-19-08(Z)(G) PLN1904-0056 - SR70 & CR675

Jamie Schindewolf (Planner II, Case Planner),

CC: Vanessa Baugh (vanessa.baugh@mymanatee.org) – My County Commissioner

My name is Ron Hunniford, an Adjacent Property Owner, and I received the notification for this rezoning application. I reside at 23325 78th Ave E, Myakka City, FL 34251. Our property lies directly adjacent to the NE corner of the proposed property for this rezoning application.

Although I plan to be in attendance for the planning meeting I want to make my opinion and concerns known in writing to the Manatee County Planning Commission and Board of County Commissioners. I expect that this email will be read by all who serve on the Manatee County Planning Commission and Board of County Commissioners at least one day before the meeting on October 10, 2019. Additionally, I expect it to be read out loud by the lead planning commissioner during the meeting on October 10, 2019.

I reside at 23325 78th Ave E, Myakka City, FL 34251. Our property lies directly adjacent to the NE corner of the proposed property for this rezoning application. My concerns regarding this application are as follows:

- 1.) The PROJECT MAP conveniently hides the fact that CR675 has a northbound on ramp/road between the East/Northeast section of the application property and the existing residential homes (including mine) to the East/Northeast side of the property. What is going to happen with this portion of CR675? Unless it is going to be removed there will be considerably more traffic related noise and issues that will affect the properties, including ours, just east and northeast of the application property (see attached image).
- 2.) Zoning this property commercial will allow for a gas station, convenience store, or any other commercial establishment that will not only increase traffic noise but it will increase undesired night time light pollution in the adjacent areas and will increase undesired foot traffic to and from the establishment during early and late hours of the day causing a safety concern for nearby residential properties.
- 3.) Obviously the current zoning of the application property which is General Agriculture indicates that it lies in an area that is known for agriculture and larger and quieter home sites and neighborhoods. Homeowners who live this area of Manatee County specifically chose to live in this area to avoid having commercial establishments adjacent to where they reside. Allowing this rezoning will not only negatively impact the values of nearby properties but will more importantly negatively impact the quality of the their lives and type of residence and neighborhood that they desired to reside in.

In my opinion, the Rezoning Application PDC-19-08(Z)(G) PLN1904-0056 - SR70 & CR675 should be DENIED. It should be DENIED based on the fact that there is no need to establish small pockets of PDC (Planned Development Commercial) property that is surrounded by A (General Agriculture) and A1 (Agriculture Residential) property.

Additionally, in the unlikely event that the Manatee County Planning Commission recommends approval and/or the Board of County Commissioners approves of this Rezoning Application PDC-19-08(Z)(G) PLN1904-0056 - SR70 & CR675 regardless of the negative impact to the quality of life of nearby/adjacent property owners as well as their property values I strongly urge any approval requires the following:

- 1.) The applicant (as well as any future applicant for such an application) to construct privacy and noise barriers of at least 10 feet in height along all adjacent properties before starting any development on the application property
- 2.) The applicant (as well as any future applicant for such an application) as well as the owner (and any future owner) of the application property will NOT be allowed to have a commercial establishment that is open for business between the hours of 8:00 PM and 8:00 AM.
- 3.) The applicant (as well as any future applicant for such an application) to compensate all adjacent property owners for any negative impact to their market values before starting any development on the property (based on the worst possible case scenario regarding the type of commercial establishment that could be constructed on the property after approving the rezoning)
- 4.) The county will install and monitor security cameras with exceptional night vision to monitor all property lines adjacent to the application property
- 5.) The county will require the county sheriff to have a marked sheriff vehicle to drive around or into the application property every couple of hours between 8:00 PM and 8:00 am
- 6.) The county will provide a significant annual reduction (no less than 25%) to the property tax for all adjacent properties for perpetuity

Thanks,

Ron Hunniford
Owner / Resident of 23325 78th Ave E, Myakka City, FL 34251

