

Public Comments - Giddens Commercial PDC-18-15(Z)(G) PLN1807-0022

From: Durrs1@verizon.net <[durrs1@verizon.net](mailto:Durrs1@verizon.net)>

Sent: Sunday, October 11, 2020 7:48 PM

To: priscilla.trace@mymanatee.org <priscilla.trace@mymanatee.org> <priscilla.trace@mymanatee.org> <priscilla.trace@mymanatee.org>; reggie.bellamy@mymanatee.org <reggie.bellamy@mymanatee.org> <reggie.bellamy@mymanatee.org> <reggie.bellamy@mymanatee.org>; steve.jonsson@mymanatee.org <steve.jonsson@mymanatee.org> <steve.jonsson@mymanatee.org> <steve.jonsson@mymanatee.org>; misty.servia@mymanatee.org <misty.servia@mymanatee.org> <misty.servia@mymanatee.org> <misty.servia@mymanatee.org>; vanessa.baugh@mymanatee.org <vanessa.baugh@mymanatee.org> <vanessa.baugh@mymanatee.org> <vanessa.baugh@mymanatee.org>; carol.whitmore@mymanatee.org <carol.whitmore@mymanatee.org> <carol.whitmore@mymanatee.org> <carol.whitmore@mymanatee.org>; betsy.benac@mymanatee.org <betsy.benac@mymanatee.org> <betsy.benac@mymanatee.org> <betsy.benac@mymanatee.org>

Subject: Proposed Development

County Commissioners,

My husband and I are residents of Windsong Acres which is located directly west of the proposed building site on SR 64 and 117th St E.

You have received several emails regarding the traffic, noise, flooding and environmental concerns. We agree with all of those but we would like to bring up some other points as well.

We attended the Planning Board Meeting several months ago. The application for rezoning did not say anything about the property being used for this type of heavy commercial business. The Planning Board members were compelled to approve based on that, even though some Board Members even stated they did not agree with it. They said that the way the application was written, the Cox family could use the property for any type of commercial business which forced them to approve. This was very misleading and unethical. The Cox team has since provided plans and it is evident the auto dealership is the intended use. This should be considered in your vote on October 22nd.

We understand that this may be a difficult decision since the Cox family has been in the community for a long time. The bottom line however is there are hundreds of families who depend on you to make a decision on their behalf. The Cox family can easily find a new location. That is not the case for the hundreds of families impacted by this. Please do not take this decision lightly and vote in a way that you can look at yourself in the mirror and be satisfied with your legacy as a commissioner.

An Auto Dealership is a regionally serving business. Since this property is surrounded by developments, that property should be used by a locally serving business. A regional business belongs closer to I-75. Think about how infrequently you buy a car and what you do when you are shopping for one. Most people will get online and search for a dealership with the best deal. You may drive an hour or more to get to the dealership with the best deal. This brings people from outside of the East Bradenton/ Lakewood Ranch area into our housing developments. Since our development is the first right turn after leaving the dealership on I-64,

those same people will be test driving vehicles by our houses. This is not acceptable and is not safe for any of us. Not to mention the amount of additional traffic, including tractor trailers.

We are one of the older developments in the area. We saw Greyhawk, Osprey Landing and several other developments being built. We didn't complain. We didn't complain when Walgreens, Dunkin, Wawa or Suncoast Credit Union were built. Of course this development also contributes to the traffic, flooding and the environmental concerns but they have a much smaller footprint and are businesses we can use regularly. We agree growth is good for the economy but it is important that it is done wisely.

My husband retired from GM and I worked for EDS which was owned by GM. We are supportive of the auto industry but this is not the right location and is not responsible land use.

Our neighbors and the residents of the neighboring communities lived the American dream. We worked and saved money toward retirement. We did our research and chose this area to be the place to spend the rest of our lives. We chose Windsong and others chose Osprey Landing, Greyhawk, etc. We expected the value of our homes to increase over time but with an auto dealership so close, the value will likely go down. The dreams of hundreds, maybe thousands of your constituents will be crushed with the decision to approve this proposed development. We depend on our commissioners and county planners to protect us. The recent turn lane on Upper Manatee River Road is a perfect example of your commitment to us. We are very grateful for that lane being installed.

Thank you for your time.
Geoff and Carla Durr
1105 111th Street East

From: ljacklin@aol.com <ljacklin@aol.com>
Sent: Sunday, October 11, 2020 4:41 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox rezoning application

Dear Commissioner At Large Benac,

I am writing to you to express my opposition to the Giddens/Cox LLC rezoning application that had previously been passed by the Planning Board but with a very contentious 4-2 decision. I feel the position that had been presented by ZNS was flawed in many areas, including flood/storm water management.

Traffic concerns is a real issue with 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility of the surrounding parcels to the east, west and north that are single family residential zones. And the proposed use has minimal buffering as is traditionally necessary for re-zoning for a specific purpose. It appears that this could be considered "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

Additionally, an auto dealership is incompatible with the surrounding residential communities of Osprey Landing, Copperleaf, Windsong, Gates Creek and GreyHawk Landing as well as the Lakewood Ranch and Eagle Trace communities across from the proposed dealership. The CDD's and HOA's have expressed their opposition for this type of development.

A dealership will increase the already heavy traffic congestion at this intersection. It would ultimately result in U-Turns and increased accidents at the intersection of SR64 and 117th East in order to access an entrance off from SR64. And access from 117th is not a feasible option given the narrow width of 117th East. The 117th East street already a heavily traveled roadway which is a primary access for many residents in and out of their communities.

The flooding potential will increase the Gates Creek watershed during a major weather event with the potential of 15 acres of the current flood plain being paved that would become impervious for natural drainage.

I also have environmental concerns including noise, light and non-source pollution which will be real issues if an automobile dealership is allowed. The area would certainly be fully lighted all night, and a repair, the body shop and dealership would be open seven days a week from 7 AM. Potential spills of petroleum products and repair shop products is real and would very likely be able to reach the Manatee River from Gates Creek tributary.

I realized that this parcel could be developed with some sort of commercial operation, but I believe it should be locally serving with professional offices as an example which could be designed with much less of an impact on the 25- and 100-year flood plain!

As a resident of Eagle Trace, I'm asking that you seriously take into consideration these issues when making your decision on the Giddens/Cox rezoning application at your October 22, 2020 commissioners meeting.

Sincerely,

Larry Jacklin

1814 Lake George Cove

Bradenton, FL 34211

From: Carol Wulczak <wulczakcj@icloud.com>

Sent: Sunday, October 11, 2020 11:31 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Car Dealership on SR 64 and 117th St E

Dear Manatee County Commissioners,

The Cox family would like to expand their family owned auto dealership business. While I do not oppose their expansion, I do oppose their choice of where to do so. They have submitted an application to

rezone 18.22 acres of property on SR 64 and 117th St E from agricultural to commercial to expand their business and locate a car dealership here. The land is simply not suitable for a car dealership and I oppose them setting up shop at this location for all the reasons that have been previously stated by ecology and environmental scientists as well as engineering experts who have studied and researched this proposed land use. I believe these experts 100% more than I do ZNS engineering who are being paid by the Cox family. The land is in a 25 year floodplain surrounded by residential communities on all 4 sides. The Cox family has so many other options available to them. A commercial hub exists just down the road from SR 64 and 117th St E closer to I 75 next to Costco. Kris Cox, if you are as you said "...wanting to do it right" (Bradenton Herald, May 25, 2018) then consider your many other options you mentioned. The residents in this area do not have the option to relocate like you do. The environment as well as the quality of life of the residents who live close by will be negatively impacted if this application gets approved. Expanding your regional operations to this residential neighborhood is simply not "doing it right".

I urge you to vote against this application by Cox Chevrolet.

Carol Wulczak
510 Chantilly Trl
Bradenton, Fl

From: Chris Scirrotto <cscirrotto@msn.com>

Sent: Saturday, October 10, 2020 8:32 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to the Cox Dealership at Rt 64 and 117th Street

Dear County Commissions,

I would like to express my opposition of the proposed Cox Dealership at the corner of Rt 64 and 117th St Bradenton. As county commissioners, I ask that you listen to the overwhelming number of people that are against this proposed dealership's location.

Thank you,
Chris Scirrotto
11803 Goldenrod Ave.
Bradenton

From: Kenneth Rust <kennethrust@gmail.com>

Sent: Friday, October 09, 2020 11:22 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Dealership

September 10, 2020

Dear Commissioner,

My wife and I write this letter to register our concern about the proposed plan to establish a Cox car dealership at the junction of SR64 and 117th Street. We are senior citizens with a house in Greyhawk Landing, one of the developments most affected by the traffic and congestion arising from the dealership. You have been presented with information that shows the unavoidable consequences of placing the dealership where Cox proposes. It is compelling. 117th Street north of SR64 is a 2-lane road that, with housing on each side, cannot be widened to match the newly constructed southern stretch funneling traffic from the cluster of houses and apartment building currently under construction. A much anticipated traffic light is being installed at the intersection, but no amount of mediation will correct the dangerous amount of traffic inevitably associated with the hustle and bustle a dealership creates. There are other, much more suitable, i.e., commercial, locations for a dealership west of 117th Street that aren't conspicuously residential. My wife and I urge you to reject Cox's plan and preserve the residential nature of the immediate area around Greyhawk Landing we've enjoyed for over 15 years. We understand and accept that development is necessary and desirable, but it is only so when it is done correctly. It should serve to increase both the collective fortunes and well-being of the established community, not be done to accommodate outside interests that think only of commercial gain. The Cox proposal will benefit only Cox, and it will despoil what many people have moved here to enjoy. The Commission should reject it.

Yours truly,

Kenneth & Gloria Rust

444 Snapdragon Loop

Bradenton, FL

From: Daryl Haworth <dahaworths@verizon.net>

Sent: Friday, October 09, 2020 10:46 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed COX Chevrolet dealership

**My name is Daryl Haworth. I reside in the
Windsong Acres subdivision at 1210 111th. St.
E. 34212. I am writing to you about my concern**

about the proposed Cox dealership at the property located at 117th. St. E. & SR64. My backyard directly faces this parcel. You have already heard about the concerns of the environmental impacts, flooding, light and noise pollution, traffic and the type of business this is. It is a industrial / commercial business that does not belong on this parcel that is completely surrounded on all 4 sides by residential dwellings. We all understand that this property will be developed by either more housing or a community serving business such as a restaurant, office space, bank or better yet, a county park.

Your job as a commissioner is to approve what is best for the community and it's surroundings. Also, your job as commissioner is to listen to the community and our concerns. When virtually 100% of the residents surrounding this parcel are in opposition to a car dealership here, that speaks volumes and you really need to take notice and pay

attention to how many of us do not want this type of business out here. Our property values will decrease. Many have bought homes for the beauty of this area and its basic amenities. A car dealership will be a disastrous eyesore and will certainly upset thousands of current residents.

**a very concerned,
Daryl Haworth**

From: Jodi Ann Guancione <jguancione@yahoo.com>
Sent: Friday, October 09, 2020 8:35 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Request to Oppose Auto Dealership

Dear Betsy,

This is to urge you to oppose the auto dealerships on Route 64 that is up for public hearing on October 22, 2020 at the Bradenton Convention Center. I am a concerned resident of Eagle Trace and allowing the construction of this dealership will cause local property values to drop and change the aesthetics of the area.

Thank you and best regards,
Jodi
Jodi Guancione

From: Kurt Sailer <ktsailer@yahoo.com>
Sent: Friday, October 09, 2020 3:58 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: no car dealership in residential neighborhood

Hello,

Please vote NO to car dealerships in residential neighborhoods. Vote no to the zoning change needed to allow a car dealership off SR64 and 117th East Street.

Thank you.
Kurt Sailer

From: LEONARD LUTTINGER <lmlutt@hotmail.com>

Sent: Friday, October 09, 2020 10:55 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: No to Car Dealership

Dear Commissioner Benac,

I am writing on behalf of myself, my husband and my neighbors. All of us oppose the proposed car dealership at the corner of 117th ST East and SR64 (Manatee Avenue). My reasons for this opposition are straightforward. They include:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

We are not opposed to commercial development that is focused on serving the local community, quite the contrary. What we oppose is the introduction of what is effectively an industrial facility in the area. We believe it is totally inappropriate.

You can expect to see me at the County Commissioners Meeting on October 20th at 9:00 AM.

Thank you for your attention and consideration of this matter.

Sincerely,

--

Leonard Luttinger

--

lmlutt@hotmail.com

727.515.0638 (Cell)

813.749.0197 (Home)

From: muttsr4us@aol.com <muttsr4us@aol.com>

Sent: Thursday, October 08, 2020 6:15 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Giddens/Cox car dealership

County Commissioners,

Thank you for reading my email and giving consideration to the contents. My name is Howard Duff, I live on 110th St in Windsong Acres. My property backs up to Upper Manatee River Rd at SR64. I moved here from Maryland 9 years ago after retiring and my life has been impacted greatly due to development around this area. We now have the noise and extra traffic from the Ft. Hammer Bridge, and light and noise pollution from the Wawa on the corner. My property flooded before from run off and is now flooding even more. I am opposed to the rezoning from General Agricultural to Planned Development Commercial. I hope that you will consider voting against this rezoning for the following reasons:

- A car dealership (a commercial-heavy, regional-serving, intense use business) is not compatible with the surrounding properties of the residential neighborhoods.
- Changes to the existing waterway and flood plain will create additional flooding and cause property damage.
- Additional vehicular traffic at the intersection of SR 64 and 117th St East to include large car carriers and test drives will create an unsafe environment for taxpayers, residents and potential customers at surrounding businesses and residences at 117th St, 111th St E and the intersection of Upper Manatee River Rd. and SR 64. As it is, Windsong residents must exit our community at 111th St. as we cannot make a left out of 10th St at Upper Manatee River Rd, even using 111th is dangerous now because of all the additional traffic .
- Per the Manatee County Comprehensive Plan, safety of neighborhoods is cited throughout. If the Board of County Commissioners truly wants to insure safety to its citizens and taxpayers then they should adhere to the Comprehensive Plan, a car dealership is not the appropriate development for this property.

If you look back at the development in the area, you will see that there hasn't been any push back from citizens against development that is community serving, examples: Wawa, Dunkin Donuts, Suncoast Credit Union, Schoolhouse Plaza all on SR64 and even Costco on SR64 & I75. There has also been a car repair shop on Lakewood Ranch Blvd, south of SR64 that did not meet opposition as it is community serving in a plaza, not backing up to residential homes. There is also a proposed Publix grocery store on the south side of SR64, also community serving. The taxpayers and citizens have not opposed the development of these services in our area, but we are opposing a car dealership for the reasons stated above.

It was brought to the board's attention originally that this property floods and retains storm water run off, which helps control the flooding of Gates Creek. This property also provides a wildlife habitat for endangered plants and animals like the Florida Indigo black snake.

With the development of this car dealership at this location, the surrounding properties will have additional flooding, wildlife pushed into neighborhoods and into heavily traveled roadways, which is a safety hazard.

I ask why the commissioners did not vote to halt this development as it did in Panther Ridge for 17 acres when the citizens decided it was not compatible with the surrounding residential area because it

provided important wildlife habitat and helped curb flooding on neighboring properties (July 2020). The Panther Ridge development that was turned down was a 22 single family homes, Cox Chevrolet will be large quantities of concrete, blacktop and lights, much more destructive to not only the environment but to all the surrounding communities. If this is passed, the surrounding communities will have to suffer the additional flooding, the loss of property value and the county will lose property taxes as our homes are devalued.

As a taxpaying concerned citizen, please consider our concerns before you make a decision in these already troubling times. Sincerely, Howard Duff

1213 110th St E. Windson Acres

From: Kristina Courtenay <jerseylady08@gmail.com>

Sent: Thursday, October 08, 2020 3:16 PM

To: Dorothy Rainey <dorothy.rainey@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Please do not allow the dealership to be built and keep our families safe!!!

To Whom It May Concern,

I along with many other residents am opposing the rezoning of the property at 117th Street and State Road 64 to heavy commercial use for the Cox Chevy Dealership. A car dealership and body shop is NOT compatible with the surrounding area, which is predominantly residential. I feel that the information provided by ZNS at the Planning Board meeting was very flawed and I, my family, and many, many people from my community as well as surrounding communities do NOT want an auto dealership built next to us due to remaining concerns about NOISE POLLUTION, SMELL POLLUTION, LIGHT POLLUTION, TRAFFIC POLLUTION, FLOODING AND AUTO ACCIDENTS.

I beg you to please consider my family and especially my children in making this decision. Between the dangers and pollution that an auto dealership will bring, this area will no longer be a safe environment for my children and the children within my community to be around. Please say NO to Cox and STOP them from ruining what is currently a beautiful and safe area.

My concerns have only increased after a wastewater main break occurred this week in the exact location in which the dealership is proposed to be built which caused not only pollution but damage to the roadway that made it dangerous to drive on and therefore the road had to be closed until both the main break and the road could be fixed. Clearly this is a sign that the infrastructure already cannot handle the massive growth that has already occurred in this area. To add heavy commercial use to this location would not just be irresponsible, it would be outright dangerous to the surrounding communities and our families. Therefore, I again urge you to NOT allow the dealership and auto body shop to be built!

I would also like to note that over 1200 people have signed a petition voicing opposition to the auto dealership being built on 117th and SR 64, so please listen to your residents and your community and do the right thing!!! Thank you!!!

A very concerned resident,
Kristina Courtenay
Greyhawk Landing

From: John Grossenbacher <johngrossenbacher@gmail.com>

Sent: Thursday, October 08, 2020 2:15 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Do Not Rezone to Allow for Proposed Cox Auto development at SR 64 and 117th .

Dear County Commissioners,

There comes a time and a place to stop and limit commercialization. Now it that time and the place is East Manatee county along Rt. 64. Driving on Rt 64 to Rye road all the time now is becoming more and more of a hazard without a car franchise being on the road. We really don't want nor need a car franchise on Rt 64 to add to the traffic out here. For those of you who do not drive out here everyday, it would be of no consequence to you. But, you are representatives of the whole county and you need to be considerate of all the people you represent, especially those who will be impacted by this rezoning.

So please, take a bold step and say no to this unnecessary and unwanted rezoning. As always, we will be remembering you and your decision at your re-election time.

Thank you!
Very Sincerely,

John Grossenbacher
111 172nd St. E.
Bradenton, FL 34212

From: Roger Lindgren <lindgrenr1954@gmail.com>

Sent: Thursday, October 08, 2020 2:07 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Cox Zoning Proposal

Dear Commissioner:

My name is Roger Lindgren and I live in the Greyhawk Landing subdivision in Manatee County. I am writing to voice my opposition to the Cox Automotive proposal to rezone the property at 117th Street and Highway 64.

While I know and understand that this property will, at some point, have commercial business located on it, an auto dealership is not the right thing, makes no sense and just doesn't fit.

Not only is there a potential issue with runoff and flooding but there is an absolute issue with increased semi traffic, noise pollution from what would be their service department, light pollution from their lot lights and a danger of serious auto accidents with cars and trucks trying to navigate an intersection not intended for this type of traffic.

I would ask you, in good conscience, what you would think and how you would vote if you lived near this proposed location such as Osprey Landing or like me, in Greyhawk. I have to believe you would vote no, as you understand how misfit this proposal is. If you would vote no if you lived here, you should vote no even though you don't. I feel it's your duty as a representative of the people who elected you.

I know you are very aware of this situation as Cox went partially down this path once before so I think you also know how little public support there is for this particular zoning change.

I ask you to please do what, I think in your heart, you know is the correct response, and that is to say NO to the proposal, as this just doesn't make common sense.

Thank you,
Roger Lindgren
825 Honeyflower Loop
Bradenton, FL 34212

From: Christina Fairey <christina405@gmail.com>

Sent: Thursday, October 08, 2020 1:35 PM

Cc: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Say No To the Cox Dealership on State Road 64

Hello County Commissioner,

I'm sure you are being bombarded with emails, as there have been so many hot button issues that have come up to the board in the past few months. Please, hear the concerns of the citizens that live around the proposed location for the Cox Dealership on State Road 64 and 117th. There are so many reasons this kind of business is not compatible with the area, but here are a few that are most important to me:

1. Noise and light pollution. Our homes are very close to this location. At a car dealership, it is requisite to leave huge flood lights on throughout the night to ensure the inventory is protected. The light

pollution from this alone will have a negative effect on our properties. Car dealerships also employ many large trucks to move and relocate inventory. This is a direct threat to our local way of life here, as many people use the sidewalks and walkways as means of exercise. The introduction of this kind of business will severely limit this family-focused activity that is so coveted in this area.

2. The Environment. Our environment is our economy in Florida. A car dealership on this property will destroy any natural habitat that currently exists for our wildlife. You have already allowed almost all our green spaces to be developed. The animals have no where to go. I am not saying we can't use this land for a commercial purpose, but a car dealership is not known for its preservation of habitats for local animals. Not to mention flooding. Paving over the entire block at 117th and 64 will inevitably cause flooding to the surrounding areas. This will lead to more water pollution. We MUST do better for our environment.

3. Smart Development. The people I have spoken to in Greyhawk Landing, including myself, are not against development that is smart and works with the surrounding area. A car dealership in the midst of almost 100% residential area is dangerous and irresponsible. The same dealership could be built about 2 miles down the road near the other Toyota dealership, where there is already commercial property fitting this kind of establishment.

Again, there are more reasons that I haven't listed here. I plan to be at the county commission meeting on October 22, when you will discuss this issue. Please, put people before the developers. We hired you to be our voice. Please listen to our concerns, and act in the best interest of the people you serve, not the developers financial interests.

-Christina Fairey

Concerned Greyhawk Landing resident

From: JimTuohey <jmtuohey@gmail.com>

Sent: Thursday, October 08, 2020 1:06 PM

To: Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Cox Chevrolet

Importance: High

I read where the proposal to consider the location of this dealership at S. R. 64 & 117th St. may be coming up for a vote in the near future.

It is hoped you will all vote no on this idiotic attempt to put any dealership next to several residential communities

which is unprecedented and ill-advised for multitude of reasons that I am sure you have heard and I will not repeat here.

Thousands of voters will be watching closely at the results and it is hoped you all will represent the wishes of your constituents in this matter.

I do not even live adjacent to this location but I know it is a bad idea.

It needs to be much farther to the East---all the growth is heading in that direction.

Thanks
in advance

From: Ben Sherman <bshermang309@gmail.com>
Sent: Thursday, October 08, 2020 12:24 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Auto Dealership - SR 64 and 117th St E

Commissioner Benac

I am writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, October 22nd.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is across SR 64 from the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissioners truly wants to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Benjamin Sherman
2010 Red Lake Run
Bradenton, FL 342

From: Donna Marrs <oaknoats@gmail.com>
Sent: Thursday, October 08, 2020 11:58 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox/ZNS

Ms. Benac

Consider yourself living in this construction area: how would you like to have possible flooding, contamination, overnight lighting, additional traffic on an already busy road?
As residents of Eagle Trace we are strongly opposed to this construction. It doesn't belong in this area. You can barely cross 64 now!
Michael and Donna Marrs

From: Michelle Walker <mpiegaro@gmail.com>
Sent: Thursday, October 08, 2020 10:42 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Vote No to car dealership

Hi Betsy,

The vote on this is coming up soon and I really hope you will listen to those of us that will live next to the proposed car dealership.

We do not want this land to be used for a car dealership, they are noisy, dirty and not a fit with the suburban

landscape that we have with all the neighborhoods in the surrounding area.

I am a breast cancer survivor and if this is approved I will have no choice but to sell my home and leave Manatee County. I chose to live in GreyHawk landing because it is surrounded by neighborhoods and farms to limit my exposure to chemicals and pollution. We have a beautiful planned neighborhood with lots of greenspace and I'd like to keep it that way.

Please, please vote no to Cox's proposal to buy this land and build a car dealership. A much better use of this land is something more suburban such as offices, restaurants, shopping, gyms or something similar.

Thank you for taking the time to read my request,
Michelle Walker
GreyHawk Landing Resident

From: Adam Lydick <adamlydick@gmail.com>
Sent: Thursday, October 08, 2020 9:05 AM
To: Vida Gordon <vida.gordon@mymanatee.org>
Subject: Cox development

Good morning,

I am writing to you to express my concerns regarding the proposed Cox Dealership on State Road 64 and 117th Street in Bradenton. I have lived in Greyhawk Landing for 9 months and do not feel this is an appropriate location for such a business. My family recently moved here from Colorado and hand picked this area over anywhere in the country. I would have moved to Sarasota had I known they were putting a car dealer in this area and had plans to intentionally destroying this area of Bradenton.

My arguments against this development are straightforward:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
- 5) Property values and resale of homes in this area will suffer.
- 6) Lastly, this proposed business will absolutely destroy the Gates Creek watershed. The corps of Engineers and County needs to do an updated analysis...last one was 1998.

In addition to the above, there are so many concerns that we are facing with it going there. It's not an appropriate use for that land. Heavy commercial is not appropriate, the infrastructure cannot accommodate it. The surrounding area is Residential and Urban Fringe! We don't want, need, not can we accommodate this in this location. Our flood plan and our water shed needs better planning and support and our road system and our infrastructure cannot support it. It's already under stress and dangerous. From unthought out development we've already suffered with increased flooding, and and influx of traffic.

Sincerely,
Adam Lydick

From: Scott Jacuk <sjacuk65@gmail.com>
Sent: Thursday, October 08, 2020 9:00 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Land Development Vote on 10.22.20

Commissioner Benac,

I am once again writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Scott Jacuk
364 Blackbird Court
Bradenton, FL 34212

From: Maria Sine <mariasine2003@yahoo.com>

Sent: **Thursday, October 08, 2020 8:13 AM**

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Development on SR 64

Dear Commissioners,

Once again, I am writing to you in regard to the possible change in zoning and car dealership development on the Giddons property on SR 64.

I am a resident of Osprey Landing , which abuts the boundary line of this property. As a matter of fact, our property is directly behind it.

I am asking you to please deny the car dealership development for the following reasons:

This property sits on the 20 year flood plain and is prone to flooding and would impact the whole area, including the homes nearby.

The car dealership is a huge plan and requires thousands of truckload of fill to level off the property to pave it, resulting in

the total loss of a natural environment, including beautiful trees, palms and much wildlife.

The car dealership is incompatible with the surrounding single family homes.

The car dealership will create dangerous traffic especially with the U-turn needed to access the property from the

2 lane 117th street east road.

An overwhelming majority of the local residents are vehemently opposed to the car dealership as it will also

impact their home values and over-all safety and comfort.

Please take these concerns when you consider this car dealership. We all understand that the property will probably

be developed at some time, but not for a car dealership.

Sincerely,

Maria and Terry Sine

11607 11 th Ave. East

Bradenton, FL 34212

941 580 6589

From: Jodi Webber <jodibeachlover@gmail.com>

Sent: Thursday, October 08, 2020 6:52 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Re: Opposed to Cox

I am once again writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I have lived in Greyhawk Landing for over 13 years, which is adjacent to this site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly wants to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Jodi Webber

On Sun, Oct 4, 2020 at 4:58 PM Jodi Webber <jodibeachlover@gmail.com> wrote:

I am once again writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I have lived in Greyhawk Landing for over 13 years, which is adjacent to this site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly wants to insure safety to its citizens and

adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Jodi Webber

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From: Deborah Rowe <crewfem@msn.com>

Sent: Tuesday, October 06, 2020 4:03 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Dealership at SR64 and 117th, Manatee County - Concerned Citizen

Dear Ms. Benac of District 7, At Large,

First, I would like to thank you so much for your hard work and dedication to serving our community as a County-wide Commissioner, and I want you to know that I deeply appreciate your thoughtful and concerted efforts to supervise and inspect the work of district offices, both police and revenue, in order to drive and promote efficiencies in our local government systems while serving as both a vital link, and sometimes as a shield, between the government and the district administration.

As a voice for and representative of the community and the citizens who dwell throughout the neighborhoods and commercial districts, and as the ones who bring forward key and relevant issues that impact preparation and enforcement of existing and proposed comprehensive plans for development of the county, I appeal to you with honor and respect, to please consider the well-being, protection, concerns, and hopes of our community as it concerns the current proposed Cox Dealership plans to develop the land for the business of operating a car dealership at SR64 and 117th, a location that marks the entry point into our beautiful housing community.

This decision will deeply affect all families and individuals living at or near this intersection. Manatee County has *never* allowed a car dealership or *any* heavy commercial development to be built adjacent to single family communities. By allowing a Cox Dealership to operate in this location is not only unprecedented, it will, no doubt, serve to pave the way for more dealerships to build in this area.

Along with the increased traffic, noise pollution, chemical pollution, flooding, and runoff issues, we are all also deeply concerned about increased tractor-trailer traffic for both new car delivery and auction pick up of trade ins. In addition, we are not just contending with a car dealership, but we will also be impacted by the enormous car repair shop providing paint body work collision damage repair.

A car repair shop on this site by itself would never be allowed. The repair shop will wreak havoc on the community's environment due to the hazardous chemicals such as the gasoline fumes, gasoline oil cleaning fluids, paints, old tires, etc. further detracting from the existing health, safety, beauty and well-being, not to mention, real estate values of our community.

For the reasons stated above, among others too long to list in one letter, I, as a citizen of Grey Hawk Landing, Manatee County, want you to know that I strongly oppose the Cox Dealership development plans at the intersection of SR64 and 117th.

On behalf of my community, **I implore you to PLEASE vote against** allowing this Cox Dealership into our community to build! Please vote from your heart on this issue and stand WITH us and protect us from this unwelcome entity.

PLEASE do not allow them to deflate and shatter **our vision** for this community, which would take the course of its development in a direction that is neither healthy nor desired, and will have a devastating impact to our property values.

Please understand that we are not opposed to development altogether, but our vision is to develop this area in a way that **complements and serves** our community! We see something like a small shopping center that provides goods and services, eateries, and a place to commune and meet and enjoy one another! We see a Farmer's Market or a Church or Garden Nursery, a recreation center...all these things serve the interests and health and **vitality of our community!**

We are not opposed to developing this land if it serves the community; but we **are** opposed to a Cox Dealership and repair shop, an unpopular idea that does nothing to enhance our community and leaves nothing to be desired, and a lot to lose.

Please help us. We are depending on YOU! We need you to stand with us.
Please.

With affection, honor, and respect,

Deborah Rowe
Grey Hawk Landing
367 Chantilly Trail, Bradenton, FL 33706

From: Andrea Sacchetti <ange334@icloud.com>

Sent: Tuesday, October 06, 2020 3:14 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Cc: andreagsacchetti@gmail.com

Subject: Giddens/Cox

Project

Dear Commissioners,

I am writing to express my opposition to the proposed Cox Auto Dealership at the corner of State Rt 64 & 117th St, Bradenton.

There are many communities/people that will be negatively affected by an auto dealership so close to their homes. Among our concerns are an increase in traffic, ability to make a safe U-turn at the intersection of Rt 64 & 117th St, flooding potentials with a large increase in impervious flood plain area as well as noise, light (the area will be fully lighted all night) and other pollution (potential spills of petroleum products and repair shop products is a health concern).

How would all of you like to live with this in your immediate vicinity? My fiancée and I just purchased a home in Eagle Trace, (one of the potentially affected communities) and this is not what we envisioned for our front yard, not to mention the property values and resale values will suffer in the many communities affected.

Please do what's right for the community at large instead of just a few individuals. Thank you for your time reading this.

Sincerely,
Andrea Sacchetti
Eagle Trace Resident
andreagsacchetti@gmail.com

Bradenton, FL

From: Randy Gallatin <randy1940@gmail.com>
Sent: Tuesday, October 06, 2020 1:21 PM
To: Vida Gordon <vida.gordon@mymanatee.org>
Subject: Commissioner Priscilla Whisenant Trace

No Cox Auto on rt. 64 E.

From: dkrongaard@cox.net <dkrongaard@cox.net>
Sent: Tuesday, October 06, 2020 12:34 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Vote NO on the Cox Dealership

Dear Betsy-

I am writing to urge you to vote against allowing the Cox Dealership to be located at the corner of SR64 and 117th East.

Why? Quite frankly, it doesn't make sense for our community. This is largely a residential area which means a dealership is totally incompatible. Other reasons include a substantial increase in traffic as well as noise and light pollution. Moreover, the dealership will represent significant flooding risk by paving over 15 acres of flood plain with no plan for remediation. Lastly, we firmly believe that property values will be substantially degraded in the area.

So, I ask you, please vote NO on the Cox Dealership, It's unneeded, unwanted, and incompatible with our community.

Thank you.

Dan Krongaard
1225 Whisper Lake Dr
Bradenton, FL 34211

From: Kristina Courtenay <jerseylady08@gmail.com>
Sent: Thursday, October 8, 2020 3:16 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: Please do not allow the dealership to be built and keep our families safe!!!

To Whom It May Concern,

I along with many other residents am opposing the rezoning of the property at 117th Street and State Road 64 to heavy commercial use for the Cox Chevy Dealership. A car dealership and body shop is NOT compatible with the surrounding area, which is predominantly residential. I feel that the information provided by ZNS at the Planning Board meeting was very flawed and I, my family, and many, many people from my community as well as surrounding communities do NOT want an auto dealership built next to us due to remaining concerns about NOISE POLLUTION, SMELL POLLUTION, LIGHT POLLUTION, TRAFFIC POLLUTION, FLOODING AND AUTO ACCIDENTS.

I beg you to please consider my family and especially my children in making this decision. Between the dangers and pollution that an auto dealership will bring, this area will no longer be a safe environment for my children and the children within my community to be around. Please say NO to Cox and STOP them from ruining what is currently a beautiful and safe area.

My concerns have only increased after a wastewater main break occurred this week in the exact location in which the dealership is proposed to be built which caused not only pollution but damage to the roadway that made it dangerous to drive on and therefore the road had to be closed until both the main break and the road could be fixed. Clearly this is a sign that the infrastructure already cannot handle the massive growth that has already occurred in this area. To add heavy commercial use to this location would not just be irresponsible, it would be outright dangerous to the surrounding communities and our families. Therefore, I again urge you to NOT allow the dealership and auto body shop to be built!

I would also like to note that over 1200 people have signed a petition voicing opposition to the auto dealership being built on 117th and SR 64, so please listen to your residents and your community and do the right thing!!! Thank you!!!

A very concerned resident,
Kristina Courtenay
Greyhawk Landing

From: Helen Griffith <nycardinalfan@aol.com>
Sent: Tuesday, October 06, 2020 8:41 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Cox Auto Development

Dear Ms. Benac,

We would like to express our strong opposition to the Proposed Cox Auto development at SR 64 and 117th for these reasons:

1. An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Gates Creek and Greyhawk Landing)

2) Increase in traffic and U-Turns at the intersection of SR64 and 117th East. Access on 117th will be the main entry and exit to and from the dealership.

3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.

4) Noise, light and non-source pollution are real issues. The area will be fully lighted all night, the repair, body shop and dealership will be open seven days a week [from 7 AM](#) and potential spills of petroleum products and repair shop products is real and can reach the Manatee River from its tributary Gates Creek

5) Finally, property values and resale of homes in this area will suffer.

We spent our lives working hard to get what we have here. When the time comes & it always does, the thought of one of us not being able to get back what we put into our lovely home because this area has turned into a commercial property nightmare because you opened the door saddens & sickens us. Please, please, please reconsider your approval of going forward with this development. Thank you for all the hard work you do.

Sincerely,

Helen & Kevin Griffith (Eagle Trace)

12336 Whisper Lake Drive

516-662-8511

From: sdswetland@aol.com <sdswetland@aol.com>

Sent: Monday, October 05, 2020 8:54 PM

To: Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Chevrolet proposal to build

Dear Commissioners,

I am a resident of GreyHawk Landing and live on Rosemary Circle. I use 117th Street East when leaving and returning to my home. I oppose the request for a heavy commercial business to be built on the corner of SR64 and 117th Street East. As you know 117th Street is a narrow, single lane each way road. There are 3-4 neighborhoods that all use this road to access SR64. We do not want to have the traffic, noise and light from a car dealership so close to these single-family home neighborhoods. Please vote NO when considering this appeal for Cox Chevrolet to build a car dealership so close to so many homes.

Sincerely,

Susan Swetland

From: Do_Not_Reply <Do_Not_Reply@mymanatee.org>

Sent: Monday, October 05, 2020 7:46 PM

To: CACBADS <cacbads@mymanatee.org>

Subject: A new Service Request has been created [Request ID #83800] (Building Information) - Manatee County Government

Manatee County Government

A new service request has been filed.

Service Request Details

ID 83800

Date/Time 10/5/2020 7:46 PM

Type Building Information

Address Manatee County

Origin Email

Comments Webmaster contact

Please do not allow Cox Chevrolet to build East of I-75. This is a residential area.

Sent from my iPhone

Submitter Mary
Manatee County, FL
morland1@tampabay.rr.com

[View in QAlert](#)

Manatee County Government

From: Jane Welsh <jfw927@gmail.com>

Sent: Monday, October 05, 2020 6:53 PM

To: Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac

<betsy.benac@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Cox Auto Dealership

Dear Commissioners:

Please be advised of my objection to the construction of a Cox (or any other) auto dealership at the intersection of Route 64 and 117th Street.

This is a totally unacceptable location for this type of business in what is primarily a residential area. Would you choose to live in any of the surrounding neighborhoods? Is the traffic not bad enough already without the addition of a car dealership?

What about the current residents of this area and the impact on the values of their homes to say nothing about the quality of their lives affected by noise, bright lights and odors emanating from this business? These folks are your constituents. Care for them as you have sworn to do. Please look at this location as YOUR neighborhood and cast your vote for/against the construction of the Cox Dealership.

Thankyou for your consideration.

Jane Welsh
2154 Crystal Lake Trl.
Bradenton, FL 34211

From: Elizabeth Malson <elizabethmalson@gmail.com>

Sent: Monday, October 05, 2020 6:49 PM

Subject: Opposition to Cox Dealership at SR64 and 117th

To: Priscilla Trace, Reggie Bellamy, Stephen Jonsson, MistyServia, Vanessa Baugh, Carol Whitmore, Betsy Benac

While SR 64 is commercializing, it's not appropriate to approve a major car dealership in a neighborhood community. There are plenty of sites available in commercial areas near 75 and further into town. Please stop putting businesses in areas where homeowners made their purchase based on a planned suburban community.

My vote in this year's election will be to support Bradenton businesses and families by having space dedicated appropriately to urban and more rural communities. There are horses and used to be cows on the property directly behind the planned dealership. A car dealership doesn't make sense.

Thanks,
Liz

Elizabeth Malson
612 Dogwood Run
Bradenton, 34212

From: Doug H <dwheroux@gmail.com>

Sent: Monday, October 05, 2020 6:46 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Fwd: cox Dealership UPDATE

NO TO COX DEALERSHIP

The arguments against this development are straight forward;

1. An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Gates Creek and Greyhawk Landing)
- 2) Increase in traffic and U-Turns at the intersection of SR64 and 117th East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and non-source pollution are real issues. The area will be fully lighted all night, the repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products is real and can reach the Manatee River from its tributary Gates Creek
- 5) Finally, property values and resale of homes in this area will suffer.

Please do the right thing!

Doug Heroux
Eagle Trace owner.

From: Steve Rocheleau <smr@rravt.com>

Sent: Monday, October 05, 2020 5:13 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; steve.jons <son@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Auto

Dear Commissioners,

We want to express my concern as you consider Cox Auto's application to build a car dealership in the midst of a largely residential neighborhood. Such a s large facility is

not a compatible use in the area. It will create a large amount of traffic, most of which will be coming from the west (since that is where the current population centers are) which will precipitate a lot of extra U turn traffic in a location that already is congested. Unless major stormwater detention systems, including both detention ponds and an extensive network of underground drainage to the ponds are installed, flooding due to the additional 15± acres of impervious surface will be inevitable and will negatively affect the existing residential neighborhoods and many downstream properties.

In addition to the traffic and stormwater issues, noise and light pollution are also inevitable negative influences that will negatively affect hundreds of homeowners who purchased home in an area that was not zoned for this type of intensive development.

We urge you to reject this development in favor a commercial development that is more in keeping with the surrounding property uses.

Steve & Paulette Rocheleau
12233 Whisper Lake Dr.
Lakewood Ranch, FL 34211

From: Jeanette <pjj211@yahoo.com>

Sent: Monday, October 05, 2020 4:42 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Please vote NO on the construction of an auto dealership at the corner of SR 64 and 117th Street East

As a resident of Eagle Trace on SR 64, I stand with the residents of the surrounding neighborhoods and oppose the construction of an auto dealership at the corner of SR 64 and 117th Street East for the following reasons:

1. An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Gates Creek, Greyhawk Landing, and Eagle Trace).
- 2) Increase in traffic and U-Turns at the intersection of SR64 and 117th East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and non-source pollution are real issues. The area will be fully lighted all night, the repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products is real and can reach the Manatee River from its tributary Gates Creek.

5) Finally, property values and resale of homes in this area will suffer and that includes Eagle Trace.

Please do the right thing and vote AGAINST this development. I'm sure you would feel the same way if this development was in your neighborhood.

Sincerely,
Jeanette Wolinski
Eagle Trace resident

From: Cheri Lindgren <clindgren58@gmail.com>

Sent: Monday, October 05, 2020 4:13 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership

Dear County Commissioners,

I am writing to you to express my concerns regarding the proposed Cox Dealership on State Road 64 and 117th Street in Bradenton. I have lived in Greyhawk Landing for 6 1/2-years and do not feel this is an appropriate location for such a business.

My arguments against this development are straightforward:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
- 5) Property values and resale of homes in this area will suffer.
- 6) Lastly, this proposed business will absolutely destroy the Gates Creek watershed. The corps of Engineers and County needs to do an updated analysis...last one was 1998.

In addition to the above, there are so many concerns that we are facing with it going there. It's not an appropriate use for that land. Heavy commercial is not appropriate, the infrastructure cannot accommodate it. The surrounding area is Residential and Urban

Fringe! We don't want, need, not can we accommodate this in this location. Our flood plan and our water shed needs better planning and support and our road system and our infrastructure cannot support it. It's already under stress and dangerous. From unthought out development we've already suffered with increased flooding, and and influx of traffic.

When Kris Cox attended a meeting regarding this proposed location, he was asked if he would live next to a dealership; he never answered.

Sincerely,
Cheri Lindgren

From: Sheila Connolly <sheiladolittle@hotmail.com>
Sent: Monday, October 05, 2020 4:12 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Cox Chevrolet East on 64

I am totally against Cox coming in on 64 East in the middle of residential property. We have enough cheap strip malls coming in as it is. I know you usually vote for these things but I'm asking for a no vote on this. Would you please let me know where you stand on this issue

Sheila Connolly
Heritage Harbour

From: Bob@blueribbonkoi.com <Bob@blueribbonkoi.com>
Sent: Monday, October 05, 2020 4:11 PM
To: Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: Cox Dealership SR 64 & 117 St.

Dear Commissioner,

I have been a Manatee county resident for 15 years and love living here. The construction of an auto dealership & body shop in the middle of a residential community is not consistent with what has made manatee county a desirable place to live. We love the openness residential living interspersed with cattle grazing fields. An auto dealership just does not fit in our community. There are many options in commercial areas that will not negatively family living and property values. I am requesting that you deny the petition to build a dealership and preserve the integrity of the residential area of SR 64 & 117 St.

Sincerely,
Robert Bianchi
12728 Penguin Drive
Bradenton FL 34212

From: Donna Hartzler <donnahartzler@gmail.com>

Sent: Monday, October 05, 2020 3:49 PM

To: Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Cox Chevrolet Dealership - SR 64 & 117th

The surrounding communities are imploring you to OPPOSE Cox Chevrolet Dealership approval from Manatee County on SR 64 & 117th St.

You have been elected to protect the communities, their livelihood and families. Approving commercial developments next to single family home developments such as a car dealership is not what every homeowner signed up for when they invested hundreds of thousands of dollars into their home.

Beyond the obvious increased general traffic, there is also increased Semi traffic for both new car delivery and auction pick up of trade ins. In addition it isn't a matter of just a car dealership, it comes with a car repair shop which would produce hazardous chemicals fumes, gasoline oil, cleaning fluids paints, old tires and more. There is NO CAR DEALERSHIP that is pristine, adds value to a community or improves the quality of any family community. Rather they are an eyesore, significantly reduces property values and creates unwanted traffic, pollution and garbage. The front may be "presentable" (and I use that loosely), but the side and back is where the mess will be.

And it is not one car dealership. One breeds into two and then the other commercial properties that support that industry will come along with it. There is plenty of space for them to find a location in a more suitable area.

As our representative DO NOT approve this Cox Chevrolet Dealership and MORE continued commercial development. Your decision has consequences at the polls. I would suggest you carefully consider your position on this matter and protect the communities, quality of life and investment.

And remember, YOU wouldn't allow a car repair dealership and repair shop next to your home...so don't allow it to happen to us.

Donna Hartzler
mobile [\(941\) 302-5032](tel:9413025032)

From: Tony L. <tonylapera@gmail.com>

Sent: Monday, October 05, 2020 3:48 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Auto Development

Good afternoon distinguished Ladies and Gentlemen;

I am writing to express my opposition to the proposed Cox Auto development on SR 64 and 117th Street. I strongly believe that this isn't the type of business that is appropriate near single family developments, especially in this part of Bradenton. Let us not open the door for this type of commercial boon and heavy development, and ensure that these citizens in the single family developments can enjoy safety, peace and quiet.

I truly appreciate your time and consideration, and wish you a safe and healthy day.

God Bless,

Tony Lapera

From: Kyle Bigos <bigoskyle1@gmail.com>
Sent: Monday, October 05, 2020 3:32 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: No to COX

My wife and I live in Greyhawk and paid dearly for our forever home in an area away from ugly commercial buildings and that blends with nature. This dealership would cause trips from strangers to the area which by volume, over time makes the area less safe. It will have lights that will ruin the night sky. It will bring noise that will upset the animals and my neighborhood. This kind of business is not welcome here nor are any supporters of it.

-

Kyle and Mary voting tax payers

From: Dave Ijames <daveijames@me.com>

Sent: Monday, October 05, 2020 3:15 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: opposition to the Proposed Cox Auto development at SR 64 and 117th

I am a resident of Manatee county and oppose the proposed Cox Auto development at SR 64 and 117th. Our county is developing way too much. We have enjoyed a semi-rural environment for a very long time eagles still fly around and an occasional otter is seen. Have to wonder how much more of the wetlands in Manatee will survive there is a reason people want to live here, please don't destroy that.

Dave Ijames

Daveijames@mac.com (C534FB6E)

From: Rachel Bailey <rachellb36@LIVE.COM>
Sent: Monday, October 05, 2020 3:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Auto dealership

Being a homeowner in Eagle Trace, I am very concerned that an auto dealership may be built near me. It is not at all compatible with our residential neighborhoods. Many of my neighbors have given very good reasons why this is not a good plan. Please remember all those reasons and deny the application for this business.

Would YOU want to live by an auto dealership?

Thank you,
Rachel Bailey
1958 Crystal Lake Trail
Bradenton

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From: Pilar Henson <hensonpilar@gmail.com>
Sent: Monday, October 05, 2020 3:07 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: NO TO COX!

Pilar Henson

2126 Crystal Lake Trail

From: shammy0007 <ssssbrennand0007@gmail.com>

Sent: Monday, October 05, 2020 1:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox dealership

Commissioner Benac:

Please oppose the Cox Chevrolet dealership at SR 64 & 117th St. -- do not approve commercial developments next to our homes. You don't do it next to YOUR HOMES, don't do it to ours and create problems with property value depreciation, traffic, safety, congestion and other major issues.

Please DO NOT approve this Cox dealership and MORE continued commercial development. We have asked you , and are monitoring your activities and votes. YOU and YOUR APPROVALS of all of these commercial projects next to our homes are responsible for determining major impacts on the quality of life for our homes/neighborhoods that we pay PROPERTY TAXES to you for every year.

Sincerely,

Mike and Shannon Brennand

15212 21st Ave. E,

Bradenton, Fl

From: Shek <shek612@gmail.com>

Sent: Monday, October 05, 2020 12:58 PM

To: Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Oppose Cox dealership

Dear County Commissioners,

Im opposing the Cox dealership at Rt 64 and 117.

Manatee County has never allowed a Car dealership or any heavy commercial development to be built adjacent to single family communities.

This would be detrimental to our property values!

Please do not allow this to go forward. My husband and I purchased our home here in Manatee county for retirement, not to have a commercial business so close to our home! I'm asking you for the good of this community!

Thank you for your time and understanding.

Sheila Kaplan

16629 7th Avenue East, Bradenton, FL 34212

From: Brandt <SRBRANDT@verizon.net>

Sent: Monday, October 05, 2020 9:34 AM

To: Brandt <SRBRANDT@verizon.net>

Subject: Proposed Cox Auto development at SR 64 and 117th - Opposed to this Development - PLEASE VOTE NO!

County Commissioner,

I am writing you today to voice my opposition to the proposed Cox Auto development being planned for SR 64 and 117th Streets. As a 10 year resident of the Greyhawk Landing community I have seen the growth continuing to occur along SR 64 from interstate I75 to east Manatee county.

My concern is this auto dealership and collision repair facility will bring traffic – people looking at cars, test drives along SR 64 and the adjacence neighbor streets. My wife and I retired to the Greyhawk Landing Community to enjoy the sun and solitude it affords us.

We are concerned this business will bring strangers to our area as well as increased traffic and pollution from the repair facility. In addition, the increased possibility of pollution – gas, oil, chemicals – runoff into the adjoining creek and into the Manatee river is an environmental concern.

Please vote ‘no’ to the proposed the Cox Development planned for SR 64 and 117th Streets.

Respectfully submitted for your consideration,

Richard Brandt

316 Petrel Trl.

Bradenton, FL

From: Scott Jacuk <sjacuk65@gmail.com>

Sent: Monday, October 05, 2020 8:34 AM

To: Reggie Bellamy <reggie.bellamy@mymanatee.org>

Subject: Giddens/Cox Development vote on 10.22.20

Commissioner Bellamy,

I am once again writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Scott Jacuk
364 Blackbird Court
Bradenton, FL 34212

From: kkelly.itoi@gmail.com <kkelly.itoi@gmail.com>
Sent: Monday, October 05, 2020 6:47 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Objection to Proposed Auto Dealership Development

Ms. Benac,

I am writing to express my concern and disapproval for a planned automobile dealership on the Northwest corner of SR64 and 117th Street. As a new homeowner in GreyHawk Landing, my Wife and I firmly believe that his type of development is not conducive to the general area at large.

We are in favor of development of the area but feel that development should be more 'local' community serving such as medical offices, banking, restaurants, small form factor retail shops and the like. We are also concerned that such a high-volume commercial enterprise will not only have a negative impact on our property values but will also create additional issues such as:

Heavily increased traffic on 117th Street which already suffers from a high volume of cars accessing neighborhoods that it currently serves... often resulting in fairly long wait times to access SR64. More traffic will only add to that burden.

Lastly, we have great concern over water runoff and drainage issues that will most likely increase the risk of adding to already existing localized flooding problems in the communities to the northern and eastern sides of the proposed dealership development site. Any further increase in this risk will likely result in not only higher damage results and increases in homeowners and flood insurance rates... but will be seen by all nearby homeowners in reduced values due to the lower desirability of buying into a community that does experience higher water related risks.

Thank you for the opportunity to express our sentiments on this proposed project.

Kenneth and Wendy Kelly
12707 Kite Drive
Bradenton, FL 34212

From: Michelle Rowe <mstellaciesq@live.com>

Sent: Sunday, October 04, 2020 10:06 PM

To: Betsy Benac <betsy.benac@mymanatee.org>; Vida Gordon <vida.gordon@mymanatee.org>;
Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Say No To Cox Dealership on SR 64

Dear Commissioners,

I am an affected homeowner that lives in Savanna at Lakewood Ranch. There have been no instances of a car dealership being permitted so close to residential communities. It is incompatible with the character of the surrounding neighborhood, notwithstanding the negative environmental and traffic impacts a project of this magnitude would have on the community. I urge you to do the right thing for the affected communities such as Greyhawk Landing and others and deny the Cox's application!

Sincerely,

Michelle A. Rowe

13725 American Prairie Pl

Bradenton, FL 34211

From: Debbie Bystricky <bystricky.debbie@gmail.com>

Sent: Sunday, October 04, 2020 8:33 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Whitmore Carol <carolwhitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: OPPOSITION TO COX DEALERSHIP IN OUR AREA

I am a Greyhawk Landing Resident who built a new home here in 2013. If you lived here you would realize why we so strongly oppose a car dealership moving into our area. The traffic here with all the new homes being built has been down right dangerous. Personally, I have to ask why Cox is not looking down further on 64 going West near the Toyota Dealership. There are several large pieces of land available there. Below are the many reasons we are opposed to this dealership. We hope you will take each of these into consideration before making your decision.

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.

I STRONGLY oppose this type of business in our area.

Sent from my iPad

From: Jodi Webber <jodibeachlover@gmail.com>

Sent: Sunday, October 04, 2020 4:58 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore

<carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposed to Cox

I am once again writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I have lived in Greyhawk Landing for over 13 years, which is adjacent to this site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly wants to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Jodi Webber

From: Susan Cherry <rktspartz@yahoo.com>

Sent: Sunday, October 04, 2020 1:24 PM

To: Epsom <rktspartz@yahoo.com>

Subject: Rezoning proposal for Cox dealership

This email is to request that you vote 'no' to allowing the Cox dealership to be built at the corner of SR 64 and 117th Street. The traffic on SR 64 is growing exponentially, and with the increased building going on now, is only going to get worse. We do not need a large dealership with deliveries, customers, and test drives clogging up what is already a mess. There is so much residential building going on in the area now, and each residence will have another car or cars to add to the congestion. FDOT is currently

having trouble keeping up with the traffic flow; the roundabouts and traffic lights installed so far have not done much to ease the situation. There have been numerous accidents (some fatal) along this stretch of road in the past, and adding congestion will only hurt the safety of the area. It is currently zoned the way it is for a reason, and there is no good argument to change it dramatically.

I have no problem with light commercial zoning, something that would be useful to the local area, but heavy commercial does not belong in the area, bringing in traffic from other areas. Zoning is done for a reason, and should not be changed so dramatically as to add car dealerships and the like to residential/light commercial areas. There are car dealerships on the west side of 75, and there is no reason to extend across to the east. If you allow one to come in, others will follow and change the whole area to look like other heavy commercial areas. It is a nice residential area now, please don't ruin that for us. Would you want to live next door to a car dealership? I don't think so, and neither do the tax-paying residents who bought out east where there was no heavy commercial zoning. Would you want to buy a home, knowing the area was zoned residential, and then have the zoning changed on you? Please put yourself in the place of the residents who live in the immediate area. If you must rezone, please allow for light commercial, businesses that would be used by the residents in the local area, rather than bringing in more traffic from other places.

Thank you for your consideration.

Sincerely,

Susan Cherry

616 Dogwood Run

Bradenton, FL 34212

From: Scott Jacuk <sjacuk65@gmail.com>
Sent: Saturday, October 03, 2020 6:37 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Land Development Vote on 10.22.20

Commissioner Benac,

I am once again writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and

117th Street East. I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Scott Jacuk
364 Blackbird Court
Bradenton, FL 34212

From: sbrandtnw@aol.com <sbrandtnw@aol.com>

Sent: Saturday, October 03, 2020 12:50 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership

Dear County Commissioners,

I am writing to you to express my concerns regarding the proposed Cox Dealership on State Road 64 and 117th Street in Bradenton. I have lived in Greyhawk Landing for 10

years and do not feel this is an appropriate location for such a business.

My arguments against this development are straightforward:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
- 5) Property values and resale of homes in this area will suffer.

Please consider voting NO to this proposed dealership.

Regards,
Susan Brandt

From: Susan Glass <sglass0909@gmail.com>

Sent: Saturday, October 03, 2020 12:17 PM

To: Debbie Bassett <debbie.bassett@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Proposed Cox Dealership

Dear County Commissioners,

I am writing to you to express my concerns regarding the proposed Cox Dealership on State Road 64 and 117th Street in Bradenton. I have lived in Osprey Landing for 2-years and do not feel this is an appropriate location for such a business.

My arguments against this development are straightforward:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey

- Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
 - 3) Flooding potential will increase the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
 - 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
 - 5) Property values and resale of homes in this area will suffer.
 - 6) Lastly, this proposed business will absolutely destroy the Gates Creek watershed. The corps of Engineers and County needs to do an updated analysis...last one was 1998.

In addition to the above, there are so many concerns that we are facing with it going there. It's not an appropriate use for that land. Heavy commercial is not appropriate, the infrastructure cannot accommodate it. The surrounding area is Residential and Urban Fringe! We don't want, need, not can we accommodate this in this location. Our floodplain and our watershed need better planning and support and our road system and our infrastructure cannot support it. It's already under stress and dangerous. From unthought out development we've already suffered with increased flooding, and an influx of traffic.

When Kris Cox attended a meeting regarding this proposed location, he was asked if he would live next to a dealership; he never answered.

Sincerely,

--

Susan Glass
Osprey Landing

From: Nelly Lovings <nellylovings@gmail.com>

Sent: Friday, October 02, 2020 11:18 PM

To: priscilla.trace@mymnatee.org; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership @ SR 64 & 117th St

Dear Manatee County Commissioners,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Nelly Lovings

From: Jonathan Treadway <jrt4698@gmail.com>

Sent: Friday, October 02, 2020 8:55 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Say NO to Giddens/Cox Chevrolet Development

All,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned

from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

We are counting on **YOU** to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,
Jonathan Treadway and Family

From: Scott Jacuk <sjacuk65@gmail.com>
Sent: Friday, October 02, 2020 5:54 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Land Development Vote on 10.22.20

Commissioner Benac,

I am once again writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be voted upon at the upcoming Board of County Commissioners Public Hearing, October 22nd. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

We are counting on you to help preserve a proper footprint in East Manatee County. The plans the Cox family have in mind would be a disaster for the surrounding community.

Sincerely,

Scott Jacuk
364 Blackbird Court
Bradenton, FL 34212

From: jerry martin <tellumtime@msn.com>

Sent: Thursday, October 01, 2020 2:51 PM

To: Reggie Bellamy <reggie.bellamy@mymanatee.org>

Subject: Fw: our opposition to the construction of the auto dealership in our community.

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

From: [jerry martin](mailto:jerry.martin)

To: priscilla.trace@mymanatee.org ; reggie.bellamy@mymanatee.org ; steve.jonsonn@mymanatee.org ; misty.servia@mymanatee.org ; vanessa.baugh@mymanatee.org ; carole.whitmore@mymanatee.org ; betsy.benac@mymanatee.org

Sent: Sunday, September 27, 2020 9:01 PM

Subject: our opposition to the construction of the auto dealership in our community.

September 27, 2020

to the Board.

as a retiree and member of the Grayhawk Community for three years, I am writing in protest that a decision is even being Considered

to destroy our Community with the building of this Cox Auto dealership Center. to work all ones life and to finally retire to a community as beautiful as ours and then to have our lifes work threatened by Big Business and the usual goings on to hurt the LITTLE PEOPLE WHERE THEY LIVE.

if this vote happens in the affirmative, it will hurt the value of our property and Community.

the flooding in many areas of this proposed site will hurt many homes as it already has done so to hurt the property and homes near the site.

the traffic flow will be horrible with one narrow road 117th street to enter this proposed center while we also use the same road to enter and leave our community and it also would now be used by so many more trucks and cars. there will be even more of a bottleneck even with traffic lights.

I ask you all to vote NO at this hearing and let the people of this community live in happiness here with their families and the retirees like me to live out our lives without any horror of their life savings going down in value because of what looks like an attempt for Big Business to take down our community.

THANK YOU.

Jerold & Sharon Martin
708 Rosemary Circle

Bradenton, Fl. 34212
941-708-9757
tellumtime@msn.com

From: Dolores Rosko <dolores.rosko@gmail.com>
Sent: Friday, October 02, 2020 1:07 PM
To: Reggie Bellamy <reggie.bellamy@mymanatee.org>
Subject: Opposition to Car Dealership

10/02/2020

Dear Commissioner:

I am writing to express my opposition to the development of a car dealership at the intersection of SR 64 and 117th St East in Bradenton. My wife, Dolores Rosko, and I are residents of Greyhawk Landing, one of the neighborhood communities that would be impacted by such a development. My wife has already written and expressed her concerns in regards to the dealership. I am in agreement with all of her stated arguments but rather than reiterate those again, I would like to focus on the environmental impact of having a car dealership so close to so many residential communities.

I have a Ph.D. in freshwater ecology and have done research on the effects of heavy metals on aquatic life and the population dynamics of freshwater fish populations. I have taught ecology on the college level for thirty-five years. Given my background, I am well-versed on the concepts of toxins, groundwater movement, and watersheds. Car dealerships with repair and maintenance facilities are notorious for leaching a wide variety of toxins into the groundwater. The toxins include a wide range of hydrocarbons found in used oil, oil filters, and brake and transmission fluids. A car dealership would house used tires which also can leach hydrocarbons. Many of the hydrocarbons that have been identified in the leachate include trihalomethanes, phenols, toluenes, and benzenes. Many of these hydrocarbons are notorious carcinogens. There is also the possibility of asbestos leaching from brake linings in addition to acids and lead from storage batteries. These substances are also highly toxic to living things. Car paints contain a wide variety of metals including copper, mercury, cadmium and zinc. Many of these toxins get into the food chain and are subject to biomagnification, that is the concentration increases as you go along the food chain. It is highly likely that these toxins would leak into Gates Creek and enter the groundwater. 100% of Florida's drinking water passes through groundwater, and it is disconcerting to realize that one gallon of waste oil can contaminate hundreds of thousands of gallons of groundwater.

The groundwater flowing into Gates Creek will ultimately flow into the Manatee River. According to Florida's Department of Environmental Protection (DEP), the Manatee River is classified as a Class 3 river, which means that the state requires that the water quality support a wide variety of healthy fish populations and the ability to swim in these waters. Even though the Manatee River itself is not a drinking water source, it is possible that the toxins could move from the Manatee River into Lake Manatee.

My wife and I recently moved to Florida for the quality of life, and the rapidly increasing population poses a great risk to water quality and overall health. Unfortunately, according to the federal EPA, Florida already ranks among the states with the poorest water quality in the nation. If you think it is cheap to clean your drinking water, go to Costco and price a home water filtration system. It is far cheaper to regulate what goes into the water now, rather than remove the toxins later. As a scientist, it appears to me that Florida is in an environmental crossroad. Unconstrained growth without development planning poses a huge risk to the citizens of Florida. This is your chance to reverse this unbridled growth and have the car dealership move further west on SR 64 where there are already a large number of similar commercial interests. It is easier to deal with pollution if it is concentrated as a point source. As a final thought, environmentalists have used the following phrase and it appears to be particularly pertinent to Manatee County now: If you are not part of the solution, you are part of the problem.

Sincerely yours,

John Rosko, Ph.D.

From: Jack Ranalli <jrss454@outlook.com>

Sent: Tuesday, September 29, 2020 2:47 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Cc: Jack Ranalli <jrss454@outlook.com>; nancy@najedesigns.net

Subject: FW: Cox proposed auto dealership hearing, Manatee County Commissioners 10/22/20

Betsy Benac:

As a concerned resident of Greyhawk Landing, I am asking for your help to deny Cox Auto Groups purchase of the land at the corner of SR 64 and 117th Street.

Our arguments against this development are straightforward:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum

products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.

5) Finally, property values and resale of homes in this area will suffer.

Please help us and Vote NO on October 22nd

Thank you

Jack Ranalli

Phone: 941-248-8923

Jrss454@outlook.com

From: Mike Johnson (Florida) <Mike.Johnson@pfgc.com>

Sent: Monday, September 28, 2020 11:33 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed COX Chevrolet SR64/117st Bradenton

Good morning to all, you all have tough decisions to make in a rapidly growing region within the county, this I totally understand. This proposal however is pretty clear cut once you visit the site and observe what is happening at peak times. Multiple needless traffic fatalities and accidents have occurred on this stretch of SR64 due to development being and approved well before proper roads and infrastructure could support it. Fast forward now to adding a car dealership in the middle of residential explosion and that's another massive safety hazard and eyesore. Additionally, a car dealership is not a good plan at all for that area. It is destructive to property values and should not be given the right to impede on our community. I have said this before and will simply stat it again, no one wants to live next to a car dealership no matter how they try to hide it with landscape and fencing. At the end of the day its just that, a car dealership in the middle of nice well respected neighborhoods.

I am requesting of you all to consider all the details, visit this area early mornings as well as at night when good people are going to and from work. Imagine if that was you as you go out on you lanai only to hear the service shop busy at work, or the ever popular intercom paging...

Not a good plan, not at all.

I want to leave you with this thought.....The next time you drive past a car dealership do say to yourself, WOW,I really wish I lived next to it ?

Thank you for your time respectfully.

Mike Johnson

13046 Peregrin Circle

Bradenton FL, 34212

Greyhawk Landing since 2003

813 309 0244

From: John Rausch <jjrausch@gmail.com>
Sent: Monday, September 28, 2020 10:16 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox

Commissioner Benac,

I wrote to you earlier concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

I will be attending the upcoming Board of County Commissioners Public Hearing on October 22th.

I live in Greyhawk Landing West, which is immediately to the east of the site, and I oppose this type of development at this location.

I'd like to remind you why we think a car dealership at the proposed location should not be approved for the following three reasons:

Residential neighborhoods directly adjoin this property to the west, north and east and directly to the south across SR 64. An automobile dealership is incompatible with those surrounding properties.

Gates Creek already floods many of the properties around this parcel of land. Changes to the existing waterway and floodplain will create additional flooding causing additional property damage.

The intersection of SR-64 and 117th Street East is already very dangerous. The addition of a traffic signal may help, but adding large car carrier trucks and additional traffic from well beyond our county will greatly increase traffic volume and will make the intersection even more unsafe for residents and local traffic alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissioners truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

John Rausch
622 Honeyflower Loop
Bradenton, FL 34212

--

John Rausch

From: Susan Cottrell <scottrell316@gmail.com>

Sent: Monday, September 28, 2020 9:21 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Cc: Bill Cottrell <bill_cottrell@verizon.net>

Subject: Opposition to Cox Auto Group

Dear Commissioners:

We want to express our opposition to the construction of an Auto Dealership at the Corner of SR 64 and [117th St](#) East. The developer (Cox Auto Group), the engineering firm (ZNS) and their attorney Scott Rudacille (Commissioner Carol Whitmore's son-in-law) are pushing this project.

As residents of GreyHawk Landing we strongly oppose this development for the following reasons:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and [117th St](#) East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week [from 7 AM](#) and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
- 5) Finally, property values and resale of homes in this area will suffer.

Sent from my iPhone

From: Joan Reid <reidlhrm@gmail.com>

Sent: Sunday, September 27, 2020 8:30 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Gidden/Cox project on SR 64E

We oppose this project as it will have MANY negative implications for the surrounding area. Potential flooding, lighting, noise to name a few. This area is not conducive to this type of development. Please vote against this project.

Bob & Joan Reid
903 137th St E ... Mill Creek

Thank you, Joan Reid

From: Mitch Hanback <mchanback@hotmail.com>

Sent: Sunday, September 27, 2020 8:03 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject:  No COX no! 

We live in Greyhawk Landing. We are strongly opposed to COX coming to 64/LWR Blvd.

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and [117th St](#) East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week [from 7 AM](#) and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
- 5) Property values and resale of homes in this area will greatly suffer.

Best, Mitch & Missy Hanback

From: Bet Giran <lebobblue@msn.com>

Sent: Sunday, September 27, 2020 5:03 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposed Cox development Sr 64 & 117 st

Dear Commissioner:

- 1) an auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Gates Creek and Greyhawk Landing)

- 2) Increase in traffic and U-Turns at the intersection of SR64 and 117th East. Access on 117th will be the main entry and exit to and from the dealership.

- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.

- 4) Noise, light and non-source pollution are real issues. The area will be fully lighted all night, the repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products is real and can reach the Manatee River from its tributary Gates Creek

- 5) Finally, property values and resale of homes in this area will suffer.

Thank you

Bet & Jack Giran

Grayhawk Landing residents for 15y

From: Betsy Benac <betsy.benac@mymanatee.org>
Sent: Sunday, September 27, 2020 2:45 PM
To: Vida Gordon <vida.gordon@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>; William Clague <william.clague@mymanatee.org>
Subject: Fwd: Recuse

Not sure who this was sent to- just FYI, thanks

Sent from my iPad

Begin forwarded message:

From: Shelley Roberts <shelley_n@hotmail.com>

Sent: Sunday, September 27, 2020 3:58 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Cox Dealership at SR 64 and 117th St E

Dear County Commissioners:

I am once again emailing you in regards to the proposed Cox Dealership at SR 64 and 117th St East. As a resident of GreyHawk Landing, I am in EXTREME opposition of this dealership for many reasons, including:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase in the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
- 5) Finally, property values and resale of homes in this area will suffer. I ask each of you: Do YOU want to live next door to a dealership?

Our family has worked HARD to create a home that we love in Manatee County. It is NOT right for you to rezone the SR 64 and 117th St East corner, allowing for construction of a dealership and ruining what we, along with thousands of our neighbors have worked so hard for. There are many other appropriate places that Cox can expand their business. Please do not allow it to be in our backyard.

Regards,
Shelley Roberts
707 Honeyflower Loop
Bradenton, FL 34212

From: Kim Spruance <thespruances@earthlink.net>

Sent: Sunday, September 27, 2020 11:50 AM

Subject: Proposed Cox Dealership

Dear County Commissioners,

I am writing to you to express my concerns regarding the proposed Cox Dealership on State Road 64 and 117th Street in Bradenton. I have lived in Greyhawk Landing for 13-years and do not feel this is an appropriate location for such a business.

My arguments against this development are straightforward:

- 1) An auto dealership is incompatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Woodleaf Hammock, Gates Creek and Greyhawk Landing).
- 2) Increase in traffic and U-Turns at the intersection of SR 64 and 117th St East. Access on 117th will be the main entry and exit to and from the dealership.
- 3) Flooding potential will increase the the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage.
- 4) Noise, light and nonpoint source pollution are real issues. The area will be fully lighted all night. The repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products are real and can reach the Manatee River from its tributary Gates Creek.
- 5) Property values and resale of homes in this area will suffer.
- 6) Lastly, this proposed business will absolutely destroy the Gates Creek watershed. The corps of Engineers and County needs to do an updated analysis...last one was 1998.

In addition to the above, there are so many concerns that we are facing with it going there. It's not an appropriate use for that land. Heavy commercial is not appropriate, the infrastructure cannot accommodate it. The surrounding area is Residential and Urban Fringe! We don't want, need, not can we accommodate this in this location. Our flood plan and our water shed needs better planning and support and our road system and our infrastructure cannot support it. It's already under stress and dangerous. From unthought out development we've already suffered with increased flooding, and and influx of traffic.

When Kris Cox attended a meeting regarding this proposed location, he was asked if he would live next to a dealership; he never answered.

Sincerely,
Kim Spruance

From: Christy, Thomas C <tcchristy@una.edu>
Sent: Sunday, September 27, 2020 11:20 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Cox Dealership on SR 64

Dear Commissioner Benac,

I emailed you last December (see below) concerning my strong opposition to the planned auto dealership on the corner of SR 64 and 117th Street. The matter was put on hold after the last meeting at the County Courthouse which was attended by a large number of vocal opponents to this project. It now appears that the matter is being revisited just in time for a lame duck Commission to act in a way that denies the wishes of the impacted majority, all of whom are your constituents. In closing I ask you: would you like a car dealership next door to your home?

Thank you for your consideration,

Craig and Susan Christy

Dear County Commissioner Benac,

I wish to express my opposition to the planned car dealership on the northwest corner of Hwy 64 and 117 St. East. Specifically, my wife and I feel that"

1] a car dealership does not fit in to what is an overwhelmingly residential area. This is not a blanket opposition to other 'convenience retail' that would be more appropriate. Traffic getting into Greyhawk Landing (and other adjacent neighborhoods) from Hwy 64 is already heavy, and, owing to the absence of additional traffic lights (which the planned roundabouts will not cure), will only get worse, even without the addition of car carrying tractor trailers;

2] building a car lot on the proposed site risks exacerbating already existing flooding issues, and compromising wetlands;

Thank you for bearing these points in mind as you deliberate the disposition of this parcel.

Sincerely,

Craig and Susan Christy

339 Petrel Trail

Greyhawk Landing

Bradenton 34212

From: Ann Cote <cotekl@hotmail.com>

Sent: Sunday, September 27, 2020 10:17 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership at Intersection of SR64 and 117th Street East

Dear County Commissioner,

I am writing you concerning the proposed 18.22 acres, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners meeting on October 22nd.

This is not an appropriate site for a dealership due to the following reasons:

1. An auto dealership is not compatible with the surrounding residential communities (Osprey Landing, Copperleaf, Windsong, Gates Creek and Greyhawk Landing).

2. A dealership here will increase traffic and U-Turns at the intersection of SR64 and 117th East. The main access will be on 117th, as exit to and from the dealership. There is already a problem with traffic here, including vehicles making U-Turns, and with the new construction of apartment buildings and homes, it has only made a bad situation worse. It is a concern of safety for all residents living nearby.
3. Flooding potential will increase the Gates Creek watershed during a major weather event as over 15 acres of the current flood plain will be paved and become impervious for natural drainage. There has already been flooding on this property.
4. Noise, light, and pollution are real issues. The area will be fully lighted all night, the repair, body shop and dealership will be open seven days a week from 7 AM and potential spills of petroleum products and repair shop products is a real concern and can reach the Manatee River from its tributary Gates Creek.

I respectfully ask that you seriously consider denying the proposed development of the Cox dealership at this site.

Thank you for your consideration.

Sincerely,
Ann Cote

From: Kelly Mannweiler <kellymannweiler@hotmail.com>

Sent: Sunday, September 27, 2020 10:01 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Auto

I'd like to voice my stern opposition to the construction of the Dealership proposed by Cox at 64/117th. There is already an area for car dealerships in Bradenton. There is a reason most cities and towns keep them all near one area, they are not suitable for residential areas. They bring excess traffic, noise and light pollution and I am concerned about an increase in crime in the area. Bradenton already has a reputation as our crime rate is disproportionately high for our population and size. If home values are negatively impacted in the surrounding neighborhoods, you can bet the residents (local professionals and business owners themselves) will enthusiastically remind anyone who will listen who made these decisions.

Thank you for your serious consideration of our concerns.

Kelly Said

Country Meadows

Sent from my iPhone

From: Chris Chris <whatbugsy01@yahoo.com>
Date: September 27, 2020 at 3:01:37 AM EDT
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Recuse

Good morning Ms. Whitmore. I understand that your son in law Scott Rudicelle who is representing an Auto Dealership and developer for the Cox Auto Group in Bradenton off of SR-64.

Being impartial, I would hope that you rescue yourself immediately from that vote and make your notice available in public forum and to the above commissioner's.

I have been approached by residents who reside in several HOA's to organize a potential class action lawsuit against Manatee County naming the above Commissioners as well as filing the same with the Clerk of Court for a stay.

I would also ask our Attorney General for immediate State and Federal investigation and file a complaint with Governor Ron DeSantiago office.

Please conduct yourself accordingly

From: Bill Elliott <bellio21@icloud.com>

Sent: Monday, February 24, 2020 4:00 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Chevrolet Dealership - State Road 64

Thank you for reading the following email. I am writing to let you know my displeasure with the proposed dealership on State Road 64. It is not with the dealership itself but with the proposed location.

The roads in this area (Lakewood Ranch and other communities) have kept up with current traffic and population growth and will continue to be further burdened by increased home construction in the area. If the dealership were to be allowed in this area traffic could potentially be an issue for years to come.

It seems that there is land just to the west of Interstate 75 near current car dealers that would be more appropriate for a business the size of the proposed dealership.

I ask the council to consider this as it moves forward. Please take a close look at the area to see if it makes more sense to approve this business in a more appropriate location.

Thank you for your consideration.

Bill Elliott

4117 Azurite Way

Lakewood Ranch 34211

612.508.2334

Sent from my iPad

From: T.J. Chitekwe <tchitekwe86@gmail.com>

Sent: Thursday, February 20, 2020 8:33 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Proposed Cox Dealership

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Copperleaf, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

T.J. Chitekwe

11014 Copperlefe Drive

Bradenton, FL 34212

From: Kelley Boland <kboland17@gmail.com>

Sent: Wednesday, February 19, 2020 3:09 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership

Dear Commissioner Whitmore,

I am writing you concerning the proposed Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at tomorrow's Board of County Commissioners Public Hearing.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location. A site further east away from such a residential neighborhood would be more appropriate.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.
4. I have elementary school kids and I am scared as it is of the intersection of 64 and 117 E as there are a ton of accidents already and no light or turnabout to help manage the traffic and adding drivers that are unfamiliar to an area, in vehicles that they aren't familiar with strikes me as adding fuel to the fire of an already extremely dangerous intersection.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Kelley Boland, Esq.
649 Rosemary Circle

From: Larry Gardner <larrygardner259@gmail.com>

Sent: Wednesday, February 19, 2020 12:34 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Dealership Zoning Issue

Commissioner Betsy Benac,

We are writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's our understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also our understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. We live in Eagle Trace Community, which is adjacent to site, and we oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Larry and Beth Gardner
1928 Orange Lake Cove
Bradenton, FL 34211

From: Shawn Wherry <SWherry@dentalcarealliance.com>

Sent: Wednesday, February 19, 2020 12:29 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Please VOTE NO on Proposed Cox Chevrolet Rezoning Request

Dear Commissioner Benac,

I urge you to deny Giddens/Cox Chevrolet Commercial Development request for rezoning and deny the request to build a car dealership at the Northwest corner of SR-64 and 117th Street East. This commercial development proposal is NOT in line with the area, and absolutely not supported by the residents and taxpayers in the surrounding communities.

As I understand it, if this area is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.

2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout.

If the Board of County Commissions truly wants to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

I strongly urge you to vote NO on this proposal.

Sincerely,
Shawn Wherry
Taxpayer, Voter & Resident of Greyhawk Landing Community

Shawn Wherry
VP of Marketing



6240 Lake Osprey Drive
Sarasota, FL 34240
P: 941.955.3150 x 007228
F: 941.914.9687
www.dentalcarealliance.com

From: VICKIE EVANS <VICKIEL205@msn.com>
Sent: Wednesday, February 19, 2020 12:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Re-zoning of Property

Dear Commissioner Benac,

I write regarding the application to re-zone Randy and Helaine Giddens’ property located at 11431 FL-64, Bradenton, FL 34212, an ~18 acre parcel located at the northwest corner at the intersection of SR-64 East and 117th Street E, approximate central coordinates Latitude: 27.486335; Longitude: 82.427352 (“the Applicant Property”). I understand it is being contemplated for a proposed car dealership or other commercial use on land currently zoned for Agricultural use. I am a property owner and resident located within 300 feet of the Applicant Property.

I feel a commercial development, such as a car sales lot, is unacceptable for several reasons. First, a commercial use such as a car sales lot is not compatible with surrounding properties, all residential neighborhoods. Second, I am quite concerned that changes to the existing waterway and floodplain will create additional flooding, having a high likelihood of causing property damage during significant rainstorms. Gates Creek flows through the common area and overflow storage in my neighborhood. Third, a car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th St. E. Fourth, regardless of the type of commercial development contemplated, I am very concerned about light and noise pollution disrupting the quiet enjoyment of my property. Examples of such incompatible operations include: nighttime or very early morning large truck/supply deliveries to warehouse/back supply door areas typically involving loud safety backup beeping, garage door/loading dock banging, etc.; increased turn traffic from the Applicant Property onto 117th St. E., which abuts my property, adversely impacting ingress/egress for my property and neighborhood; and after dark/nighttime hours of operation requiring bright lighting adversely impacting my use of my patio to enjoy the night sky.

If any lighter kind of commercial use of the Applicant Property is allowed, I respectfully request that it be allowed only under reasonable required conditions, including but not limited to: restricting operation hours (including deliveries and cleaning of the parking area) to those between 8am and 8 pm, requiring downward directional lighting for any parking lot lights, requiring significant noise abatement and mitigation, requiring any exits onto 117th St. E. to have physical concrete guides to left turn only so traffic is required to flow out to SR-64, and requiring additional flood prevention measures so surface waters from the Applicant Property cannot flood the retention pond in the common area of my neighborhood.

For these reasons, I oppose any re-zoning of the Applicant Property that would permit a car dealership, and I oppose any other re-zoning to any other lighter commercial use absent reasonable conditions to address my serious concerns discussed above. Thank you for your time and consideration.

Sincerely,

Vickie Evans
1107 116th St. E.
Bradenton

From: Bill Cottrell <bill_cottrell@verizon.net>

Sent: Wednesday, February 19, 2020 11:07 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Cc: Susan Cottrell <scottrell316@gmail.com>; Seat3@GreyhawkCDD.org

Subject: FW: Say NO to COX Chevrolet Commercial Development - ACTION NOTE

Commissioner Benac,

We are writing to you regarding the proposed 18.22 acre Giddens/Cox Chevrolet Commercial Development application located at the NW corner of SR64 and 117th St. East that will be discussed at the Board of County Commissioners Public Hearing and voted on this Thursday, Feb. 20th. It is our understanding if the property is rezoned from Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed there.

We live at Greyhawk Landing which is adjacent to this site and oppose this type of development at this site for the following chief reasons:

1. **A car dealership** (i.e., Commercial Heavy, Regional Serving Intense business use) **is not compatible** with the surrounding residential neighborhoods on all four sides of the potential rezoned property.
2. **Proposed changes** to the existing waterway and floodplain **will create additional flooding causing residential property damage.**
3. **Significantly increased vehicular traffic** at the SR64 and 117th St. East intersection, including large car carriers and test drivers, **will create an unsafe environment** for residents and customers at an already busy intersection. According to the Manatee County Comprehensive Plan “safety of the neighborhood” is cited throughout. **If the Board of County Commissioners wants to adhere to the Comprehensive Plan and protect the safety of its citizens, a car dealership (with attendant light, exhaust, noise, and runoff pollution plus increased traffic) is not the appropriate development for this property.**

For the above reasons, we are sure each board member would not want a car dealership next to their residential community.

Additionally, we have become aware that there is a direct conflict of interest regarding a family relationship between Commissioner Carol Whitmore and a lawyer, Scott Rudacille, a Principal for the Blalock Waters firm, who represents the Giddens/Cox commercial application. Mr. Rudacille is Ms. Whitmore’s son-in-law. We believe that Ms. Whitmore should recuse herself from this vote to insure common sense, unbiased, and fair voting on this critical development issue.

Thank you for your consideration.

Respectfully,

Susan and Bill Cottrell
719 Dogwood Run
Greyhawk Landing
Bradenton, FL 34212

From: Nancy Lavick <nlavick@gmail.com>

Sent: Wednesday, February 19, 2020 10:58 AM

To: Bobbi Roy <bobbi.roy@mymanatee.org>; Debbie Bassett <debbie.bassett@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Re: Proposed Auto Dealership - SR 64 and 117th St E

Hello,

Tomorrow the decision on whether or not to allow a change in zoning for the property located at St. Rd 64 and 117th Street will be debated. We are writing to again implore you to reject any use for the property that is not consistent AND beneficial to the surrounding residential areas and the comprehensive plan. Cox Chevrolet or any car dealership brand is NOT the appropriate use for that property. It will negatively impact all the hard working people who live here on many levels (environmental, property values, pollution, noise, safety, etc.) and must not be allowed.

Additionally, I have read that Cox is trying to drum up support for "expansion" through social media. They specifically mention expanding the footprint of their current location (on Cortez Rd.) and suggesting a secondary East county expansion as well. They mention the good they do for the community through charity support, increasing available jobs and their Christian values. However, how they are presenting information is misleading. The support they are pursuing are not from people who will have the dealership in their backyard. And, the issue at hand is only about allowing them to build on the property located at 117th and St. Rd. 64 and has nothing to do with the location in West Bradenton. What they are asking for is support to change the zoning so they can build their dealership in the wrong spot. But they are disguising it by asking for philosophical support for expansion in general. I think most people can support them for growth **in the appropriate place**. We are not, and we believe the residents near 117th Street are not against the Cox family, their expansion or the potential good their business may do for the community. What we are against is an inappropriate use for the land and roads they are asking you to approve. A commercial dealership at the intersection of St Rd 64 and 117th will overwhelm that property. It would be one thing if the dealership was here before the houses were built, giving every homeowner the choice as to whether they want to live with such an intrusion. But since the houses came first, they should have first right of consideration.

Please consider our wishes carefully. Your decision has broad impact on the future direction of East Bradenton.

Thank you,
Nancy and Chris Lavick
331 Chantilly Trail
Bradenton, FL 34212

From: Larry Jacklin <ljacklin@aol.com>
Sent: Wednesday, February 19, 2020 9:37 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing to you again concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and [117th Street](#) East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, [February 20th](#).

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is across SR-64 to the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and [117th Street](#) East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Larry Jacklin
[1814 Lake George Cove](#)
[Bradenton, FL 34211](#)

From: John <john.d.scott@gmail.com>
Sent: Wednesday, February 19, 2020 9:17 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Car Dealership Location

Commissioner Benac

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

John Scott
448 Chantilly Trail
Bradenton, FL 34212

From: mlcharby@sbcglobal.net

Date: February 18, 2020 at 11:59:17 PM EST

To: priscilla.trace@mymanatee.org

Subject: Zoning at SR 64 and 117th

Dear Commissioner:

I live in Greyhawk Landing. I would ask you to please carefully consider the proposed zoning rules change for 64 and 117th.

I believe that because only 10 of the 18 acres are "usable" that flooding in the Gates Creek watershed will be significantly impacted.

Also, I think that safety at the intersection will be compromised.

And consider the noise, lights and traffic and how it will affect our quality of life.

Thank you.

Mark Charbonneau

Sent from my iPhone

From: Lorelei DeLaCruz <loleleidelacruz@yahoo.com>

Sent: Tuesday, February 18, 2020 9:52 PM

To: Vida Gordon <vida.gordon@mymanatee.org>

Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Debbie Bassett <debbie.bassett@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Re: Cox dealership

Thank you! I oppose their wish for an extension. This is just a ploy to try and gain public support. In the interest of the East county residents, we DO NOT want a car dealership in our backyard. No one would want that. They need to go build in a commercial area, Not in the middle of homes. Please don't allow our community to look like the mess on Cortez road!

Thank you

Lorelei DeLaCruz

From: E PETUNIA <jurassicpine@gmail.com>

Sent: Tuesday, February 18, 2020 8:45 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore

<carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Rezoning parcel on SR64

Honorable Commisioners,

I have been noticing a rezoning sign going westbound on SR4 and have been unable to find the information on this county's website (have you ever tried to read a rezoning sign while driving? especially on SR 64??). I saw a group of protesters the other day and saw COX CHEVROLET signs with a "No "emblazoned on it. Then found out that there is a rezoning petition after searching on Google. I ask of you commissioners to not allow this rezone for several reasons, here are a few. The area on SR 64 is already seeing unprecedented growth and a car sales center is out of line for the area. I cant think of any benefit except increase traffic that if any of you may have traveled in the area is getting to be atrocious. Do you think it will bring more jobs to the area? Maybe. Whill those people live in the area? I doubt it given the average apartment rental is about \$2500/mo. All I see is more traffic to an already behind the eight ball infrastructure system.

Say no to to this rezone.

Peter Petres
Bradenton, 34212

From: Steve Dermangian <dermangian1@gmail.com>

Sent: Tuesday, February 18, 2020 7:45 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Feb 20th public hearing OPPOSING Cox Chevrolet !!!!

Commissioner Benac

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Stephan Dermangian
630 Honeyflower loop
Bradenton, Fl 34212

From: C Ady <c.ady@comcast.net>
Sent: Tuesday, February 18, 2020 7:30 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed rezoning at SR-64 & 117th St E

Commissioner Benac,

As a concerned Greyhawk Landing resident, I am writing to you about the proposed rezoning of the 18.22 acre, Giddens/Cox Chevrolet Commercial Development, located at the Northwest corner of SR-64 and 117th Street East. If the board approves the rezoning from General Agriculture to Planned Development Commercial (PDC), a car dealership will be developed at this location. My family and I oppose this type of development at this location for the following reasons, to name a few:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

I attended the Planning Commission board meeting on January 16th, along with many of my neighbors, to voice my concern to the board and listen to what ZNS/Cox Chevrolet was proposing for the site. One of the arguments that stood out from the ZNS/Cox presentation was that the planned development would not be "regional" in nature but would be "community-serving."

The idea that a car dealership is a local "community-serving" business is no longer valid in the age of online car buying, which I can attest to as we just purchased a new vehicle and traveled to Orlando for the best deal. Also, seeing how my family replaces a vehicle every 3-5 years and with over 100 different car brands, the likelihood of my family ever using this proposed dealership is remote. However, I am not opposed to commercial development on this site and would love to see small retail businesses that are neighborhood-serving at this location that would provide added benefit to the neighborhood.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” and to “promote a healthy, stable, and vigorous local economy which can satisfy the goods and service needs of the local community,” are stated as goals in the plan. If the Board of County Commissioners truly wants to ensure the safety of its citizens and promote local community needs, a car dealership is not the “appropriate development” for this property.

Sincerely,

Cheri Ady
429 Chantilly Trail
Greyhawk Landing

From: James Huntley <jimhuntley@sbcglobal.net>
Sent: Tuesday, February 18, 2020 7:07 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It’s my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It’s also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

James Huntley
809 Himalayan Run

From: Courtney Hilery <courtney.hilery@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 5:35 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Gillian Doig <gillian.doig@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 5:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Cindy <cindy@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 5:05 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Lisa Lehnert <lisa.lehnert@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 4:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Charles Edwards <charles.edwards@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 4:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kelvin Albritton <kelvin.albritton@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 4:20 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Justin Zovath <justin.zovath@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 3:45 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Mary McFadden <mary.mcfadden@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 3:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Matthew Donaldson <matthew.donaldson@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 3:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Alexandra sappraicone <alexandra.sappraicone@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 3:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jeannette Moreno <jmoreno827@gmail.com>

Sent: Tuesday, February 18, 2020 3:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Re: Proposed Cox Development on SR64

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th .

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use

business) is not

compatible with the surrounding properties of residential neighborhoods.

2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Jeannette Moreno

340 Chantilly Trail

Bradenton, FL 34212

From: Chantel Laud <chantel.laud@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 3:00 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Michelle <theshellfish@verizon.net>

Sent: Tuesday, February 18, 2020 2:54 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Against proposed car dealership

Dear Commissioner Benac:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Michelle Fisher

12704 Kite Drive, Bradenton

From: David Moreno <dave34sqd@gmail.com>
Sent: Tuesday, February 18, 2020 2:47 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Re: Proposed Giddens/Cox Commercial Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th .

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not

compatible with the surrounding properties of residential neighborhoods.

2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

David Moreno

340 Chantilly Trail

Bradenton, FL 34212

From: Leo Kowalczyk, Jr <leothek2014@gmail.com>

Sent: Tuesday, February 18, 2020 2:25 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Fwd: SAFETY ENDANGERED

There are four reasons why a change in zoning of 18 acres at Rte 64 and 117th St. would be UNSAFE.

First, the current written community design plan dictates that only businesses serving primarily serving LOCAL residents would be built on this property when changed from farm zoning. The auto dealership bidding to occupy the 18 acres in question would bring increased REGIONAL traffic to Rte 64 and 117th St. A traffic light can monitor vehicles but not decrease the CONGESTION. Rte 64 is currently under construction to accommodate the increased LOCAL traffic flow. I understand there are no plans or monies to add further lanes to Rte 64.

Second, children riding bikes, exercising pedestrians and residential vehicles running errands already flood 117th -

a dead end street. Traffic using the entrance /exit to the auto dealership will encounter many children on bikes, adults walking and local vehicles. Harm to our residents and visitors may result from the ensuing COLLISIONS.

Third, the 18 acres in question floods even in minor rains. Since drainage facilities are barely able to accommodate existing flooding, paving the entire acreage would allow extreme FLOODING to surrounding properties.

Finally, changing the wise plans designed for our community sets a dangerous PRECEDENT for other similar developments. A more suitable property for an auto dealership near Costco is available. I believe that changing the zoning for this bidder would endanger residents safety. Please vote NO to change the zoning of 18 acres at intersection of Rte 64 and 117th Street until we can welcome businesses better suited to the use of that acreage.

Sincerely,
Martha Keller
Resident of Grey Hawk Landing

From: Dayna Douglas <dayna.douglas@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 2:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Bill Harris <billharris6532@gmail.com>

Sent: Tuesday, February 18, 2020 2:02 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Please Vote No on Rezoning

Dear Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. It is my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Eagle Trace which is nearly kitty-corner to site, and I strongly oppose this type of development at the proposed site.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

William W. Harris
12332 Whisper Lake Dr.

Bradenton, FL 34211
603-903-4081

From: Darcy Peterson <darcy.peterson@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 2:00 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: harold newman <harold.newman@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 1:30 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: jane newman <jane.newman@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 1:30 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Todd Sellitto <todd.sellitto@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 1:05 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jennifer Patitucci <jennifer.patitucci@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 12:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Leo Kowalczyk, Jr <leothek2014@gmail.com>
Sent: Tuesday, February 18, 2020 12:51 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Fwd: Zoning Change (ref-Cox Dealership)

My partner and I have lived in the Gray Hawk Landing Community for a little over two years. We love the neighborhood and the strong feeling of Family in the area. That being said, we are very upset by the proposed change in Zoning, that will radically upset the SAFETY for the residents of our Community. The corner of 117th St and ST Rt 64 is presently EXTREMELY DANGEROUS without the added traffic an Auto Dealership would attract. 117th St is a local two lane road that many residents use for access to RT 64, the added traffic would cause major SAFETY ISSUES for our residents. An Auto Dealership is not one to attract local customers, but is more of a Regional Business that attracts customers for many miles away causing more traffic and potentially more serious accidents. The property is also located in a flood plain, and floods with little rain, paving the property would only add to the flooding problems.

PLEASE consider the hundreds of the Voting Public, and their children's safety before you vote for this Change.

Respectfully,

Martha Keller and Leo Kowalczyk

820 Honeyflower Loop

Bradenton, FL 34212

From: tiffany sutton <tiffany.sutton@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 12:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Becky Pagnotta <becky.pagnotta@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 12:20 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Bob Steele <photofly3@gmail.com>

Sent: Tuesday, February 18, 2020 12:11 PM

Subject: Proposed Dealership SR 64 & 117th St E

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Bob Steele
13119 Peregrin Circle
Bradenton, FL 34212

From: Michael w Galyean <michael.w.galyean@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 12:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet’s expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Randy Miller <randy.miller@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 12:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jordan Miller <jordan.miller@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 12:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Sharon Lahl <lahlsharon@gmail.com>

Sent: Tuesday, February 18, 2020 12:06 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject:

Commissioner **Betsy Benac, At Large**

I am writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace which is adjacent to the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sharon Lahl
1830 Lake George Cove

From: Diane Chancey <diane.chancey@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 12:00 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet’s expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Joe B <joe.b@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 11:55 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet’s expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jim Smith <jim.smith@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 11:45 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Austin Pearson <austin.pearson@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 11:45 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Carole esposito <carole.esposito@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 11:40 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Robert wilson <robert.wilson@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 11:40 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Brooke Elias <brooke.elias@gmail.com>

Sent: Tuesday, February 18, 2020 11:31 AM

To: Betsy Benac <betsy.benac@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Crucial reasons to DENY rezoning for Cox Chevrolet at SR 64 & 117th St East

Dear Commissioners,

I'm a resident and registered voter in Manatee County – vote in every election. I live in Mill Creek, two miles from the proposed Cox Chevrolet site. While the increased traffic from that dealership would definitely affect my life, I urge you to DENY this proposal because of the serious risks to the safety of local residents, property damage due to flooding and reduced property values.

➤ **This 18-acre rezone parcel**, a wetland habitat on SR 64, **provides a natural catch basin and flood control for storm events**. Windsong to the west, Gates Creek and newly built Copperlefe to the north, Il Villagio, Grey Hawk Landing and Mill Creek to the east are developments already experiencing increased flooding. The proposed dealership – built at a higher elevation, with larger impervious, paved areas than older residential lots - will definitely worsen this flooding. There will be no buffer between it and adjacent neighborhoods. Permitting such heavy commercial and vehicular use is NOT appropriate. **Please do NOT approve and “plan” for commercial use that benefits one business – but ruins the quality of life and property values of so many East Manatee County constituents.**

➤ Plan engineers have **NOT provided enough data on current and future traffic flow** for the proposed project. PLEASE question them about this at your commission meeting: 117th Street East is a narrow, two-lane, dead-end road that serves the neighborhoods surrounding the site. Engineers have modeled traffic flow on 117th St SOUTH of SR 64. But incredibly – **they have NOT provided traffic flow data for 117th St NORTH of SR 64 – where the dealership would be built!** Potential car buyers will be breaking the speed limit on SR64 and 117th St if they accelerate rapidly during test drives. Entry to the dealership will also require many more U-turns off of SR 64, exacerbating an already dangerous stretch – where an SUV flipped over just last week (2/12).

➤ The **high, bright powerful car lot lights and noise** alone from the dealership are simply not appropriate or fair to the hundreds of homes immediately surrounding the dealership footprint. The **increased traffic congestion and risks drivers take making U-turns into on-coming traffic would mean more accidents and fatalities** for the residents along SR 64. Don't let this future “planning” place blood on your hands. As an elected official who votes to decide:
please DENY this Cox Chevrolet rezoning and development proposal.

Sincerely,
Brooke Elias 13703 18th Place East, Bradenton

From: Shelly Willemsen <shellwill3@gmail.com>
Sent: Tuesday, February 18, 2020 11:31 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject:

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
 2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
 3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.
- According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Also, it has been brought to my attention that a board member has a conflict of interest and should not be included in this vote when her son-in-law is an attorney for the dealership in question!

Sincerely,
Michelle Willemsen
12463 Natureview Cir, Bradenton, FL 34212

From: Carolyn Coffman <carolyn.coffman@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 11:30 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Scott Strawn <scott.strawn@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 11:30 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Mike patitucci <mike.patitucci@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 11:15 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: James Heller <james.heller@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 11:10 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Sandy Fox <sandy.fox@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 11:00 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Nicole Rinsema <nicole.rinsema@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 11:00 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Mariah Reynolds <mariah.reynolds@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 10:50 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Todd A Greene <todd.a.greene@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 10:50 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jackie Acosta <jackie.acosta@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 10:50 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Mary JoSeidner <mary.joseidner@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 10:45 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Erica howard <erica.howard@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 10:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Mike Patitucci <mike.patitucci@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 10:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: John Rausch <jjrausch@gmail.com>

Sent: Tuesday, February 18, 2020 10:08 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Giddens/Cox Property

Commissioner Benac

I wrote you earlier concerning the proposed Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

I was at the Planning Board meeting on January 16 and I was disappointed with their vote to recommend proceeding with the zoning change, especially because a couple of the members that said they had concerns about it, ended up voting for it despite those concerns.

I will be attending the upcoming Board of County Commissioners Public Hearing on February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing West, which is immediately to the east of the site, and **I oppose** this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. Residential neighborhoods **directly adjoin** this property to the west, north and east and directly to the south across SR 64. An automobile dealership is **incompatible** with those surrounding properties.
2. Gates Creek **already** floods many of the properties around this parcel of land. Changes to the existing waterway and floodplain **will create additional flooding** causing additional property damage.
3. The intersection of SR-64 and 117th Street East is already very dangerous (an accident occurred just last Thursday). The addition of a traffic signal may help, but adding large car carrier trucks and additional traffic from well beyond our county will greatly increase traffic volume and will make the intersection **even more unsafe** for residents and local traffic alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

John Rausch

622 Honeyflower Loop

Bradenton, FL 34212

--

John Rausch

From: Laura Coffman <laura.coffman@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Dale Hasselbring <dale.hasselbring@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Krista Hasselbring <krista.hasselbring@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tesla <tesla@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 9:30 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Shannon Eckaus <shannon.eckaus@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 9:30 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Reid Winder <reid.winder@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 9:30 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: River Parker <river.parker@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:26 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Laurie Parker <laurie.parker@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Rodney Logan <rodney.logan@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Larry Jacklin <ljacklin@aol.com>

Sent: Tuesday, February 18, 2020 9:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing to you again concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and [117th Street](#) East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, [February 20th](#).

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is across SR-64 to the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and [117th Street](#) East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Larry Jacklin

[1814 Lake George Cove](#)
[Bradenton, FL 34211](#)

Sent from my iPad

From: Jerry Gerth <jerry.gerth@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 9:20 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Daniel Sommers <daniel.sommers@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 9:15 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tracy Reighley <tracy.reighley@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 9:10 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Gil Farmer <gil.farmer@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:05 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Christopher Blair <christopher.blair@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:00 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: leeann anderson <leeann.anderson@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 9:00 AM

To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Paige Jacklin <paige.jacklin@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 8:50 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Nicki Blenker <nicki.blenker@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 8:35 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Cindy Osmond <cindy.osmond@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 8:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Robert Geiger <robert.geiger@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 8:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Chris Whittaker <chris.whittaker@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 8:30 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: VINCE VINCENT <msvvv@msn.com>

Sent: Tuesday, February 18, 2020 8:21 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to an Automobile Dealership to be Constructed at the Northwest Corner of SR 64 and 117th Street East in East Manatee County

Importance: High

Ms. Benac,

Ma'am, I am a resident of Gray Hawk Landing in eastern Manatee County who is upset and opposed to the county approving the construction and operation of an automobile dealership, repair shop and body shop at the Northwest Corner of SR 64 and 117th Street East. Myself and a vast majority of my neighbors feel the same. Here are the primary reasons we oppose this:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

For these reasons, I encourage you and the other County Commissioners to disapprove the construction and operation of an automobile dealership at the northwest corner of SR 64 and 117th Street East in East Manatee County.

Thank you.

Respectfully,
VINCE VINCENT
Gray Hawk Landing West
911 Siamese Glen
Bradenton, FL 34212
Cell: 941-896-2565

From: Ashley Leedy <ashley.leedy@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 8:20 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Cynthia Denise Sosa <cynthia.denise.sosa@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 8:20 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Lori Sielaff <lori.sielaff@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 8:10 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Stephany Alexander <stephany.alexander@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:40 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Laura Plum <laura.plum@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Gary Plum <gary.plum@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Joan Peery <joan.peery@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 7:35 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Edward Strickland <edward.strickland@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 7:35 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Debby Peery <debby.peery@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 7:30 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Leslie Dunson <leslie.dunson@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:30 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Katheryn Dunson <katheryn.dunson@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:30 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tracy Garman <tracy.garman@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 7:25 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Joseph Lorah <joseph.lorah@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 7:25 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Sue Fordney <sue.fordney@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 7:20 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Stephany Cox <stephany.cox@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:20 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Austin Stidham <austin.stidham@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:15 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Michelle Ulman <michelle.ulman@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:10 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Evan Kramer <evan.kramer@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:05 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Gentry Millican <gentry.millican@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 7:00 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Sara McKay <sara.mckay@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 7:00 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jerry Marlar <jerry.marlar@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 6:55 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Derek Szarko <derek.szarko@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 6:50 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Robert tanguay <robert.tanguay@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 6:40 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Frederick king <frederick.king@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 6:35 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tim Castelloe <tim.castelloe@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 6:30 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Renee Whipple <renee.whipple@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 5:55 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Thomas Perisho <thomas.perisho@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 5:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tracey Perisho <tracey.perisho@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 5:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jonathon Herman <jonathon.herman@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 5:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Ralph Bowen <ralph.bowen@sdsgrassroots.com>

Sent: Tuesday, February 18, 2020 5:25 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Charlotte Leeka <charlotte.leeka@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 4:50 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kathryn Findley <kathryn.findley@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 1:30 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kimberly Roehl <kimberly.roehl@sdsgrassroots.com>
Sent: Tuesday, February 18, 2020 12:50 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jamie avila <jamie.avila@sdsgrassroots.com>
Sent: Monday, February 17, 2020 11:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Larry Cavalluzzi <larry.cavalluzzi@sdsgrassroots.com>
Sent: Monday, February 17, 2020 11:40 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Stephen Baker <stephen.baker@sdsgrassroots.com>
Sent: Monday, February 17, 2020 11:30 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Russell Pfaff <russell.pfaff@sdsgrassroots.com>

Sent: Monday, February 17, 2020 11:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Holly Cole <holly.cole@sdsgrassroots.com>

Sent: Monday, February 17, 2020 11:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Taylor Miller <taylor.miller@sdsgrassroots.com>
Sent: Monday, February 17, 2020 11:00 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: MaryDeJong <marydejong@sdsgrassroots.com>
Sent: Monday, February 17, 2020 10:50 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Ray Moltchan <ray.moltchan@sdsgrassroots.com>
Sent: Monday, February 17, 2020 10:40 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kristine Moltchan <kristine.moltchan@sdsgrassroots.com>

Sent: Monday, February 17, 2020 10:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Baylee Mallette <baylee.mallette@sdsgrassroots.com>

Sent: Monday, February 17, 2020 10:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Karen Lofton <karen.lofton@sdsgrassroots.com>

Sent: Monday, February 17, 2020 10:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Pedro Padron <pedro.padron@sdsgrassroots.com>
Sent: Monday, February 17, 2020 10:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jared <jared@sdsgrassroots.com>
Sent: Monday, February 17, 2020 10:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Blake Nutting <blake.nutting@sdsgrassroots.com>
Sent: Monday, February 17, 2020 10:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Austin Nutting <austin.nutting@sdsgrassroots.com>

Sent: Monday, February 17, 2020 10:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Richard Nutting <richard.nutting@sdsgrassroots.com>

Sent: Monday, February 17, 2020 10:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Lisa Carbaugh <lisa.carbaugh@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Nicole Plummer <nicole.plummer@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:50 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kelly Beukema <kelly.beukema@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:50 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Corey Mcnett <corey.mcnett@sdsgrassroots.com>

Sent: Monday, February 17, 2020 9:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Richard Orefice <richard.orefice@sdsgrassroots.com>

Sent: Monday, February 17, 2020 9:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Judy Barber <judy.barber@sdsgrassroots.com>

Sent: Monday, February 17, 2020 9:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Julio <julio@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:30 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tiffany Herriman <tiffany.herriman@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:25 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kenny Remsnyder <kenny.remsnyder@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Dina Mercadante <dina.mercadante@sdsgrassroots.com>

Sent: Monday, February 17, 2020 9:20 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Brenda Richter <brenda.richter@sdsgrassroots.com>

Sent: Monday, February 17, 2020 9:20 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Erica Sells <erica.sells@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Lindsay Johnson <lindsay.johnson@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Emily Fausset McGrew <emily.fausset.mcgrew@sdsgrassroots.com>
Sent: Monday, February 17, 2020 9:05 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tony Gmeinder <tony.gmeinder@sdsgrassroots.com>

Sent: Monday, February 17, 2020 9:00 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tim Bingham <tim.bingham@sdsgrassroots.com>

Sent: Monday, February 17, 2020 9:00 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Kelly Stasurak <kelly.stasurak@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Stephanie Pierce <stephanie.pierce@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:50 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Ashley Matelau <ashley.matelau@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:45 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Karene Hansen <karene.hansen@sdsgrassroots.com>
Sent: Monday, February 17, 2020 8:45 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: JL <jl@sdsgrassroots.com>
Sent: Monday, February 17, 2020 8:40 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Will Pyle <will.pyle@sdsgrassroots.com>
Sent: Monday, February 17, 2020 8:40 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: David Ricketts <david.ricketts@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: David Ricketts <david.ricketts@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: James Easter <james.easter@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Keith Montanus <keith.montanus@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Carlee Colonneseo <carlee.colonneseo@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Ashley Lipsey <ashley.lipsey@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:25 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: dan Hardy <dan.hardy@sdsgrassroots.com>
Sent: Monday, February 17, 2020 8:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kristin Kartsounes <kkartsounes@gmail.com>
Sent: Monday, February 17, 2020 8:18 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: 2/20 Public Hearing

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is **not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike. According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Kristin Kartsounes
12615 Lake Silver Ave
Bradenton, FL 34211

From: Leijah Morin <leijah.morin@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet’s expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Izak morin <izak.morin@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet’s expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Jill Clulow <jill.clulow@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Elijah I Morin <elijah.i.morin@sdsgrassroots.com>
Sent: Monday, February 17, 2020 8:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Gabrielle <gabrielle@sdsgrassroots.com>
Sent: Monday, February 17, 2020 8:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Holly Morin <holly.morin@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

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From: Jody hadley <jody.hadley@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Lindsay Sauls <lindsay.sauls@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Christine Olander <chotwagner@yahoo.com>

Sent: Monday, February 17, 2020 8:03 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox dealership

Commissioners:

As you all know there is a very important vote that is taking place this Thursday 2.20.20 concerning the proposed 18.22 acres, Giddens/Cox Chevrolet Commercial Development, located at the Northwest corner of SR-64 and 117th Street East. This vote will shape the direction and future of development in East Manatee County.

You all have probably heard quite a bit from residents in that area regarding the fact that proposal this is not compatible with the surrounding residential properties. However, there is also a very valid concern that there is a direct conflict of interest between Commissioner Carol Whitmore and this vote. Attorney Scott Rudacille is a Principal with Blalock Waters and represents the Giddens/Cox issue in this matter. He also happens to be the son-in-law of Commissioner Carol Whitmore. I am sure this is a well known fact to the entire commission and not new news.

As a member of the community that is directly involved in this matter I feel that the only fair remedy is that Commissioner Whitmore recuse herself from this vote. Her voting in this land use matter, with a direct family member involved, appears to have all the makings of a conflict of interest. I am not calling into question Commissioner Whitmore's character. I am only stating that the residents involved in this issue want to receive a fair and unbiased vote. Having Commissioner Whitmore recuse herself from this vote is the only fair and just thing to do.

Thank you for your consideration.

Respectfully,

>

> Christine Olander

>

> 2206 141st St E

> Bradenton, FL. 34212

From: Kara Albritton <kara.albritton@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:00 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Bill and Lori King <bill.and.lori.king@sdsgrassroots.com>

Sent: Monday, February 17, 2020 8:00 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Trish Stewart <trish.stewart@sdsgrassroots.com>

Sent: Monday, February 17, 2020 7:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Gil McSwain <gil.mcswain@sdsgrassroots.com>

Sent: Monday, February 17, 2020 7:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Gary Paquette <gary.paquette@sdsgrassroots.com>

Sent: Monday, February 17, 2020 7:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Lorelei DeLaCruz <loreleidelacruz@yahoo.com>

Sent: Monday, February 17, 2020 7:50 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox dealership

Commissioner Benac:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Lansing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike. The lives of two young teens have already been lost here, we would like to see that no more lives are lost unnecessarily!

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Lorelei De La Cruz

12840 Balsam Terrace

Bradenton, FL 34212

From: Lisa JACKSON <lisa.jackson@sdsgrassroots.com>

Sent: Monday, February 17, 2020 7:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kelli Omalley <kelli.omalley@sdsgrassroots.com>

Sent: Monday, February 17, 2020 7:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Wade curry <wade.curry@sdsgrassroots.com>

Sent: Monday, February 17, 2020 7:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Don Zirkelbach <don.zirkelbach@sdsgrassroots.com>

Sent: Monday, February 17, 2020 7:15 PM

To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Lynn Greifenstein <lynn.greifenstein@sdsgrassroots.com>
Sent: Monday, February 17, 2020 7:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Adrianna Morgione <adrianna.morgione@sdsgrassroots.com>
Sent: Monday, February 17, 2020 7:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: James Fleming <james.fleming@sdsgrassroots.com>

Sent: Monday, February 17, 2020 6:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tina Lubrano <tina.lubrano@sdsgrassroots.com>

Sent: Monday, February 17, 2020 6:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Nathan Hudson <nathan.hudson@sdsgrassroots.com>

Sent: Monday, February 17, 2020 6:50 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Robert Bystricky <greenpoint27@icloud.com>

Sent: Monday, February 17, 2020 6:31 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Car dealership

Commissioner

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Robert Bystricky
626 Honeyflower Loop
Bradenton, FL 34212

From: Edie Myers <edie.myers@sdsgrassroots.com>
Sent: Monday, February 17, 2020 6:25 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jennimo24849 <jennimo@sdsgrassroots.com>
Sent: Monday, February 17, 2020 6:25 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Liz Peters <empeters8@comcast.net>
Sent: Monday, February 17, 2020 6:12 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Please vote against Cox Chevrolet

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
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3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,
Liz Peters
1912 Orange Lake Cove
Bradenton, FL 34211

From: Debra Bystricky <bystricky.debbie@icloud.com>

Sent: Monday, February 17, 2020 6:08 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox dealership

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
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According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Debra Bystricky
626 Honeyflower Loop
Bradenton, FL 34212

From: Heather Schank <heather.schank@sdsgrassroots.com>
Sent: Monday, February 17, 2020 5:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet’s expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kelly Lemieux <kellylemieux@gmail.com>
Sent: Monday, February 17, 2020 5:41 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
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According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Kelly Lemieux
1018 Buttercup Glen
Bradenton, FL 34212

From: Lisa Slater <lisa.slater@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Ron Travis <ron.travis@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Matt Slater <matt.slater@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:35 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Susan Hagerman <susan.hagerman@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Beth Murray <beth.murray@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tom Trevethan <tom.trevethan@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Erik Flanagan <erik.flanagan@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:25 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Sherrie Webb <sherrie.webb@sdsgrassroots.com>
Sent: Monday, February 17, 2020 5:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jay Taylor <jay.taylor@sdsgrassroots.com>
Sent: Monday, February 17, 2020 5:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Eleazar Garcia <eleazar.garcia@sdsgrassroots.com>
Sent: Monday, February 17, 2020 5:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kellie Swezey <kellie.swezey@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:10 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Brenda Garcia <brenda.garcia@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: PJ Kohler <pj.kohler@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jerry Remsnyder <jerry.remsnyder@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Haily Cavalluzzi <haily.cavalluzzi@sdsgrassroots.com>

Sent: Monday, February 17, 2020 5:00 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Sean Lucas <sean.lucas@sdsgrassroots.com>
Sent: Monday, February 17, 2020 5:00 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Leslie Smith <leslie.smith@sdsgrassroots.com>
Sent: Monday, February 17, 2020 4:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tori Carnegie <tori.carnegie@sdsgrassroots.com>
Sent: Monday, February 17, 2020 4:40 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: David Raterman <d.raterman@sbcglobal.net>

Sent: Monday, February 17, 2020 4:33 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Cox Dealership

Commissioner Benac

We are writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's our understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also our understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

We live in Greyhawk Landing, which is adjacent to the site, and we oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly wants to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

David and Arlene Raterman

554 Chantilly Trail

From: Trent Carnegie <trent.carnegie@sdsgrassroots.com>

Sent: Monday, February 17, 2020 4:30 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Mary Forristall <mary.forristall@sdsgrassroots.com>

Sent: Monday, February 17, 2020 4:20 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Maria Garcia <maria.garcia@sdsgrassroots.com>

Sent: Monday, February 17, 2020 4:15 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Janice <janiceh1228@gmail.com>
Sent: Monday, February 17, 2020 4:14 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Email to Manatee County Commissioners.docx

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

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According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Janice K Hengel
509 Chantilly Trail
Bradenton Florida

From: Barbara Nunnally <barbara.nunnally@sdsgrassroots.com>
Sent: Monday, February 17, 2020 4:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jason Curry <jason.curry@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Corey Fairchild <corey.fairchild@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jennifer McKenna <jennifer.mckenna@sdsgrassroots.com>

Sent: Monday, February 17, 2020 3:50 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Melissa <melissa@sdsgrassroots.com>

Sent: Monday, February 17, 2020 3:50 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Rob Reisdorf <rob.reisdorf@sdsgrassroots.com>

Sent: Monday, February 17, 2020 3:45 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Keyonna <keyonna@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:40 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Estephany <estephany@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:30 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Evelyn <evelyn@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:25 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Donna Kimbro <donna.kimbro@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:25 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Stephanie Kotlarczyk <stephanie.kotlarczyk@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:25 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Al Owen <al.owen@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Elizabeth Escobar <elizabeth.escobar@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Joe Westendorf <joe.westendorf@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Reesa Cooper <reesa.cooper@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Mark Brown <mark.brown@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:05 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Barbara westendorf <barbara.westendorf@sdsgrassroots.com>
Sent: Monday, February 17, 2020 3:05 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jessica LeBoff <jessica.leboff@sdsgrassroots.com>

Sent: Monday, February 17, 2020 2:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jim Gentile <jim.gentile@sdsgrassroots.com>

Sent: Monday, February 17, 2020 2:40 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Jim Gentile <jim.gentile@sdsgrassroots.com>
Sent: Monday, February 17, 2020 2:35 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Chris Ferraro <chris.ferraro@sdsgrassroots.com>
Sent: Monday, February 17, 2020 2:35 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Allen Harmsen <aharmsen@verizon.net>
Sent: Monday, February 17, 2020 2:33 PM
To: Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Subject: Upcoming Vote on Proposed Cox Dealership - True Development Photos Attached

Commissioners:

As you all know there is a very important vote that is taking place this Thursday 2.20.20 concerning the proposed 18.22 acres, Giddens/Cox Chevrolet Commercial Development, located at the Northwest corner of SR-64 and 117th Street East. This vote will shape the direction and future development in East Manatee County and have long-term impact on the landscape. As you also know, the local residents have been vocal since the very beginning opposing this heavy commercial development primarily due to existing flooding and traffic concerns and eventual quality of life impact to the surrounding communities.

In addition to being a local resident, I am also a customer of Cox Automotive Group. As a result, I have personally communicated to the Cox representatives on more than one occasion, that we're not against Cox building a new dealership, nor are we against planned and organic growth of light commercial business that services the residents in the area. We just feel both sides would be better served if Cox built their proposed dealership less than 5 miles west on SR 64 on one of the commercially available lots near Walmart, Home Depot, and the Hyundai and Toyota dealerships instead of trying to force fit a large, full-service dealership into the middle of multiple existing residential communities. Cox had indicated earlier that those other commercial sites "don't serve their needs", however the truth is the parcel of land they chose to try and rezone and develop was offered at lower cost than the existing commercial sites located less than 5 miles east on SR 64 near the other automotive dealerships.

Like you, I have attended their planning meetings where they provided architectural drawings of the proposed dealership, however the truth is that once you look past the pretty showroom, the rest of the land use is very unflattering as documented by the attached photos of their existing Cox Chevrolet site on Cortez Road. As a resident and elected politician, ask yourself if you and your family would like your home and property next to the dealership shown in the attached pictures even though Jennifer Cox Lipsey and others within the Cox Automotive Group have now utilized social media soliciting online support claiming this type of development is "community serving."

Lastly, there is also a very valid concern that there is a direct conflict of interest between Commissioner Carol Whitmore and this vote. Attorney Scott Rudacille is a Principal with Blalock Waters and represents the Giddens/Cox issue in this matter. He also happens to be the son-in-law of Commissioner Carol Whitmore. I am sure this is a well-known fact to the entire commission and not new news.

As a member of the community that is directly involved in this matter I feel that the only fair remedy is that Commissioner Whitmore recuse herself from this vote. Her voting in this land use matter, with a direct family member involved, appears to have all the makings of a conflict of interest. I am not calling into question Commissioner Whitmore's character. I am only stating that the residents involved in this issue want to receive a fair and unbiased vote. Having Commissioner Whitmore recuse herself from this vote is the only fair and just thing to do.

Thank you for your consideration.

Regards,

Allen & Kelly Harmsen
Greyhawk Landing









From: Bill Vonada <bill.vonada@sdsgrassroots.com>

Sent: Monday, February 17, 2020 2:25 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Bill Vonada <bill.vonada@sdsgrassroots.com>
Sent: Monday, February 17, 2020 2:25 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Kelly <kelly@sdsgrassroots.com>
Sent: Monday, February 17, 2020 2:20 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Help Cox Chevrolet invest in our community

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Tameka Williams <tameka.williams@sdsgrassroots.com>
Sent: Monday, February 17, 2020 2:15 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Christopher Culhane <christopher.culhane@sdsgrassroots.com>

Sent: Monday, February 17, 2020 2:15 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Nearly 100 years of serving Manatee County

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Scott <scott@sdsgrassroots.com>

Sent: Monday, February 17, 2020 2:15 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: I support Cox Chevrolet

Dear Commissioner,

I support approving Cox Chevrolet's expansion permit.

As a local business, Cox Chevrolet has been a supporter of many great things in our community through auto sales and support for community organizations like PACE Center for Girls, Together Manatee, and Toys for Tots.

Allowing local business to grow is the right thing for Manatee County, because the more our local businesses succeed the more they can invest in our community.

From: Maria Sine <mariasine2003@yahoo.com>

Sent: Monday, February 17, 2020 1:39 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: SR 64 and 117th st east project

Dear Commissioners,

My last email invited you to physically come out and visit this site which is under consideration for a zoning change for a possible car dealership.

Unless you have stood out on the pavement and observed the amount of traffic zooming by and making u turns in all directions, you'll never understand how dangerous this site is. This was illustrated last week when a car careened off the road into the wetlands to avoid a collision. It's a miracle no one was hurt. There have been other accidents at this intersection.

I'm not sure how you can make an informed decision about this property without witnessing the traffic first hand.

It would also be prudent to take a walk through the wetlands, which will be affected by all the construction.

Sincerely,

Terry and Maria Sine

11607 11th Ave. East

Bradenton, FL 34212

Osprey Landing

From: Cheri Lindgren <clindgren58@gmail.com>

Sent: Monday, February 17, 2020 1:19 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Conflict of Interest Concern

Commissioners:

As you all know there is a very important vote that is taking place this Thursday 2.20.20 concerning the proposed 18.22 acres, Giddens/Cox Chevrolet Commercial Development, located at the Northwest corner of SR-64 and 117th Street East. This vote will shape the direction and future of development in East Manatee County.

You all have probably heard quite a bit from residents in that area regarding the fact that proposal this is not compatible with the surrounding residential properties. However, there is also a very valid concern that there is a direct conflict of interest between Commissioner Carol Whitmore and this vote. Attorney Scott Rudacille is a Principal with Blalock Waters and represents the Giddens/Cox issue in this matter. He also happens to be the son-in-law of Commissioner Carol Whitmore. I am sure this is a well known fact to the entire commission and not new news.

As a member of the community that is directly involved in this matter I feel that the only fair remedy is that Commissioner Whitmore recuse herself from this vote. Her voting in this land use matter, with a direct family member involved, appears to have all the makings of a conflict of interest. I am not calling into question Commissioner Whitmore's character. I am only stating that the residents involved in this issue want to receive a fair and unbiased vote. Having Commissioner Whitmore recuse herself from this vote is the only fair and just thing to do.

Thank you for your consideration.

Respectfully,

Cheri Lindgren
825 Honeyflower Loop
Bradenton ,FL 34212

From: dj rausch <djrausch@gmail.com>

Sent: Monday, February 17, 2020 12:46 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Auto Dealership

Please find attached my letter protesting the dealership to be located at SR64 and 117th St. in East Manatee County.

Thank you.

DJ Rausch

All "family" is important.

February 17, 2020

Dear Commissioner Betsy Benac:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th. It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in the GreyHawk Landing community, which is adjacent to site, and I **oppose** this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing surrounding property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly wants to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Donna J. Rausch

Donna J Rausch

622 Honeyflower Loop

Bradenton, FL 34212

From: Reeves Fairey <reevesfairey@gmail.com>

Sent: Monday, February 17, 2020 11:51 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Plans SR - 64 / 117th Bradenton

February 17, 2020

Commissioners

I write to each of **You** concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace which is across from the site, and I strenuously oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

*Any car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.

*Changes to the existing waterway and floodplain **will definitely create additional flooding** causing property damage to the adjacent areas

*Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissioners truly want to ensure safety to its citizens and

adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Reeves Fairey, President
Eagle Trace Neighborhood Association
1923 Crystal Lake Trail

From: Carolyn McCamman <esmccamman@sbcglobal.net>

Sent: Monday, February 17, 2020 11:42 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Giddens/Cox Chevrolet Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It’s my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It’s also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in

Greyhawk Landings, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

4. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
5. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
6. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Carolyn McCamman, concerned resident and registered voter
csmmcammman@sbcglobal.net
734-972-6742

From: Deborah Cohen <deborahlcohen@gmail.com>

Sent: Monday, February 17, 2020 10:14 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Proposal - 2/20/20

Dear Honorables Trace, Bellamy, Johnson, Servia, Baugh, Whitmore, and Benac:

I own my home and reside at 12121 Goldenrod Avenue, Bradenton, Florida, in the Greyhawk Landing Development. I am a registered voter and am writing to express my extreme opposition to Cox Chevrolet's proposed rezoning of the property located at the northwest corner of SR64 and 117th Street to ultimately develop said property as a car dealership. Please know that I understand fully that the proposal before you does not specify expressly that the proposed land use is for a car dealership, but let's be honest and transparent; we all KNOW that the development of the property as a car dealership is what is intended.

Had you been able to attend the public hearing before the Planning Board and listened to the hard evidence with a critical eye, as I did, you would know that this proposal must be REJECTED for a myriad of reasons, including but not limited to:

- an absolute certainty that increased flooding in this already excessively flood-prone area will result;
- that the ensuing traffic flow will present a nightmare for an already busy intersection that will NOT in any way be remediated by the planned future traffic light;
- that such development will pose true safety concerns for all users of the roadways and most particularly to the residents who reside closest to this property; and, finally,
- that this proposed heavy commercial use is absolutely inappropriate to this area that is densely developed by single family homes. No one wants to live next to, nor knowingly would spend in excess of \$400,000 as we here in Greyhawk Landing West have, to purchase a home situated in proximity to a car dealership which undoubtedly will lower all of our property values (and I note likely would then result in record numbers of homeowners seeking reduction in their taxes through tax certiorari proceedings).

While we understand that often the Board is confronted with strong competing interests, in THIS instance the harm to we homeowners in this, our community, is irreparable and far exceeds any harm to Cox, which has available to it a number of more suitable properties in proximity to I75 from which to purchase for its planned car dealership. Let's again admit that the ONLY reason Cox continues to pursue this property despite all of the hard evidence mitigating against such development and the vigorous community opposition, is due to its lower purchase price in relation to those other properties, which price specifically is reflective of the fact that it is so problematic to do ANY building upon it.

PLEASE do not harm and jeopardize we homeowners in so many ways as above addressed, especially given that we have paid taxes to this County over the years, so that one outsider can profit. Cox has many more appropriate and attractive options - we do not!

You have an opportunity to do your jobs and protect the interests of your constituents and this community in rejecting a proposed land use that could not be more wrong and which is plagued with the most serious of concerns in all areas that good land use planning requires be considered. Undoubtedly, if this proposal is passed, irreparable harm will ensue. I do understand the need for, and indeed support, RESPONSIBLE DEVELOPMENT of this property for true neighborhood serving commercial uses.

Moreover, I have very serious concerns that Commissioner Carol Whitmore will not do the proper thing to avoid an obvious conflict of issue and recuse herself from adjudicating this matter in which her son-in-law has a financial interest as an equity

partner in the law firm representing Cox. The mere appearance of this impropriety properly dictates her recusal from adjudicating this proposal.

Further, it is on record that ZNS Engineering, Cox's retained engineer, previously and to date, has been retained by Manatee County for a number of its engineering and consulting projects. Again, this appearance of impropriety is not acceptable and fatally taints the integrity of this proceeding. How can you possibly fairly and impartially scrutinize the hired findings of a firm that you otherwise routinely look to for guidance and expertise in other County matters??

I will be in attendance at the planned February 20, 2020, hearing and fully expect each of you to do the right thing in accordance with your sworn duties and deny this proposal.

Respectfully,

Deborah Cohen

From: Dawn Balak <dawnbalak@gmail.com>

Sent: Monday, February 17, 2020 9:16 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Cox dealership

Dear Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

In addition, Carol Whitmore, should recuse herself from voting as Cox contributed to her campaign and her son-in-law is a principal lawyer in this case and her family stands a lot of money to gain if this is approved. This is a direct conflict of interest.

Sincerely,

Dawn Balak
12511 Goldenrod Avenue
Bradenton, FL 34212

From: Jacqueline Krudys <kkrudys1@gmail.com>

Sent: Monday, February 17, 2020 8:35 AM

To: Dorothy Rainey <dorothy.rainey@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: Please Vote No to the Car Dealership on SR 64 & 117th!

To Whom It May Concern,

Large commercial zoning does not belong in the middle of six residential neighborhoods. It will negatively impact the surrounding area. The voters know this! A building as large as the car dealership will cause more flooding problems worse than what Osprey Landing community is already experiencing. It will also cause more traffic on 117th Street, which is only a 2 lane road, making it more dangerous for our families. An auto dealership does not fit in our area. It is not compatible. VOTE NO TO THE COX AUTO DEALERSHIP.

Thank you,
Kenneth Krudys
Manatee County Resident

From: Carl <carl@windowflair.com>

Sent: Monday, February 17, 2020 7:36 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Now it's your turn to say NO!

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of

SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Carl Chiacchierini

11908 Persian Terrace (Greyhawk Community) Bradenton, Florida 34212

--

Carl Chiacchierini

COO Window Flair inc.

585.225.7710

Cell phone

585.750.7710

From: Mike Kennedy <mike.kennedy1956@gmail.com>
Sent: Monday, February 17, 2020 7:34 AM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: Deny the proposed rezone for Cox Chevrolet at SR 64 & 117th St East

Dear Commissioners,

I am writing to you regarding the proposal by Cox Chevrolet to re-zone the 18-acre parcel at State Road 64 and 117th Street East from its current agricultural designation to one that would allow for the construction of a new car dealership.

I urge you to vote to deny the proposal for the following reasons:

1. The parcel is one of the last remaining natural wetlands in the area that serves as a crucial flood control resource. The proposed dealership's footprint would **eliminate the natural flood control**, replacing it with a small retention pond that would be insufficient, **resulting in more frequent and more severe flooding.**
2. The effect of the dealership on the traffic in the area has not been adequately studied. Remarkably, the potential effects on 117th Street East have been studied only to the south of State Road 64, where 117th Street East is wider. However, the proposed facility would be on the north side of State Road 64, where **117th Street East is a narrow, two-lane, dead-end road that serves the neighborhoods surrounding the site.**
3. **The proposed dealership is incompatible with the surrounding area**, which is dominated by housing developments and light commercial uses such as grocery stores, bank branch offices, and restaurants. Indeed, the facility would leave no buffer between it and the surrounding neighborhoods. Such a heavy commercial use of the site is inappropriate.

A regionally-focused car dealership should be located with other similar large, heavy impact commercial developments and not in a residential area such as the one surrounding 117th Street East. Any rezoning and subsequent development should be for smaller, light commercial development that would preserve most of the current flood control characteristics of the site. Again, **please deny the proposed rezoning and development proposal.**

Thank you.

Michael Kennedy

13703 18th Place East, Bradenton

From: Kristin Murphy <murphykf@me.com>
Sent: Sunday, February 16, 2020 10:01 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject:

Dear Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the northwest corner of State Road 64 and 117th Street East. It's my understanding that this land is being considered for rezoning from general agriculture to planned development commercial for a car dealership. I live in Greyhawk Landing and I oppose this type of development at this location due to the following reasons:

1. Incompatibility with the surrounding residential area.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional traffic will cause an unsafe traffic area to be burdened with even more traffic.
4. According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout.

Please take into consideration the above concerns.

Sincerely,

Kristin Murphy

From: sjacuk65@gmail.com <sjacuk65@gmail.com>

Sent: Sunday, February 16, 2020 9:38 PM

To: Betsy Benac <betsy.benac@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Giddens/Cox Chevrolet Commercial Development and Conflict of Interest

Commissioners:

As you all know there is a very important vote that is taking place this Thursday 2.20.20 concerning the proposed 18.22 acres, Giddens/Cox Chevrolet Commercial Development, located at the Northwest corner of SR-64 and 117th Street East. This vote will shape the direction and future of development in East Manatee County.

You all have probably heard quite a bit from residents in that area regarding the fact that proposal this is not compatible with the surrounding residential properties. However, there is also a very valid concern that there is a direct conflict of interest between Commissioner Carol Whitmore and this vote. Attorney Scott Rudacille is a Principal with Blalock Waters and represents the Giddens/Cox issue in this matter. He also happens to be the son-in-law of Commissioner Carol Whitmore. I am sure this is a well known fact to the entire commission and not new news.

As a member of the community that is directly involved in this matter I feel that the only fair remedy is that Commissioner Whitmore recuse herself from this vote. Her voting in this land use matter, with a direct family member involved, appears to have all the makings of a conflict of interest. I am not calling into question Commissioner Whitmore's character. I am only stating that the residents involved in this issue want to receive a fair and unbiased vote. Having Commissioner Whitmore recuse herself from this vote is the only fair and just thing to do.

Thank you for your consideration.

Respectfully,

Scott Jacuk
364 Blackbird Court
Bradenton, FL 34212

From: David Cherry <dwc427435@yahoo.com>

Sent: Sunday, February 16, 2020 9:07 PM

To: pricilla.trace@mymanatee.org; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Chevrolet Proposed Development of a Parcel at SR64 and 117th St East

I am writing to ask your support in disapproving the proposed development of an automobile dealership facility on the corner of SR64 and 117th Street E. This is a detrimental development for your constituents in the surrounding residential areas; the reasons are many and varied.

The proposed development of a car dealership in a residential area is in direct violation of the County Development Plan which states that any commercial development must be compatible with the surrounding land use (in this case, residential development). Sadly, the County Planning Commission chose to ignore their own guidance document in the 4-2 vote to allow the proposed project to move

forward on January 16th. I'm sure that were the "approved" use of this property adjacent to the Planning Board's own members' homes, the vote would have been significantly different.

There will be a significant negative impact on the environment, specifically the Gates Creek watershed and surrounding areas. There is already significant flooding in the surrounding neighborhoods during heavy rainstorms. The plan to pave some 15 acres of land (thereby changing its characteristic water dispersal from porous to non-porous surface) will only exacerbate the existing problems. Once the property has been developed this way, it will be impossible to undo the negative impacts to the watershed when the "proposed drainage solutions" prove inadequate. At that point, the damage will be done.

Finally, there are the safety issues generated by building a dealership in this location. The hazards generated by long car carriers with little ground clearance trying to negotiate a U-turn on SR64 or generating traffic stoppage on 117th Street are not congruent with thoughtful traffic management.

It has come to my attention that the Cox family is requesting signatures on a petition supporting their proposed development of this parcel, as is their right. I would ask you that you carefully weigh the addresses of those signatories and give less credence to those individuals who do not live in the directly affected areas. Its always easy to support development that doesn't directly impact one's safety and quality of life.

Please understand that local residents are not opposed to commercial development of this parcel. Rather, we would like to see businesses which we will use in an ongoing and repeated manner; those which bring value to the surrounding residents, instead of heavy industrial use with its attendant chemical, noise and light pollution issues.

You will have the opportunity to see first-hand, during presentations on February 20th, detailed, well-reasoned responses as to why this project is wrong for everybody concerned, except, of course, Cox Chevrolet. There are literally thousands of your constituents in the immediately adjacent areas who are counting on you to do the right thing and disapprove this project. Please don't let us down!

Sincerely,

David Cherry
616 Dogwood Run
Bradenton, FL 34212

From: sjacuk65@gmail.com <sjacuk65@gmail.com>
Sent: Sunday, February 16, 2020 8:29 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am once again writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th. It's also my understanding that if it is rezoned from General Agriculture to Planned Development

Commercial (PDC), a car dealership is proposed to be developed at this location. A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Scott Jacuk
364 Blackbird Court
Bradenton, FL 34212

From: Dolores Rosko <dolores.rosko@gmail.com>
Sent: Sunday, February 16, 2020 8:22 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Car Dealership Incompatible

Dear Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the northwest corner of SR-64 and 117th Street East. It is my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20, 2020. It is also my understanding that if it is rezoned from General Agricultural to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Greyhawk Landing, which is adjacent to the site, and I am opposed to this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a commercial-heavy, regional-serving, intensive use business) IS NOT COMPATIBLE with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain WILL CREATE ADDITIONAL FLOODING causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drivers, WILL CREATE AN UNSAFE ENVIRONMENT for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety fo the neighborhood” is cited throughout the plan, If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Robert Nagel

13148 Peregrin Circle

Greyhawk Landing

Bradenton, Fl 34212

From: Dolores Rosko <dolores.rosko@gmail.com>

Sent: Sunday, February 16, 2020 8:15 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Please Vote NO to Car Dealership

Dear Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the northwest corner of SR-64 and 117th Street East. It is my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20, 2020. It is also my understanding that if it is rezoned from General Agricultural to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Greyhawk Landing, which is adjacent to the site, and I am opposed to this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a commercial-heavy, regional-serving, intensive use business) IS NOT COMPATIBLE with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain WILL CREATE ADDITIONAL FLOODING causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drivers, WILL CREATE AN UNSAFE ENVIRONMENT for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety fo the neighborhood” is cited throughout the plan, If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Ann Nagel

13148 Peregrin Circle

Greyhawk Landing

Bradenton, Fl 34212

From: Dolores Rosko <dolores.rosko@gmail.com>

Sent: Sunday, February 16, 2020 8:06 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Proposed Auto Dealership

Dear Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the northwest corner of SR-64 and 117th Street East. It is my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20, 2020. It is also my understanding that if it is rezoned from General Agricultural to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Greyhawk Landing, which is adjacent to the site, and I am opposed to this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a commercial-heavy, regional-serving, intensive use business) IS NOT COMPATIBLE with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain WILL CREATE ADDITIONAL FLOODING causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drivers, WILL CREATE AN UNSAFE ENVIRONMENT for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety fo the neighborhood” is cited throughout the plan, If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

John Rosko

12613 Goldenrod Avenue

Greyhawk Landing

Bradenton, Fl 34212

From: Dolores Rosko <dolores.rosko@gmail.com>

Sent: Sunday, February 16, 2020 7:58 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Car Dealership

Dear Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the northwest corner of SR-64 and 117th Street East. It is my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20, 2020. It is also my understanding that if it is rezoned from General Agricultural to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Greyhawk Landing, which is adjacent to the site, and I am opposed to this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a commercial-heavy, regional-serving, intensive use business) IS NOT COMPATIBLE with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain WILL CREATE ADDITIONAL FLOODING causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drivers, WILL CREATE AN UNSAFE ENVIRONMENT for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety fo the neighborhood” is cited throughout the plan, If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Dolores Rosko

12613 Goldenrod Avenue

Greyhawk Landing

Bradenton, Fl 34212

From: Leo Kowalczyk, Jr <leothek2014@gmail.com>

Sent: Sunday, February 16, 2020 4:39 PM

Subject: Zoning Change (ref-Cox Dealership)

My partner and I have lived in the Gray Hawk Landing Community for a little over two years. We love the neighborhood and the strong feeling of Family in the area. That being said, we are very upset by the proposed change in Zoning, that will radically upset the SAFETY for the residents of our Community. The corner of 117th St and ST Rt 64 is presently EXTREMELY DANGEROUS without the added traffic an Auto Dealership would attract. 117th St is a local two lane road that many residents use for access to RT 64, the added traffic would cause major SAFETY ISSUES for our residents. An Auto Dealership is not one to attract local customers, but is more of a Regional Business that attracts customers for many miles away causing more traffic and potentially

more serious accidents. The property is also located in a flood plain, and floods with little rain, paving the property would only add to the flooding problems.

PLEASE consider the hundreds of the Voting Public, and their children's safety before you vote for this Change.

Respectfully,

Martha Keller and Leo Kowalczyk

820 Honeyflower Loop

Bradenton, FL 34212

From: Eric Rueping <erueping@yahoo.com>

Sent: Sunday, February 16, 2020 3:32 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Neighbors Against Cox Car Dealership

Dear Commissioner Benac,

>

> I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

>

> It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

>

> It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

>

> I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

>

> A car dealership at the proposed location should not be approved for the following three reasons:

>

> 1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.

>

> 2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.

>

> 3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

>

> According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

>

> Sincerely,

>

> Eric and Melissa Rueping and family

>

> 803 Rosemary Cir

> Bradenton, FL 34212

From: Joan Reid <reidlhrm@gmail.com>

Sent: Sunday, February 16, 2020 2:40 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore

<carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to car dealership on E64

We are against the proposed Cox dealership on E 64, across from Greyhawk and Mill Creek. Having lived "out east" for over 20 years in The Inlets and more recently Mill Creek, we've seen firsthand the negative impact from car dealers on the area that far outweighs the positive. . This is a residential area and needs remain as such.

Please vote NO on permission for Cox Chevrolet dealership out here on E64. There is plenty of other commercial space close by, LWR Blvd etc.

Thank you, Joan Reid & Robert Reid
Residents in Millcreek

From: Ellen Kelley <ellenekelley.3@gmail.com>

Sent: Sunday, February 16, 2020 1:39 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Cc: Ellen Kelley <ellenekelley.3@gmail.com>

Subject: Cox dealership

My name is Ellen Kelley. I live in Mill Creek and have lived in East County for 15 years with my husband and three children. I am against Cox dealership being built on SR 64. Please consider the families that have to drive that terrible road everyday. It is NOT the place for a car dealership as it will kill home values, create more traffic and make 64 an even more deadly road than in already is.

Thank you,

Ellen Kelley

1808 141st Street East

From: Rhiannon Hutchinson <rhihhutchinson417@gmail.com>

Sent: Sunday, February 16, 2020 1:33 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore

<carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Chevrolet Proposed dealership zoning changes

Good afternoon! I am contacting you all because I am aware that the vote to rezone the property off of SR 64 and 117th in east Manatee county is this week. As a resident of Mill Creek, just a shortt distance east, I feel that allowing a car dealership to be built in this location is a terrible idea. We already have traffic issues out here and adding a dealership that will use our roads for test drives, deliveries of vehicles etc along with all of the development of that land causing so much runoff of chemicals, cleaners seems irresponsible. We fight daily with traffic, construction and the like and a dealership of this magnitude will not be a positive contribution to our area. The Cox family has been a large part of the west Bradenton community for many years and they are certainly lovely people. I grew up with many of them, but I believe they will succeed in another, more appropriate location. Please consider NOT allowing this dealership to be built in our area!

Sincerely,
Rhiannon Hutchinson
941-809-8381

Sent from my iPhone

From: MICHAEL AND BEATE MILLER <mikeandbeate@msn.com>

Sent: Sunday, February 16, 2020 1:25 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Rezone Proposal

Dear Betsy:

Please consider the following when you vote on this land use action.

POCKET ZONING

The extensive engineering presentations for this parcel cannot distract from the 800-pound gorilla in the room, which is, dropping a pocket of high level commercial into an expansive region of established residential use.

EXISTING COMMUNITY

The site is surrounded by residential use.

The contiguous SR64E corridor includes Planned Development Residential Communities of Greyhawk Landing, Eagle Trace, Osprey Landing, Copperlefe, Savannah, Serenity Creek, Country Meadows and Mill Creek among others.

COHESIVE PLANNING

The Manatee County Comprehensive Plan states as one of its goals:

“Designate future land use within existing developed areas at densities

and intensities which are compatible with the existing development.”
NC-M Neighborhood Commercial zoning would seem to be preferable zoning for this site.

Respectfully, Michael Miller
Greyhawk resident, BA Architecture & Urban Planning
Retired Director Design & Construction, national retail chain
Retired licensed architect, realtor, general contractor

From: Larry Jacklin <ljacklin@aol.com>
Sent: Sunday, February 16, 2020 9:49 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing to you again concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and [117th Street](#) East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, [February 20th](#).

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is across SR-64 to the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and [117th Street](#) East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Larry Jacklin

[1814 Lake George Cove](#)
[Bradenton, FL 34211](#)

From: Susan Cherry <rktspartz@yahoo.com>

Sent: Saturday, February 15, 2020 10:56 PM

To: Susan Cherry <rktspartz@icloud.com>

Subject: Rezoning

I would like to add my voice to the objections to the rezoning of the plot of land located at the corner of SR64 and 117th Street in Bradenton. This location is very prone to flooding. In addition, 117th Street is a very small road, built for residential use (and overused as it is now) and not for heavy commercial traffic. Currently, that area is well known to the locals for its traffic safety issues. Adding a car dealership at that location would only make an already dangerous intersection worse.

I attended the planning commission meeting last month and heard all of the objections to the rezoning, and each one was made after very thoughtful and thorough study. The presentation by the pro-rezoning group did not address the traffic situation at all. The main reason I heard to allow the rezoning was that the Cox family has done a lot for the community. That is great, but it is no reason to allow detrimental commercial building. A dealership would not be doing any good for the community. Also, there are many people in the surrounding neighborhoods that do a lot for the community also.

As a commissioner, we the people depend on you to make decisions that are best for our neighborhoods. I can think of no way that a dealership in this location would be good for our neighborhood. I sincerely hope that you will vote 'no' to this rezoning project.

Thank you for your consideration.

Susan Cherry

616 Dogwood Run

Bradenton, FL 34212

From: BENJAMIN SHERMAN <bsherman309@comcast.net>

Sent: Saturday, February 15, 2020 9:57 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St

Commissioner Benac

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is across SR 64 from the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly wants to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Benjamin Sherman
2010 Red Lake Run
Bradenton, FL 34211

From: David Kasse <dcskinsfan2@aol.com>

Sent: Saturday, February 15, 2020 9:55 PM

Subject: Cox Auto Dealership

To all Commissioners:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

David I. Kasse

Greyhawk Landing / Hawk's Hammock

12226 Lavender Loop

Bradenton, FL 34212-2969 Home: (941) 747-5047 Cellular: (941) 779-

4237 eMail: dcskinsfan2@aol.com

From: Jayne Hackett <jaynehackett@gmail.com>

Sent: Saturday, February 15, 2020 9:05 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St

Commissioner **Benac**

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is across SR 64 from the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly wants to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Jayne F. Hackett
2010 Red Lake Run
Bradenton, FL 34211

From: Pamela OBrien <jromeo10@verizon.net>
Sent: Saturday, February 15, 2020 8:51 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Cox Proposed Development

Commissioner Betsy Benac

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It’s my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It’s also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

John J Romeo
Pamela O’Brien
1819 Lake George Cove
Bradenton, FL 34211

From: mschnelle052000@gmail.com <mschnelle052000@gmail.com>

Sent: Saturday, February 15, 2020 5:39 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Chevrolet Site

Commissioner Benac,

We are writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It’s our understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It’s also our understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

We live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.

2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout.

If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Mark & Carol Schnelle
12829 Balsam Terrace
Bradenton, FL 34212

From: Anne OSullivan <anneosu@gmail.com>
Sent: Saturday, February 15, 2020 4:42 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Car Dealership Development Opposition

Commissioner Benac,

I am writing this email to express my opposition to the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of State Route 64 and 117th Street East.

It is my understanding that this development will be discussed during the Board of County Commissioners Public Hearing on February 20th. If this site is rezoned from General Agriculture to Planned Development Commercial, (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following reasons:

1. A car dealership, a Commercial-Heavy, Regional-Serving, Intense Use business, **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR 64 and 117th Street East to include large car carrier and test drives **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissioners truly want to ensure safety of its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Martha Anne O'Sullivan, CPA, CFE
505 Chantilly Trail
Bradenton, FL 34212

--

From: Cheri Lindgren <clindgren58@gmail.com>
Sent: Saturday, February 15, 2020 4:33 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Cox Dealership

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Cheri Lindgren

Cheri Lindgren
825 Honeyflower Loop
Bradenton, FL 34212

From: Karen Ciemniecki <karenciemniecki@verizon.net>
Sent: Saturday, February 15, 2020 4:12 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: PDC 18-15 (Z)(G)PLN1807-0022 Cox Chev. DENY

Dear County Commission:

This letter is in requesting denying the Giddens Commercial development/ Cox Chevrolet proposal. It's time the County Commission took a serious look at the weak comprehensive plan that would allow this to occur and vote no! Support citizen's rights for a change.

Problems with this plan:

1. Incompatibility with the surrounding uses- a car lot is not appropriate in this location. Light issues, buffering.....
2. Traffic issues- Fix the mess you created on UMRR. Unfortunately the intersection at St. Rd. 64 gets backed up due to the problems you have yet to address. It is a huge safety issue as cars are stranded in that intersection as 3 lanes try to merge into one with a 20 mph school zone slowing down traffic during peak travel times. 117th St. East will add to the crisis on UMRR.
3. Floodplain issues. 25% of this property is in the flood plain. The proposed plan will not solve the issues.

Take a stand for once and vote for better developments that add to the community and don't just add more problems. Vote NO.

Karen Ciemniecki

From: VP Eagle Trace <eagletracevp@gmail.com>
Sent: Saturday, February 15, 2020 2:49 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Stephen Jarolin
1932 Orange Lake Cove
Bradenton, FL. 34211

From: Becky Jarolin <sbjarolin@me.com>
Sent: Saturday, February 15, 2020 2:43 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
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According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Rebecca Jarolin
1932 Orange Lake Cove
Bradenton, FL. 34211

From: Christine Olander <chotwagner@yahoo.com>

Sent: Saturday, February 15, 2020 2:02 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox dealership

Commissioner Benac:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It’s my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It’s also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Christine Olander

2206 141st St E

Bradenton, FL. 34212

Sent from my iPad

From: Larry Jacklin <ljacklin@aol.com>
Sent: Saturday, February 15, 2020 1:43 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing to you again concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and [117th Street](#) East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, [February 20th](#).

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is across SR-64 to the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and [117th Street](#) East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Larry Jacklin
[1814 Lake George Cove](#)
[Bradenton, FL 34211](#)

Sent from my iPad

From: JANIS WHITE <jwhite1160@gmail.com>
Sent: Saturday, February 15, 2020 7:52 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Cox Dealership

Commissioner Betsy Benac

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Eagle Trace, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Janis White
12215 Whisper Lake Drive
Bradenton, Fl. 34211

From: Lucy G Rhoda <lgr162@gmail.com>
Sent: Friday, February 14, 2020 10:33 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Cc: Lucy G. Rhoda <lgr162@gmail.com>
Subject: NO to Cox Dealership

Commissioner (Last Name of Commissioner)

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissioners truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Lucy G Rhoda
12039 Aster Ave

From: Larry Jacklin <ljacklin@aol.com>
Sent: Friday, February 14, 2020 8:11 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and [117th Street](#) East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, [February 20th](#).

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and [117th Street](#) East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Larry Jacklin
[1814 Lake George Cove](#)
[Bradenton, FL 34211](#)

From: Dolores Rosko <dolores.rosko@gmail.com>

Sent: Friday, February 14, 2020 7:35 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Development at State Route 64 and 1117th Street East

Dear Commissioners:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the northwest corner of SR-64 and 117th Street East. It is my understanding that this proposed development would be discussed at the upcoming Board of County Commissioners Public Hearing, February 20, 2020. It is also my understanding that if it is rezoned from General Agricultural to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Greyhawk Landing, which is adjacent to the site, and I am opposed to this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a commercial-heavy, regional-serving, intensive use business) IS NOT COMPATIBLE with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain WILL CREATE ADDITIONAL FLOODING causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drivers, WILL CREATE AN UNSAFE ENVIRONMENT for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout the plan, If the Board of County Commissions truly want to insure the safety of its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

John Rosko

12613 Goldenrod Avenue

Greyhawk Landing

Bradenton, FL 34212

From: Shannon Mueller <shannon@tectivities.com>

Sent: Friday, February 14, 2020 7:22 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Deny the Giddens/Cox Rezoning

Dear Commissioner Benac,

We are writing regarding the proposed Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

This proposed development is scheduled to be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

If that parcel is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

We use 117th Street East to access our home in the Greyhawk Landing community adjacent to this site, and we strongly oppose this type of development at this location.

Rezoning this parcel which would allow a car dealership at this location should not be approved for the following three reasons:

1. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will greatly exacerbate and already unsafe environment** for residents and potential customers alike. 117th Street East is a small, residential only two lane road that could not accommodate the additional traffic and car carriers. This intersection is already very dangerous with many u-turns being made from both directions.
2. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
3. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

For the Board of County Commissions to adhere to the Comprehensive Plan and insure the “safety of the neighborhood” it must decide that a car dealership is not “appropriate development” of this property and deny the current application to rezone this parcel.

Sincerely,

Shannon & Gary Mueller
614 Rosemary Circle
Bradenton, FL 34212

From: Mark & Sarah Lowry <mail@lowrysrq.com>

Sent: Friday, February 14, 2020 6:16 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Reject Giddens/Cox Chevrolet Commercial Development Proposal

Commissioner:

We are writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Mark and Sarah Lowry
12515 Goldenrod Avenue
Bradenton, FL 34212

From: Yvonne Bundrage <y.bundrage1@aol.com>

Sent: Friday, February 14, 2020 6:11 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Giddens/Cox Chevrolet Commercial Development

Dear Commissioner Benac,

It is my understanding that on February 20th the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR64 and 117th Street East will be discussed at the upcoming Board of County Commissioners Public Hearing.

I am writing again to reiterate my concerns. My husband (Bennie Bundrage) and I, (Yvonne Bundrage) lives in Windsong Acres, which is adjacent to the site and has been living in our home since 1993. Again, we want to express our opposition to this type of development at this location.

We feel a car dealership at the proposed location should not be approved for the following three reasons:

1. Additional vehicular traffic at the intersection of SR64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.
2. A car dealership(a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
3. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Bennie and Yvonne Bundrage
1002 110th Street East
Bradenton, Florida 34212

From: cdine1519@gmail.com <cdine1519@gmail.com>
Sent: Friday, February 14, 2020 6:04 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Commissioner: Benac

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It’s my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It’s also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Charles and Coralyn Dine
622 Rosemary Circle

From: tina paige <tpaige0@icloud.com>
Sent: Friday, February 14, 2020 3:23 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Cox rezoning request

Commissioner Benac,

I have public safety and community planning concerns regarding the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and [117th Street East](#).

The proposed development is on agenda for the upcoming Board of County Commissioners Public Hearing [on February 20th](#).

The attorney for Cox Chevrolet stated, under oath, that they fully intend to put a car dealership at that location should their zoning request be granted. He said they are not trying to play hide the ball, a car dealership is what they intend to build.

I live in Greyhawk Landing which is adjacent to site, and I oppose development of a car dealership at this location.

A car dealership at the proposed location should not be approved for the following reasons:

1. A car dealership is not compatible with the surrounding residential neighborhoods. This property is **surrounded** by residential communities. The Heavy commercial use proposed will bring down the property values of all the surrounding neighborhoods' homes. Any additional tax revenue generated by a car dealership will be offset by the significantly lower property taxes collect from all of the devalued residential neighborhoods' homes.
2. The county staff environmental engineer has stated, under oath, that they cannot predict how rerouting the current waterway and filling in the existing floodplain will affect the surrounding neighborhoods and Gates creek for miles, because there are no current watershed studies for that area

(not even within the last 25 yrs). What he did say is that filling in the watershed could create additional flooding of surrounding areas but the affects could not be accurately assessed without a watershed study. They have no plans to do a watershed survey of that area. Any rezoning of this land is premature until a current watershed study is completed.

3. Additional vehicle traffic at the intersection of SR-64 and [117th Street](#) East, will exacerbate matters at that very dangerous intersection. Just this week there was a serious rollover accident at that corner when someone pulled out into oncoming traffic to make a u-turn causing the other vehicle to flip over. Putting hundreds more cars and semi trucks into this already dangerous intersection is a huge safety concern. People will die there.

The Manatee County Comprehensive Plan addresses “safety of the neighborhood” repeatedly. If the Board of County Commissions truly want to ensure safety of its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

I’m am not opposed to development of the property for an appropriate use. A car dealership is not an appropriate use. Please help us protect our community and keep it safe by denying the Cox application.

Sincerely,

Tina Paige

From: Deborah Cohen <deborahlcohen@gmail.com>

Sent: Friday, February 14, 2020 2:54 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Re: Giddens/Cox Chevrolet Commercial Development

I have learned you are unable to open Apple document. I am reprinting here as an email. I do hope this is sufficient for it to become part of the record.

Commissioners Priscilla Trace; Reggie Bellamy; Stephen R. Jonsson; Misty Servia; Vanessa Baugh; Carol Whitmore and Betsy Benac:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. It’s my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th. It’s also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership almost certainly will be developed at this location.

I live in [Greyhawk Landing](#), which is adjacent to the subject site, and I vehemently oppose this type of development at this location.

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential single family housing.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage in an already flood zone area.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike in an already safety-challenged intersection.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property. I urge you to take a field trip to examine the subject cite and surrounding location. You will see for yourself how extraordinarily inappropriate the proposed development of this site actually is.

Sincerely,

Deborah Cohen
12121 Goldenrod Avenue
Bradenton, FL 34212

From: Daryl Haworth <dahaworths@verizon.net>

Sent: Friday, February 14, 2020 12:42 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; dahaworths@verizon.net

Subject: Proposed Giddens/Cox Chevrolet Development SR-64 & 117th. St. E.

To the Manatee County Board of Commissioners,

My name is Daryl Haworth and I reside in the Windsong Acres subdivision, which is adjacent to this proposed site. I am opposed to this type of business at this location. We all understand that commercial development is part of this community but, a dealership is not one of them. It is your duty as County Commissioners to insure what is best for our community and residents. It is part of the Comprehensive Plan. There was no opposition to the recently built Dunkin Donuts. There was no opposition to the newly built Wawa gas station. There was no opposition to the recently built Costco at I-75. And there is no opposition to the large plaza currently being built across the street from Haile Middle school. But, now you have virtually 100% opposition from all the residents that surround this proposed Cox Chevrolet dealership!! That speaks volumes and you must take that into consideration on your decision. This type of business is to serve a region, not the community. A restaurant, doctor or lawyer office, a bank or a Manatee County public park all would serve the community.

A car dealership needs to be located near the interstate and not in the middle a residential neighborhood.

Please take awareness to the concerns of the residents and community surrounding this type of proposed business. Many of us purchased homes out here to get away from this type of commercial business. Every resident surrounding this property is opposed to this type of business.

I hope you seriously think about the well being and happiness of all residents out here in the beautiful East Manatee county and not to tarnish it with a car dealership.
Thank you for your time.

Sincerely,

Daryl Haworth
1210 111th. St. E.
Bradenton, FL. 34212
dahaworths@verizon.net

From: Shelley Roberts <shelleyroberts@gmail.com>

Sent: Friday, February 14, 2020 12:30 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy

<reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: No Cox Commercial Development at SR 64 & 117th

Commissioners,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in GreyHawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Shelley Roberts

707 Honeyflower Loop

Bradenton, FL 34212

From: Donna Harnish <donnas.harnish@gmail.com>

Sent: Friday, February 14, 2020 12:01 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: rezoning

Please see attached.

Commissioner **Betsy Benac, At Large**

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

7. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
8. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
9. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Donna Harnish
1014 Clover Glen
Bradenton, FL 34212

From: Alison Bonner <abonner430@gmail.com>
Sent: Friday, February 14, 2020 11:47 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Cox Dealership/Rt. 64

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers at an intersection that is already incredibly dangerous.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Alison Bonner
12309 Aster Ave.
Bradenton, FL 34212

From: pph321@aol.com <pph321@aol.com>
Sent: Friday, February 14, 2020 11:42 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed rezoning

Dear Commissioner Benac,
Please see the attached letter in opposition to the proposed rezoning.

Commissioner **Betsy Benac**,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Phillip Harnish
1014 Clover Glen
Bradenton, FL 34212

From: Carmen G Letelier <cgletelier@yahoo.com>
Sent: Friday, February 14, 2020 11:24 AM
To: Reggie Bellamy <reggie.bellamy@mymanatee.org>
Subject: Safety

Dear Commissioner

I am writing concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location. I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods. **It is unsafe!**
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,
Carmen Letelier
Greyhawk Landing

From: Brenda DeVinny <brendadevinny@hotmail.com>
Sent: Friday, February 14, 2020 11:12 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Giddens/Cox Chevrolet Commercial Development

Dear Betsy Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East. It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th. It's also

my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (Woodleaf Hammock), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissioners truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Brenda DeVinny

2021 Woodleaf Hammock Court

Bradenton, FL 34211

From: Glave <cjglave@gmail.com>

Sent: Friday, February 14, 2020 11:09 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Cc: james_hengel@yahoo.com; Mitty <schultzd2004@gmail.com>

Subject: Proposed rezoning, SR64 & 117th from Gen Agri to PDC

To the Board of Manatee County Commissioners,

Thank you in advance for taking the valuable time from your day to read and review the below comments from myself.

While I support the entire body of the message below I also want each of you to know that as a citizen and resident of both Manatee County and Greyhawk Landing, I have grave concerns with not just the potential of a car dealership at the location but the larger longterm ramifications of this type of a potential rezoning agreement/allocation.

Allowing Heavy Commercial rezoning along this portion of the SR64 corridor opens a much broader degradation of the area as well as many more opportunities for continued Heavy Commercial development. **Realistically this area and corridor is predominantly residential and certainly not Heavy Commercial.**

There are already enough traffic incidents along the corridor intersections involving injuries, severe injuries and even death! Witness the most recent rollover accident at this exact intersection the afternoon/evening of February 12, 2020. Fortunately, to my knowledge, there were no fatalities as a result of this incident.

I can't help but wonder, as our elected county commissioners would you truly wish to be responsible for, and remembered as, contributing to the increase in those injuries and deaths while holding offices that are supposed to take into account the best interest of its citizens?

So in spirit with my above communication I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), that there would likely be a car dealership proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to this site, and I oppose this type of development at this location.

Any Heavy Commercial use including a car dealership at the proposed location should not be approved for the following three reasons:

1. Heavy Commercial, including a car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Currently proposed changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. The resultant significant increase in additional vehicular traffic at the intersection of SR-64 and 117th Street East, to potentially include large car carriers and test drives, will create an **EXTREMELY unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, **"safety of the neighborhood"** is cited throughout. If the Board of County Commissioners truly want to insure safety to its citizens and adhere to the Comprehensive Plan; **Heavy Commercial Zoning**, including a car dealership **is not the "appropriate development"** for this property.

Sincerely,

Carl Schultz
12318 Goldenrod Ave
Bradenton, FL . 34212
203.733.3333

From: Bet Giran <lebobblue@msn.com>

Sent: Friday, February 14, 2020 11:03 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: No to Cox please

Commissioner,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Bette & Jack Giran

452 Snapdragon Loop

From: Susan Glass <sglass0909@gmail.com>
Sent: Friday, February 14, 2020 10:40 AM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Say No to Cox

Commissioner Benac:

I am writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Osprey Landing which is behind the proposed site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,
Susan Glass
Osprey Landing. 11611 11th Avenue East, Bradenton, FL 34212

From: Sally <sjb0738@aim.com>

Sent: Friday, February 14, 2020 10:34 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Giddens/Cox Chevrolet Commercial Development at the Northwest corner of SR-64 and 117th Street East.

Commissioner Trace,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Sally Blundon

706 Dogwood Run

Bradenton, Florida 34212

From: Carol Wulczak <wulczakc@icloud.com>

Sent: Friday, February 14, 2020 9:38 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore

<carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Cc: Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: Proposed Car Dealership on SR 64 and 117th St E

Dear Manatee County Commissioners,

As a Manatee County taxpayer, I am very concerned about the Cox application to zone the Giddens property for a car lot/car dealership.

Hold true to your oath of office and remember, when you vote you are representing all of manatee county residents. As Vanessa Baugh said when she was sworn into office, "It is just a matter of keep moving forward for the citizens of this county and making sure some good things happen."

Thank you,

Carol Wulczak

From: Jen Blake <jablake1165@gmail.com>

Sent: Friday, February 14, 2020 9:32 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Commercial development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Windsong Acres, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property. We have small children, one grandchild resides at our residence. It is not safe as it is (no street lights or sidewalks) presently, for our children to ride their bikes on our property. I fear for their safety as our street would be the first right hand turn after the proposed dealership. The increased traffic and or test drive traffic is a major concern to us.

Sincerely,

The Blake Family: Laurence and Jennifer
1205 111th St E, Bradenton, FL 34212

From: Brady Chapman <brady@chapmanflorida.com>

Sent: Friday, February 14, 2020 9:27 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Giddens/Cox Proposal

Commissioner Benac:

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Brady Chapman

609 Honeyflower Loop. GH1

Brady Chapman

Agent

Chapman Insurance

703 60th St Ct E

Suite C

Bradenton, FL 34208

(941)747-5995

(941)747-0559 Fax

brady@chapmanflorida.com

From: g.ady@comcast.net <g.ady@comcast.net>

Sent: Friday, February 14, 2020 9:15 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed rezoning at SR-64 & 117th St E

Commissioner Benac,

I live in Greyhawk Landing, and am writing to you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development, located at the Northwest corner of SR-64 and 117th Street East. This proposed development/rezoning will be discussed during the upcoming Board of County Commissioners Public Hearing on 20 Feb, and if the board approves the rezoning, from General Agriculture to Planned Development Commercial (PDC), a car dealership will be developed at this location. My family and I oppose this type of development at this location for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

I attended the Planning Commission board meeting on 16 Jan, along with many of my neighbors, to voice my concern to the board and listen to what ZNC/Cox Chevrolet was proposing for the site. One of the arguments that stood out from the ZNC/Cox presentation was that the planned development would not be "regional" in nature but would be "community-serving." However, according to Cox Chevrolet's own website:

"Welcome to Cox Chevy in beautiful Bradenton, FL. Cox Chevy is the greater Tampa and Sarasota area's premier Chevy dealership," and

"In fact, we have customers that travel from Sarasota, Tampa, and beyond to access our service center."

The idea that a car dealership is a local "community-serving" business is no longer valid in the age of online car buying, which I can attest to as we just purchased a new vehicle for my wife and traveled to a Jeep Dealer in Orlando for the best deal. Also, seeing how my family replaces a vehicle every 3-5 years and with over 100 different car brands, the likelihood of my family ever using this proposed dealership is remote. However, I am not opposed to commercial development on this site and would love to see small retail businesses or a retail strip center at this location that would provide added benefit to the community as we lack certain amenities this far down on SR-64.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" and "promote a healthy, stable, and vigorous local economy which can satisfy the goods and service needs of the local community," are stated as goals in the plan. If the Board of County Commissions truly wants to ensure the safety of its citizens and promote local community needs, a car dealership is not the "appropriate development" for this property.

Sincerely,
Greg Ady
429 Chantilly Trl
Greyhawk Landing

From: Ann Cote <cotekl@hotmail.com>

Sent: Friday, February 14, 2020 9:06 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Development

Dear County Commissioner,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing, which is adjacent to the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.

2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to ensure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Ann Cote

From: muttsr4us@aol.com <muttsr4us@aol.com>

Sent: Friday, February 14, 2020 8:24 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: SR64 and 117th St

Commissioners,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Wind Song Acres, which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage (my property is flooded on 3 sides during rainy season now).
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Howard & LaVerne Duff
1213 110th Street East
Bradenton, FL 34212

From: Christine Shappell <christineshappell@gmail.com>

Sent: Friday, February 14, 2020 8:20 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Fwd: Giddens/Cox Chevrolet Commercial Development

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in (community name), which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.

3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, **will create an unsafe environment** for residents and potential customers alike. According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,
Christine Shappell
12412 Natureview Circle
Greyhawk Landing
Bradenton, FL 34212

From: Jan <jlburbank1@gmail.com>

Sent: Friday, February 14, 2020 7:46 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Commercial Development SR 64 E

Commissioner Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It’s my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It’s also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Rivers Reach, which is near the site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Jan Burbank

16406 Rivers Reach Blvd

Parrish

From: Maria Sine <mariasine2003@yahoo.com>

Sent: Friday, February 14, 2020 7:21 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Giddens/Cox commercial development

Dear Commissioner,

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial development located at the Northwest corner of SR-64 and 117th Street East.

It is my understanding that this proposed development will be discussed at the upcoming Board of Commissioner's Public meeting February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at that sight.

I live in Osprey Landing, which is directly behind this site and I oppose this type of development.

A car dealership at the proposed location should not be approved for the following reasons:

1. A car dealership (a Commercial-Heavy Regional-Serving, intense use business) is not compatible with the surrounding residential neighborhoods.
2. Changes to the existing waterway and floodplain will i increase additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Board of Commissions truly wanted to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the appropriate development for this property.

Sincerely,

Maria and Terry Sine

11607 11 th Ave. East

Bradenton, Fl 34212

From: HEATHER Bardin <heatherrochelli@me.com>

Sent: Friday, February 14, 2020 7:14 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Say No cox

Commissioner

I am writing you concerning the proposed 18.22 acre, Giddens/Cox Chevrolet Commercial Development located at the Northwest corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming Board of County Commissioners Public Hearing, February 20th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Gray Hawk Landing which is adjacent to site, and I oppose this type of development at this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership (a Commercial-Heavy, Regional-Serving, Intense Use business) is not compatible with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers and test drives, will create an unsafe environment for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, “safety of the neighborhood” is cited throughout. If the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the “appropriate development” for this property.

Sincerely,

Heather bardin

289 petrel trl

34212

From: Jack Ranalli <jrss454@outlook.com>

Sent: Thursday, February 13, 2020 3:23 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Cc: Jack Ranalli <jrss454@outlook.com>; nancy@najedesigns.net

Subject: FW: Proposed New COX Chevrolet Dealership on SR 64

Ms. Benac:

As a very concerned resident of GreyHawk Landing, we wish to state our objection to the proposed COX Chevrolet Dealership on SR 64 & 117th Street in Bradenton.

The following are the major issues that we see if the proposed Dealership is approved:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.
3. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.

Please consider these important facts when you are making your decision to turn down or approve the COX proposal.

Thank you:

Jack & Nancy Ranalli

Phone: 941-248-8923

[Jrss454@outlook.com](mailto:jrss454@outlook.com)

From: Mary Mazza <mary.mazza@gmail.com>

Sent: Thursday, February 13, 2020 3:00 PM

To: Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>

Cc: Arlan and Pat Cummings <Acummings7@tampabay.rr.com>; Brittany David Wennberg <blh26f@gmail.com>; Carla Durr <Durrs1@verizon.net>; Claire Marshall John Massey <Ckmarshall0408@gmail.com>; Daryl and Patty Haworth <dahaworths@verizon.net>; Howard Duff <muttsr4us@aol.com>; James Hengel <james_hengel@yahoo.com>; Veronica / Vince Seleska <vseleska@gmail.com>; Yvonne and Benny Bundrage <y.bundrage1@aol.com>; John Rhodes <john.rhodes@msbconsulting.com>; Joe Mazza <joemjr321@gmail.com>

Subject: Cox application : Feb 20, 2020 meeting

1003 111th St. E

Bradenton, FL 34212

February 13, 2020

Attention:

Manatee County Commissioners:

In recent months, my neighbors and I have written to the commissioners and Manatee County employees about traffic and safety issues in our area. The response was that there are no problems with traffic on Upper Manatee River Road and State Road 64. As residents, we disagree with your response. We have also expressed our opposition to allowing a heavy commercial regional enterprise, that the planning committee agreed to present to you, our commissioners, on February 20th, 2020.

Our concerns are grounded in fact. Last night, there was an accident near 117th St. N. and State Road 64. This is the site of the proposed Cox dealership. We have witnessed continuous u-turns at that point which contribute to major confusion on the part of the ongoing traffic. According to a traffic count by neighbors, there are as many as 80 u-turns in one hour. The entrance to 117th N. is narrow and I cannot imagine any car carrier being able to manipulate that turn, a u-turn or any other traffic maneuver to get to the potential car dealership. No one was killed but it was quite an alarming accident as the young man's car rolled off the road into the proposed car lot to avoid a car making a u-turn. There were pedestrians on the sidewalk at the time, and fortunately no one was injured.

There are many other reasons other than traffic that make this use of land incompatible with the surrounding neighborhoods. The fact that if approved, would increase flooding which is already a problem in Windsong Acres. I don't know how many of you have visited the site of the proposed Cox dealership. I would encourage you to do so before next Thursday's meeting so that you can truly understand the concerns of your constituents. Please consider the taxpayers who have chosen Manatee County as their long term residence before you allow a regional heavy commercial enterprise in our neighborhoods.

Sincerely,

Mary Mazza

From: Ken Amann <amannleather@gmail.com>

Sent: Thursday, February 13, 2020 10:54 AM

To: Achaia Brown <achaia.brown@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Zoning Change Request for Whitfield Ave and Lockwood Ridge Rd (Palm Aire area)

Dear Manatee County Administrators,

I have been a resident of the Palm Aire area for the past seven years. Today I am writing to express my profound concern about a proposal to change the zoning on a 37 acre parcel of land at the corner of Whitfield Ave and Lockwood Ridge Rd.

It's my understanding that the application by Medallion Homes seeks to change the zoning from RR-6 to a Planned Unit Development designation. The principal concerns are the impact this would have on flooding, traffic patterns and quality of life in our community.

Since I arrived in 2013, most of Lockwood Ridge near Whitfield has been filled in by development (single family homes and paired villas). Six hundred new homes are currently going up on Honore near Lockwood Ridge. The traffic has increased greatly and I'm **definitely seeing more accidents**. Just this morning, my wife could not get to a 9:15 appointment in Lakewood Ranch because of an accident at the corner of Lockwood Ridge and SR 70. She had to turn around and come back home. This latest proposal to add multi family housing units to this area makes very little sense.

In summary, we strongly oppose the change in zoning.

Thank you for your time and your efforts to keep our community livable.

Sincerely,

Dr. Kenneth Amann

Patricia Amann

7182 Lakeside Dr

From: Dr. Roger C. Haut <haut@msu.edu>

Sent: Thursday, February 13, 2020 9:16 AM

To: Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>;
Vanessa Baugh <vanessa.baugh@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>;
Stephen R Jonsson <steve.jonsson@mymanatee.org>; Reggie Bellamy
<reggie.bellamy@mymanatee.org>; Priscilla WhisenantTrace
<priscilla.whisenanttrace@mymanatee.org>

Subject: Cox car dealership concern

Dear Manatee County Commissioners

My name is Roger Haut. I am a home owner in GreyHawk Landing. Since I have a prior commitment and cannot attend your meeting, I am sending this Email to you, the Board of Commissioners, for consideration of the proposed Cox project. During my academic training and throughout my 15 year career at the GM Research Laboratories in Warren Michigan, where I was a Senior Research Scientist, and over 30 year career at Michigan State University where I am currently a University Distinguished Professor Emeritus of Mechanical Engineering, I have developed, validated and used modeling to help predict various physical phenomena. With this as my background I want to express the following concern.

During the meeting of your Planning Board I heard the County Staff repeatedly say they have not specifically studied the Gates Creek drainage system. They believe the Cox drainage plan will work because they have looked at other drainage models. But, they have not specifically studied Gates Creek and developed any model analysis with parameters specific to this drain field. Therefore, they cannot really predict with any degree of scientific certainty the consequences of backfilling this property and covering it with a layer of concrete, thereby preventing the absorption of runoff water in this well documented flood zone. Cox plans to put in a retention pond to slowly drain off this water, but how much precipitation will we have going forward and where will this water ultimately go. Water tables around the country are rising rapidly due to global warming. What about this potential problem going forward? I heard nothing about this aspect from the County Staff!

Since much of the land surrounding this piece of property has already been developed as residential, why take a chance on potentially flooding all these beautiful, expensive homes for the sake of a car dealership and those that will certainly follow. I am asking that we at least take some time to let the County Staff study the Gates Creek drainage system and develop some specific, validated science in which they might be able to examine realistic future parameters that will affect drainage of water in this floodplain. **Why just leave it to chance!** This is my concern and that of my fellow residents. We just do not have enough information today to go forth with this project, **and that is also the opinion two members of your Planning Board voiced at their last meeting!**

Thank you for taking the time to read my concern. Sorry I can not attend this important meeting.

--

Roger C.Haut, Ph.D.

University Distinguished Professor Emeritus

A407 East Fee Hall

Michigan State University

East Lansing, MI 48824

website:www.obl.msu.edu.

email: haut@msu.edu

phone: 517-355-0320

fax: 517-353-0789

Cell: 989-745-5766

From: Mayner Loria <mayner01@gmail.com>

Sent: Wednesday, February 12, 2020 10:27 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Stop the Cox proposal before it ruins our neighborhood

Dear Honorables Trace, Bellamy, Johnson, Servia, Baugh, Whitmore, and Benac:

I reside at [12121 Goldenrod Avenue, Bradenton, Florida](#), in the Greyhawk Landing Development. I am a registered voter and am writing to express my extreme opposition to Cox Chevrolet's proposed rezoning of the property located at the northwest corner of SR64 and [117th Street](#) to ultimately develop said property as a car dealership. Please know that I understand fully that the proposal before you does not specify expressly that the proposed land use is for a car dealership, but let's be honest and transparent; we all KNOW that the development of the property as a car dealership is what is intended.

Had you been able to attend the public hearing before the Planning Board and listened to the hard evidence with a critical eye, as I did, you would know that this proposal must be REJECTED for a myriad of reasons, including but not limited to:

- an absolute certainty that increased flooding in this already excessively flood-prone area will result;
- that the ensuing traffic flow will present a nightmare for an already busy intersection that will NOT in any way be remediated by the planned future traffic light;
- that such development will pose true safety concerns for all users of the roadways and most particularly to the residents who reside closest to this property; and, finally,
- that this proposed heavy commercial use is absolutely inappropriate to this area that is densely developed by single family homes. No one wants to live next to, nor knowingly would spend in excess of \$400,000 as we here in Greyhawk Landing West have, to purchase a home situated in proximity to a car dealership which undoubtedly will lower all of our property values (and I note likely would then result in record numbers of homeowners seeking reduction in their taxes through tax certiorari proceedings).

While we understand that often the Board is confronted with strong competing interests, in THIS instance the harm to we homeowners in this, our community, is irreparable and far exceeds any harm to Cox, which has available to it a number of more suitable properties in proximity to I75 from which to purchase for its planned car dealership. Let's again admit that the ONLY reason Cox continues to pursue this property despite all of the hard evidence mitigating against such development and the vigorous community opposition, is due to its lower purchase price in relation to those other properties, which price specifically is reflective of the fact that it is so problematic to do ANY building upon it.

PLEASE do not harm and jeopardize we homeowners in so many ways as above addressed, especially given that we have paid taxes to this County over the years, so that one outsider can profit. Cox has many more appropriate and attractive options - we do not!

You have an opportunity to do your jobs and protect the interests of your constituents and this community in rejecting a proposed land use that could not be more wrong and which is plagued with the most serious of concerns in all areas that good land use planning requires be considered. Undoubtedly, if this proposal is passed, irreparable harm will ensue. I do understand the need for, and indeed support, RESPONSIBLE DEVELOPMENT of this property for true neighborhood serving commercial uses.

Moreover, I have very serious concerns that Commissioner Carol Whitmore will not do the proper thing to avoid an obvious conflict of issue and recuse herself from adjudicating this matter in which her son-in-law has a financial interest as an equity partner in the law firm representing Cox. The mere appearance of this impropriety properly dictates her recusal from adjudicating this proposal.

Further, it is on record that ZNS Engineering, Cox's retained engineer, previously and to date, has been retained by Manatee County for a number of its engineering and consulting projects. Again, this appearance of impropriety is not acceptable and fatally taints the integrity of this proceeding. How can you possibly fairly and impartially scrutinize the hired findings of a firm that you otherwise routinely look to for guidance and expertise in other County matters??

I will be in attendance at the planned [February 20, 2020](#), hearing and fully expect each of you to do the right thing in accordance with your sworn duties and deny this proposal.

Respectfully,

Mayner Loria

From: Darlene Milton <miltond79@earthlink.net>

Sent: **Tuesday, February 11, 2020 7:55 PM**

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Dear Ms. Benac,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E in Manatee County. We live in Greyhawk Landing, a development just east of 117th Street. Our family has serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not appropriate for this location.

The proposed location for this dealership is surrounded on three sides by residential neighborhoods. The noise, twenty four hours of bright lights and increased traffic that accompany a dealership will have a severe impact on these neighborhoods. Potential customers will be test driving cars on our neighborhood streets, making sure that the cars accelerate fast enough, turn quick enough and stop fast enough for their liking. However, these test drives will be along streets not meant for this activity and will be dangerous for children and animals that play outside and walk along these streets.

In addition, changes to the existing waterway/drainage will create additional flooding. During the rainy season, several of these neighborhoods already experience flooding, especially on 111th St East.

We are hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another more appropriate location. If you would not allow this development in your backyard, please do not allow it in ours. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and to insure new development is in agreement with the Manatee County Comprehensive Plan. We appreciate all you can do to assist in this situation and hope you will vote no to this plan. Thank you for your consideration,

Darlene and Tom Milton

12622 Goldenrod Avenue

Bradenton, FL 34212

From: Durrs1@verizon.net <durrs1@verizon.net>

Sent: Monday, February 10, 2020 9:47 PM

To: Bobbi Roy <bobbi.roy@mymanatee.org>; Debbie Bassett <debbie.bassett@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Request from Windsong Acres

Windsong Acres
Bradenton, Florida

2/10/2020

Dear Manatee County Commissioners,

This letter represents the views of the residents of Windsong Acres in regard to the proposed development of an auto dealership on the corner of SR 64 and 117th St East. We had several residents present at the planning board meeting on January 16th and we have serious concerns. We depend on you, our elected officials to represent us, watch out for our well-being and address our concerns. We had no opposition to the recently built Dunkin,..no opposition to the recently built Wawa,..no opposition to the large plaza currently being built across from Haile Middle School. But...there is virtually a 100%

opposition to this dealership. This proves that this is not a locally serving business and does not belong here!

First, it is our understanding that the application did not specify the land use being an auto dealership. This forced the board to approve the application based on the fact that the rezoning to commercial could be among a list of several possible businesses. One of the board members even stated that he did not necessarily agree but had to approve based on the law. We understand that the property will most likely become commercial but specific land use needs to be considered. We would like to know when that specific land use is considered in the approval process.

Also in the Planning Board meeting, we heard board member Mr. Roth state that when the Gettel Toyota dealership was approved, there was an agreement that no other auto dealerships would be approved east of that location. We would like to learn more about that agreement and if it will be upheld.

Many residents in our development and the surrounding communities are retirees who have saved their entire lives to retire in a nice community in Florida. An auto dealership in our backyard will impact the value of our homes where life savings have been invested.

Flooding and increased traffic are serious concerns, but we understand these are going to be an issue regardless of the development. However, this could be minimized by smart use of the property. A business with a smaller footprint would lessen the impact. Our neighborhood has been subject to major flooding for years. A water gauge was placed on the bridge crossing Gates Creek on 10th Ave to measure levels of the creek. The flow in the creek is a concern but not the sole concern. The real issue is the flooding water that doesn't even get to the creek causing us to wade through stagnant water to get to our mailboxes; not to mention mosquitoes who breed in the water.

It is also important to note that 117th St E is not a thru street. How can a major business like this border a street that is a 2-lane rural street? Car carriers and customers conducting test drives will travel on this road and attempt to do U-turns on SR 64. A proposed traffic light will help but will not solve this problem. Our development is the first right turn west of the proposed site which would make this a prime turn for a test drive. Our quaint development will be subject to people test driving cars they are unfamiliar with, putting our children and pets in danger. These roads have no sidewalks or street lights. Anyone who lives in this area knows there are serious traffic issues, and this will exacerbate those.

Noise and lighting are also a concern. In the planning board meeting, we were told that outdoor intercoms will not be allowed. There are other very significant noises that come from an auto dealership's service department and body shop. Air guns, compressors, auto transport and parts delivery trucks add to the noise and smell. Service departments open at 7am Monday through Saturday. This is not what we want to wake up to especially on the weekends. There has been mention of barriers but with proximity to our homes we feel that will not be enough.

We are sure you have been receiving several letters regarding this proposal as there were 1200 signatures on a petition. Several people showed opposition by holding signs at the proposed building site with hundreds of people passing by in vehicles beeping horns and waving. It is very evident that this is not in the best interest of the community. There are several properties available closer to I-75 that would be more suitable. An auto dealership is clearly not compatible with this community property. A business at this location is supposed to be local serving. An auto dealership is clearly regional, bringing people from Tampa, Clearwater, Fort Myers, etc. to purchase vehicles. How does an approval of this land use satisfy that requirement?

In closing, all we can do is to ask you to put yourselves in our position and consider what this will do to the safety, well-being and quality of life of your Manatee County residents. If you would not want an auto dealership in your backyard, why would you do that to us? We rely on you, our elected Manatee County representatives to make sound and proper decisions on our behalf. Any feedback to the concerns stated in letter can be emailed to gscb1434@yahoo.com. Thank you in advance for your time and consideration.

Sincerely,
The Residents of Windsong Acres

From: Elizabeth Coradi <empaine71214@yahoo.com>
Sent: Monday, February 10, 2020 2:40 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Dealership on State Route 64

Hi Dorothy,

My name is Elizabeth Paine and me and my husband live in the Copperleaf development in Bradenton.

I am writing to you in regards to the dealership that is being proposed on the northwest corner of State Route 64 and 1 117th St. E.

When we heard the dealership was possibly going to be built we were very upset. We moved into this development partly because the further you go east the less traffic that we would encounter.

Now with this new proposal of a car dealership we feel that it will not be compatible with the surrounding properties that are residential neighborhoods. Due to the five communities that use that intersection it is already busy as it is in with the dealership we believe that this will adversely affect traffic flow and could make for an unsafe environment.

I hope that you consider supporting me as well as the other residents that frequent that intersection. We love living in this area but strongly oppose the building of a car dealership in our neighborhood.

Respectfully,
Elizabeth Paine

From: James Latham <jlatham1961@yahoo.com>
Sent: Saturday, February 8, 2020 5:14 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Development on SR 64 and 117th Street

Ms. Rainey,

I am against the development of the above mentioned area to be deemed commercial. Not only is it too close to many residential neighborhoods, but it will add to the terrible traffic congestion already seen at that intersection.

I'm also concerned with the drainage issue, as there is a distinct possibility it will effect our properties with the very real chance of flooding.

I vote "NO".

Catherine Blastick
Copperleaf Community
11022 Copperlefe Dr

From: Krystina Mand <krystina.mand@gmail.com>
Sent: Friday, February 7, 2020 10:13 AM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Re: Concerns about property development

Bobbi,

I would love to be able to attend the hearing to have my concerns heard. However, I work to be able to afford the house that we were so excited to move into as our first home as a family just over 1 year ago. At that time we had NO idea there were any plans for development directly in our backyard as there was a beautiful house there. I never would have purchased a home that would directly impact our quality of life and safety. I worry any development is going to decrease the value of my home because of the proximity to our property line. Please put yourself in our shoes and ask yourself would you want a car dealership or a strip mall that attracts all types of people and rodents within 20 feet of your lot line? This is so unfair and I feel helpless because I can never attend these meetings that always occur during my business hours. Thank you for hearing my concerns.

Krystina Hadra

From: Dr. Nicholas G. Rowe <drngrowe@gmail.com>

Sent: Wednesday, February 5, 2020 11:26 AM

To: Dorothy Rainey <dorothy.rainey@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: SR-64 and 117th st.

To whom it may concern,

My wife, four little children and myself reside on Rosemary Circle in GreyHawk Landing. We have owned this home for five years when the community began building on our street. Our residential community is concerned and upset at the proposed car dealership at 64 and 117th. These roadways are not ready for this traffic, this is not a downtown, and is roughly 3+ miles from the interstate.

Why is this even an option for a car dealership location? As a business owner myself I do not see how this benefits either the business or the surrounding residential community who does not support this being zoned commercially. We understand that the area is urbanizing over time with more neighborhoods and roadway updates but this area is not ready for this leap and possible increased traffic, pollution, and crime this could bring in time. This is not to mention the flood concerns our area has. This is an area full of children and families and changes to their safety is not something I welcome. As a voter I sincerely hope my concerns and the concerns of the surrounding communities are met.

I oppose this car dealership/commercial development being located at SR-64 and 117th st.

In health,

From: Rob Reel <robreel22@yahoo.com>
Sent: Tuesday, February 4, 2020 10:58 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: CAR DEALERSHIP PROPOSED FOR ST RTE 64 and 117th

Good morning,

I am very disappointed that there is even a consideration to put a car dealership near our neighborhood - Woodleaf Hammock, off of 117th street. As a father of two young children, I fear for the safety as they grow older and begin to drive in what is already a very treacherous intersection. By adding a car dealership, not only for it not fit in to the aesthetic aspect of the Lakewood Ranch area but it also creates a very dangerous intersection and area to live. The following are the main reason that I OPPOSE this.

1. The operation of a car dealership is **NOT COMPATIBLE** with the surrounding properties which are residential neighborhoods. This will dramatically decrease my property value.
2. Changes to the Existing waterway and floodplain will create **additional flooding** that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will **increase and adverse traffic flow** at the intersection of State Route 64 and 1 17th St. E. (Already heavily used by five communities) and require access for large car carrier vehicles that together create an unsafe environment for residence and potential customers alike.

Rob Reel
Intuitive Surgical

From: kathy angus <kangus78@yahoo.com>
Date: February 3, 2020 at 10:55:59 AM EST
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Land development.

To Betsy,

I failed to add a couple more concerns in my letter to you of 2 days ago. They are regarding same proposed development on 117 st and I-64, the developer talked about re-locating a retention pond on the property he will be building on. Is that correct? Does he have a permit for that? And is that legal. His property also now sits higher than Eagle trace. The 4 story apts, will be too high in that area. I ask you to please review this proposal and think about what will be taking place here near Eagle Trace. And maybe traffic speeds need to be brought down to 40 miles an hr with all the homes here. And, and I hope and pray that because of all the renovations here going on, that my property and impact fees will not go sky high. Gee, no wonder there are homeless people. Also review the strip malls and store going in by the new Costco store on I-64, a little East of that on (R) side with about 30 stores, behind the Taco Bell on I-64. Maybe take a good ride up here, perhaps when you come for committee hearing for Cox dealership going in near Grey Hawk that is not wanted by the communities, not needed and would be out of place. It should be near other car dealerships. I am sure that 10 or 12 yrs, ago this was not designated by name. Too much wrong, too fast, and removing a lot of trees and vegetation. In California, they did that and reduced rainfall significantly. Just watch for more Hurricanes now. K.a

From: Jacqueline Krudys <kkrudys1@gmail.com>
Sent: Saturday, February 1, 2020 2:06 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Please Vote Against the Car Dealership

To Whom It May Concern,
I urge all of the Manatee County Commissioners to vote against approving Cox Chevrolet car dealership for the following reasons:

1. Neighborhood residents in five surrounding developments do not want the auto dealership here.
- 2 The auto dealership would aggravate the flood problems we have now.

3. There would be more traffic, more accidents and more injuries if the auto dealership were to be approved.
4. Lower property values would result.
5. An auto repair facility will increase the area's pollution.
6. 117th Street is a single lane road that cannot handle extra traffic.
7. An auto dealership and body shop does not fit in a highly residential area and community.

Please vote against the car dealership and save our community. Thank you.

Kenneth Krudys
Concerned Resident of Manatee County

From: Ann Cote <cotekl@hotmail.com>

Sent: Friday, January 31, 2020 9:42 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I attended this meeting and I feel the position presented by ZNS was flawed in many areas. This included flood/storm water management and traffic concerns, as 117th East north of SR64 is a strictly residential use "dead end" road. The development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose.

I, along with other local residents, signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. While I realize there will be some sort of development on this property, a car dealership is just not compatible for this site. Development should be designed with less impact on the surrounding area and the 25- and 100-year flood plain.

Thank you for your consideration.

Sincerely,

Ann Cote
336 Chantilly Trail
Bradenton

From: Kate Hurrle <kate@koesterassociates.com>
Sent: Wednesday, January 29, 2020 3:39 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Car Dealership - State Route 64 and 117th Street East

Dear County Commissioner,

I am emailing you in opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west, and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid, because it is not in accordance with a comprehensive or well-considered plan.

I, along with over 1200 residents, have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving, such as professional offices as an example, which could be designed with less impact on the 25 and 100 year flood plain.

Sincerely,

Kate Hurrle
813 Himalayan Run
Bradenton, FL 34212

From: Carol Wulczak [<mailto:wulczakcj@icloud.com>]
Sent: Saturday, January 25, 2020 3:15 PM
To: 'priscilla.trace@mymanatee.org'; 'reggie.bellamy@mymanatee.org'; 'steve.jonsson@mymanatee.org'; 'misty.servia@mymanatee.org'; 'vanessa.baugh@mymanatee.org'; 'carol.whitmore@mymanatee.org'; 'betsy.benac@mymanatee.org'
Subject: Proposed Car Dealership on SR 64 and 117th St E

Dear Manatee County Commissioners,

As a concerned resident of Greyhawk Landing, I respectfully ask the Board of Commissioners to **say NO** to Cox Chevrolet's application. To quote the Manatee County Land Development Code Chapter 4 on Zoning section 401,

“The rezoning of land to any of the zoning districts established according to the Manatee Land Development code must be consistent with the Comprehensive Plan directives and must discourage non-residential strip development along transportation corridors and should not adversely impact the facilities and services of the County, nor shall it set a precedent for the introduction of inappropriate use into an area.”

https://www.mymanatee.org/UserFiles/Servers/Server_7588306/File/Departments/Building%20&%20Development%20Services/Planning%20&%20Development/Land%20Dev%20Code/Ch4_Zoning_v26.pdf

My most compelling reasons include:

1. The proposal by the applicant does not meet the criteria of the Manatee County Land Development code

- Inappropriate use Commercial Intensive business in a residential area – The applicant seeks significant change to the surrounding area. If approved this lot would be the only regional serving commercial property of intense use in the neighborhood. Virtually all properties along SR 64 are residential, planned mixed use (MU), or small businesses. The Dunkin Donuts, Walgreens, CVS, McDonalds, and Speedway are small local businesses used regularly by the surrounding neighborhoods. Furthermore, at 18 acres, this would be by far the largest commercial property along this stretch of SR 64.
- The property is surrounded by residential single family homes in all directions except for possible future development on the SE corner of SR 64 and 117th E, which is currently zoned planned development mixed use (MU). This future MU property is a small island in a sea of much less intense residential zoning.
- Insufficient road infrastructure – nearby intersections simply cannot handle the dramatic increase in traffic that will occur if this plan is permitted. 117th St E. is a narrow 2 lane road used by the residents entering and exiting their communities. Additionally, SR 64 does not function well, and is a high-risk road for pedestrians with heavy traffic flow and unclear views for traffic entering and exiting 117th St. This intersection is a walking route for neighborhood residents and the significant increase in traffic flow at this intersection that will result is a notable risk to pedestrians. If approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities.
- The neighborhood has been one of the most sought after by both individuals and families seeking residential property. Quite simply, this plan is unnecessary to encourage the development of the area. In fact, it will reduce interest in living here, lower property values and discourage individuals and families from moving to the area.
- Rapid neighborhood growth – The area surrounding Lakewood Ranch is experiencing rapid growth. Current unplanned growth should not justify more change; it should underscore that more direction in planning is needed.
- A car dealership/auto repair facility has no place in the Lakewood Ranch neighborhood. Instead, mixed use properties along SR 64 are what currently exists and are consistent with the neighborhood context.

2. The residents of this neighborhood do not support this project

- Greyhawk Landing, Osprey Landing, Windsong Acres, and the Missionary Village do not want or need a car dealership or auto repair shop in their backyards. We have a petition signed by 1,286 individuals as of January 25, 2020 voicing our objection.

- Lack of genuine neighborhood engagement – While the applicant claims to have held meetings at which they gathered feedback from the community, in reality only one meeting was held to inform 8 members of the Osprey Landing neighborhood of their plans.

3. This area is in a flood zone and this proposed plan, if approved and developed, will create more flooding

- Gates Creek and its tributaries run through the property as well as a wetland located in the SE corner.
- Flooding already occurs to properties to the north and west of the lot.
- Changes to the existing waterway and flood plain will create additional flooding issues leading to property damage.
- The engineering solution proposed is a retention pond. The retention pond will retain the runoff until it exceeds its capacity, which can be a relatively short period during the rainy season. It will overflow and flood the neighborhoods in all directions.

4. Lack of consensus among the Planning Commission Board Members

- Two of the six Planning Commission Board Members in attendance at the zoning board hearing on this proposed rezoning voted against this rezoning.

For these reasons, I urge you to vote against this application by Cox Chevrolet.

Carol Wulczak
510 Chantilly Trl
Bradenton, Fl

From: Walter Wulczak <wulczak@icloud.com>
Sent: Thursday, January 23, 2020 2:59 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Fwd: Cox Chevrolet intrusion into residential neighborhood at SR64 and 117th

----- Forwarded Message -----

Subject: Cox Chevrolet intrusion into residential neighborhood at SR64 and 117th
Date: Wed, 15 Jan 2020 16:03:23 -0500
From: Walter Wulczak <wulczak@icloud.com>
To: priscilla.trace@mymanatee.org, reggie.bellamy@mymanatee.org,
steve.jonsson@mymanatee.org, misty.servia@mymanatee.org,
vanessa.baugh@mymanatee.org, carol.whitmore@mymanatee.org,
betsy.benac@mymanatee.org

Hello,

I and the residents of the surrounding communities request you turn down Cox Chevrolet's attempt to set up a car dealership and body shop smack in the middle of a residential neighborhood. Our neighborhood. The only reason Cox is even looking at the location is because the 25-year flood area that is these 17 acres was is the property on SR64. There is a reason for the low valuation is this land: it floods out regularly.

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

The main purpose for the Board to review zoning requests is to ensure the proposed zoning matches up with the neighborhood. Cox's request clearly does not!

The 17 acres in question are surrounded by residences, contrary to what ZNS Engineers would have you believe.

Woodleaf Hammock townhomes look directly across SR64 at the 17 acres in question.

Osprey Landing residences butt up against the north boundary of this 17 acres.

On the west side are the Windsong Acres residences.

On the east side is the iL Villaggio Bradenton Missionary Village).

The management at the last property, iL Villaggio, have already sent letters to the U.S. Army Corp of Engineers complaining about the flooding that already occurs. The storm water from their Missionary Village flows to Gates Creek. **Gates Creek is already failing to reliably move water to the Manatee River, meaning any rainstorm spreads across the 17 acres in question in addition to the Missionary Village and surrounding neighborhoods.** Cox Chevrolet's intention to concrete over most of the 17 acres, after elevating the property with land fill, will submerge iL Villaggio, Windsong Acres and Osprey Landing. Ignore everything ZNS Engineering is telling you as they have not provided one reliable piece of real information about this property throughout this process.

Cox Chevrolet should be setting up a dealership along I-75, not in a residential neighborhood. There are numerous better locations for a car dealership outside of residential areas and outside of 25-year flood zones. Lakewood Ranch area residents don't drive Chevrolet or GM vehicles (less than 5%) and Cox knows this. They would be using our residential neighborhood for outside regional car sales, not local sales from local residents.

Thank you,

Walter Wulczak

Greyhawk Landing resident

From: Nancy Lavick <nlavick@gmail.com>

Sent: Wednesday, January 29, 2020 12:47 PM

To: Bobbi Roy <bobbi.roy@mymanatee.org>; Debbie Bassett <debbie.bassett@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Hello,

I am writing again to respectfully ask that you reject any zoning changes that would allow a car dealership on the property located at 117th Street and St Rd 64. I drive the two-lane dead end 117th St, **8 to 12 times a day**. It is a major thoroughfare from our Greyhawk Landing subdivision to SR 64 and the only current way we can travel East on 64 (if you are successful in navigating around all the traffic, the U-turners from both directions and the left turners). When I envision the proposed stop light being put in at that intersection along with the car dealership, I also picture car carriers in the way, test drivers and other cars entering and exiting from the sales and service departments pulling out of the parking lot on to 117th. This will not only clog up 117th but it will also add significantly more traffic than this street can handle. It will make my already difficult time exiting our subdivision an even longer prospect. I could easily see having to wait 2 or 3 stop light cycles to get through. If each light takes 3 minutes, that will add up to 36 minutes a day! The corner at 117th and St Rd 64 is not suitable for a large obtrusive use such as the one being considered.

Oh, and the bright lights, 6 - 7 days a week! I'm certain you can all see that having such a behemoth in a residential area will change the face of everything around it. It will cheapen the area, bring down property values and otherwise negatively affect everything around it. It's not part of the comprehensive plan for a reason. Approving such a use will likely be the first nail in the coffin for our area. The dealership will eventually be used to open the door to more unsuitable buildings and businesses down St. Rd 64. Please don't allow this change in zoning to happen. Please plan for complementary businesses that are appropriate for the surrounding area only.

Thank you, in advance, for your cooperation.

Sincerely,

Chris and Nancy Lavick

331 Chantilly Trail

Bradenton, FL 34212

941-714-0611 847-308-0370

From: Nancy Lavick <nlavick@gmail.com>

Sent: Thursday, January 23, 2020 1:31 PM

To: Bobbi Roy <bobbi.roy@mymanatee.org>; Debbie Bassett <debbie.bassett@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Re: Proposed Auto Dealership - SR 64 and 117th St E

Hello to all of you,

My name is Nancy Lavick. My husband and I am are writing to again ask that you reject any changes to the zoning on the property at 117th St and State Road 64 in Bradenton. Neither of us can understand why the county commissioners would ever entertain the idea of adding such an obtrusive facility on that property. It just doesn't make sense to add a car dealership in the middle of a residential area - even backing up to houses directly. The issues with the environment, the noise and light pollution and the over all misfit for that property are overwhelming. I'm sure that Lakewood Ranch would never approve something similar to this in their community, because it just doesn't make sense Why would East Bradenton allow it? A car dealership belongs closer to the highway, closer to other car dealerships (Toyota) and away from single family homes. There are many other properties between I 75 and Lakewood Ranch Blvd/Upper Manatee River Road that would be far more suitable for a car dealership. Why are the zoning rules in place for properties such as this if they can be changed without proper consideration to the surroundings? We again implore that you reject the proposed use for that property. There is no benefit to have a large, noisy, dirty, environmentally unsafe, traffic clogging facility there. We truly hope that you look out for the property owners that have made up our community.

Thank you again for your consideration.

Sincerely,

Chris and Nancy Lavick

331 Chantilly Trail

Bradenton, FL 34212

941-714-0611

From: Susan Guidone <sg924@optonline.net>

Sent: Thursday, January 23, 2020 6:27 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Dealership

Dear Commissioner Benac,

I strongly believe that a car dealership does not belong on the corner of 117th and SR 64. Property values will drop and the traffic, noise and water pollution will worsen. I am saddened that this plan has already been approved by the Manatee County planning board. Surrounding developments already have flooding issues. A business of that size does not belong in a heavily populated residential neighborhood.

Let me ask you, would you like a car dealership in your backyard? Please vote no to a business of this magnitude.

Thank you in advance for your consideration to this matter.

Sincerely,

Susan Guidone

825 Himalayan Run

Bradenton, FL 34212

From: Sejal Patel <sejalpatel1211@gmail.com>

Sent: Wednesday, January 22, 2020 11:35 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Oppose Car Dealership in Bradenton

Dear Legislators and politicians,

I am a citizen who lives in the Greyhawk Community and a physician and a mother. What drew us to build in this community was its natural surroundings, other homing communities nearby and there were no large commercial areas such as west bradenton on SR64 or SR70 and most places in Sarasota. After hearing that a car dealership is being planned in between a now extra busy and narrow 117th and a dangerous SR64 due to high traffic, this is a terrible idea and an eyesore to build on a terrible plot that is also prone to flooding. Lakewood Ranch is known for its pristine planned community since you won't find large commercial areas like car dealerships or obnoxious commercialized businesses due to it catering to its local community and what's best for the residents. Therefore it is also a prime piece of land that is high in market value, building a car dealership here will depreciate the value of our homes, and no one will want to live in a place where people are trying to test drive vehicles on a already busy street that is prone to accidents. Might I add, that neither one of you also live in this neighborhood, you all live in a area where your family does not have to worry about giant crane of trucks delivering cars or test drives while your kid is out walking the dog, and one wrong turn can lead to a devastating accident. I try to help sponsor and vote for my appropriate community serving candidates and if I find out that any

one of you did not help this community by saying no, you will lose a voter and supporter for life and on top will make sure I sell my house prior to this massive dealership being built. Cheap land doesn't mean you can make money off of it, build something of value to the residents there, build something that can add value to the homes and the community. Don't turn SR64 into another west bradenton or sr70 preserve the greenery and its beauty. You are commercializing and pocketing money from Cox and their horrendous ads on tv, you are guilty for all the lives that you put in trouble everyday should you approve of this. Please reconsider and say no to the car dealership and you will gain thousands of supporters.

--

Sincere Regards,
Dr. Sejal Patel-Gandhi, M.D.

From: Cheri Lindgren <clindgren58@gmail.com>

Sent: Wednesday, January 22, 2020 8:33 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Cheri Lindgren

825 Honeyflower Loop

Bradenton, Fl 34212

From: Bill Cottrell <bill_cottrell@verizon.net>

Sent: Wednesday, January 22, 2020 12:55 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Cc: Susan Cottrell <scottrell316@gmail.com>; Bill Cottrell <bill_cottrell@verizon.net>; Seat3@GreyhawkCDD.org; Steve Bergquist <brec411@yahoo.com>; "Chevy's Forever" <copo12@yahoo.com>

Subject: OPPOSITION TO COX CAR DEALERSHIP - ACTION NOTE

Dear County Commissioners,

On January 16th 2020, presentations were made to the Manatee County Planning Board regarding the Cox Dealership development application. Many local community representatives and individuals advocated for rejecting the application because they believe this type of commercial development is unacceptable for many reasons including the following chief reasons: 1. Operation of a car dealership is not compatible with surrounding residential properties on all four sides; 2. Changes to the existing waterway and flood plain will create additional flooding that will have high potential to create property damage during significant rainfall events; and 3. A car dealership will adversely increase traffic flow at the Intersection of SR 64 and 117th Street East (dead end street already used by 5 communities) and require access for large car carrier vehicles that will create an unsafe intersection for residents and potential customers. Unfortunately, the Planning Board decided to recommend application approval to the County Commission by a 4 to 2 vote; largely on the basis that the application designates general commercial development and didn't have to specify approval for a car dealership; although Cox representatives stated their preference is for a car dealership (i.e., car lot, body shop, repair shop, large paved area with lighting).

Due to above, as residents of GreyHawk Landing, my wife and I are writing to the County Commissioners to express our extreme opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. We believe the position presented by ZNS was flawed in many areas, including flood/storm water management mitigation, traffic & pedestrian counts and safety concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west

and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose.

Additionally, over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. We also believe that a car dealership will be detrimental to community well-being and property values. Local residents realize this parcel could and should be developed with some sort of light commercial operation, but it should be locally serving such as professional offices, restaurants, and smaller local businesses that could be designed with less impact on the 25 and 100 year flood plain. If this application location was in your neighborhood, we're sure you wouldn't want it there either.

Thank you for your attention to this important issue. We hope you'll do the right thing and disapprove the Cox Car Dealership application.

Sincerely,

Susan & Bill Cottrell
719 Dogwood Run
GreyHawk Landing West
Bradenton, FL 34212

From: Mark Courtenay <markcourtenay@yahoo.com>

Sent: Wednesday, January 22, 2020 10:51 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Chevy rezoning

To Whom It May Concern,

I as well as many other residents are opposing the rezoning of the property at [117th Street](#) and State Road 64 to heavy commercial for the Cox Chevy Dealership. A car

dealership and body shop is NOT compatible with the surrounding area, which is predominantly residential. I felt that the information provided by ZNS at the Planning Board meeting was very flawed and I, my family, and many, many people from my community as well as surrounding communities do NOT want an auto dealership built next to us due to remaining concerns about NOISE POLLUTION, SMELL POLLUTION, LIGHT POLLUTION, TRAFFIC POLLUTION, FLOODING AND AUTO ACCIDENTS.

I beg you to please consider my family and especially my children in making this decision. Between the dangers and pollution that an auto dealership will bring, this area will no longer be a safe environment for my children and the children within my community to be around. Please say NO to Cox and STOP them from ruining what is currently a beautiful and safe area.

I would also like to note that over 1200 people have signed a petition voicing opposition to the auto dealership being built on 117th and SR 64, so please listen to your residents and your community and do the right thing!!! Thank you!!!

A very concerned resident,

Mark Courtenay
Greyhawk Landing Resident

From: Kristina Krudys <jerseylady08@gmail.com>

Sent: Wednesday, January 22, 2020 10:05 AM

To: Dorothy Rainey <dorothy.rainey@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Please Stop Cox from Building an Auto Dealership in my Children's Backyard!!!

To Whom It May Concern,

I as well as many other residents are opposing the rezoning of the property at 117th Street and State Road 64 to heavy commercial for the Cox Chevy Dealership. A car dealership and body shop is NOT compatible with the surrounding area, which is predominantly residential. I felt that the information provided by ZNS at the Planning Board meeting was very flawed and I, my family, and many, many people from my community as well as surrounding communities do NOT want an auto dealership built next to us due to remaining concerns about NOISE POLLUTION, SMELL POLLUTION, LIGHT POLLUTION, TRAFFIC POLLUTION, FLOODING AND AUTO ACCIDENTS.

I beg you to please consider my family and especially my children in making this decision. Between the dangers and pollution that an auto dealership will bring, this area will no longer be a safe environment for my children and the children within my community to be around. Please say NO to Cox and STOP them from ruining what is currently a beautiful and safe area.

I would also like to note that over 1200 people have signed a petition voicing opposition to the auto dealership being built on 117th and SR 64, so please listen to your residents and your community and do the right thing!!! Thank you!!!

A very concerned resident,
Kristina Courtenay
Greyhawk Landing

From: Shelley Roberts <shelleyroberts@gmail.com>

Sent: Wednesday, January 22, 2020 7:19 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Cox dealership at 64 and 117th

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Shelley Roberts

707 Honeyflower Loop

Bradenton, FL 34212

From: Kim Legion <kimlegion@gmail.com>

Sent: Tuesday, January 21, 2020 4:30 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Giddens/Cox LLC Rezoning Application

Dear County Commissioner:

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel

that the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns, as 117th East north of SR 64 is a strictly residential use “dead end” road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility, as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for rezoning a specific purpose. I would go even further as to call this “Spot Zoning,” which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents signed an online petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meeting opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be local serving such as professional offices, as an example, which could be designed with less impact on the 250 and 100 year flood plain.

Sincerely,

Kim Legion
1208 Brambling Ct.
Bradenton, FL 34212

Sent from [Mail](#) for Windows 10

From: Randy Gallatin <randy1940@gmail.com>
Sent: Tuesday, January 21, 2020 1:40 PM
To: Vida Gordon <vida.gordon@mymanatee.org>
Subject: Commissioner Whitmore

You need to recuse yourself from the Cox Auto vote.

From: bobbie griswold <bobbiegriswold@hotmail.com>

Sent: Tuesday, January 21, 2020 12:58 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Cox Chevrolet

We are opposed to the rezoning to allow for this dealership. 64 and Upper Manatee is already horrible and this will only add more!

From: muttsr4us@aol.com <muttsr4us@aol.com>

Sent: Tuesday, January 21, 2020 12:26 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Giddens/Cox rezoning

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

LaVerne Duff

From: Virgil Lovelace <virgv@aol.com>

Sent: Tuesday, January 21, 2020 6:10 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Cox Auto Dealership

Priscilla,

I am a resident of Manatee County. I am strongly against the proposed Cox Auto Dealership on SR64. Please make sure it never become s a reality. Thanks in advance for you advocacy of the residents of Manatee County, we are counting on you!

Andy Lovelace

From: Carmen Letelier <c_gloria@msn.com>

Sent: Monday, January 20, 2020 11:26 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox dealership SR64 and 117th street east.

Dear County Commissioner,

I am writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

C G Letelier

12814 Kite dr.

Bradenton, FL 34212

From: Dawn Balak <dawnbalak@gmail.com>

Sent: Monday, January 20, 2020 10:05 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore

<carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: OPPOSITION TO COX DEALERSHIP

Dear County Commissioners,

I am writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan. This is not the place for a car dealership.

This is a great location for family friendly businesses to further create a sense of neighborhood. Where kids can feel safe walking to their businesses from our neighborhood or over to the new Dunkin Donuts. A car dealership would create an industrial area in the middle of neighborhoods.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Please consider your constituents. I've lived here for 17 years now. This does not belong here.

Sincerely,

Dawn Balak

12511 Goldenrod Avenue

Bradenton, FL 34212

From: Gale and Carolyn <gehscse7@gmail.com>

Sent: Monday, January 20, 2020 6:29 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Dealership

NO, NO, NO to a car dealership east of Lakewood Ranch Blvd.

Gale Hastings & Carolyn Eist

115 Sweet Tree Street

Bradenton, FL 34212

Gale's Cell 585-727-1859

Carolyn's Cell 585-233-2995

> From: Larry Jacklin <ljacklin@aol.com>

> Sent: Monday, January 20, 2020 4:40 PM

> To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

> Subject: Giddens/Cox LLC rezoning opposition

>> Dear County Commissioner Priscilla Trace,

>> I am writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

>> I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

>> Sincerely,

>> Larry Jacklin

>> 1814 Lake George Cove

>> Bradenton, Fl 34211

From: sjacuk65@gmail.com <sjacuk65@gmail.com>

Sent: Monday, January 20, 2020 2:14 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Proposed Cox Dealership at 117th Street East and SR 64

Dear County Commissioner Trace,

I am writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Scott Jacuk
364 Blackbird Court
Bradenton, FL 34212

From: Mark Buth <Pa18supercub@outlook.com>
Sent: Monday, January 20, 2020 3:39 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Cox Dealership - Please help our community!

Dorothy Rainey,

As a concerned resident in GreyHawk Landing, I am writing to you to express my concerns regarding the outcome of the meeting on January 6th.

Unfortunately, it appears the minds of those that have been elected to represent the citizens are not listening to our concerns regarding the Cox Dealership and the rezoning required to accommodate this business in our area. Having moved here from ND which required dealing with many floods from the Red River of the North, I have great concerns regarding the approval of this dealership and the long term impacts in our area. Decisions like this will have a life-long impact and should be entered into thoughtfully and carefully no matter how big the pockets are from the business owners. From those that attended the meeting it was obvious those that voted to move forward were in lock step with Cox no matter what concerns were brought forward by the citizens. How unfortunate is that! Keep in mind the land was sold to the Cox family initially by friends that still live adjacent to the area in question. How

convenient for all involved and how unfortunate for the rest of us. My question has any of this even been looked into?

Here are the major concerns:

1. The operation of a car dealership are not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Please take the time to really listen to what the people of this community are trying to say. Unfortunately, for us that we purchased on the wrong side of the 64. We assumed that what would be good for Lakewood Ranch would apply to the surrounding area but Manatee County has proved us wrong. Big company, large pockets prevail at the expense to the surrounding communities.

Mark & Teresa Buth
634 Rosemary CIR
Bradenton, FL 34212

From: Julie DiDomenico <julied@cooltoday.com>
Sent: Monday, January 20, 2020 3:37 PM
To: Julie DiDomenico <julied@cooltoday.com>
Subject: SAY NO TO COX!!!!

Dear County Commissioner,

I am writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it

should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Julie DiDomenico

206 Woodview Way

Bradenton, FL 34212

15 year MILL CREEK RESIDENT

From: Vida Gordon

Sent: Tuesday, January 21, 2020 1:41 PM

To: jneilers23 <jneilers23@gmail.com>

Cc: Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: RE: The Cox Dealership

Mr. Eilers,

This item will be heard on Thursday, February 20th at 1:30 p.m. in the Board of County Commission Chambers- 1112 Manatee Avenue West Bradenton, Florida 34205

Thank you,
Vida

From: jneilers23 <jneilers23@gmail.com>

Sent: Tuesday, January 21, 2020 11:38 AM

To: Vida Gordon <vida.gordon@mymanatee.org>

Subject: RE: The Cox Dealership

Also where is the hearing? Just so that I can let others know

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone

----- Original message -----

From: Vida Gordon <vida.gordon@mymanatee.org>

Date: 1/21/20 9:54 AM (GMT-05:00)

To: jneilers23 <jneilers23@gmail.com>

Cc: Debbie Bassett <debbie.bassett@mymanatee.org>, Bobbi Roy <bobbi.roy@mymanatee.org>, Betsy

Benac <betsy.benac@mymanatee.org>, Carol Whitmore <carol.whitmore@mymanatee.org>, Misty

Servia <misty.servia@mymanatee.org>, Priscilla WhisenantTrace

<priscilla.whisenanttrace@mymanatee.org>, Reggie Bellamy <reggie.bellamy@mymanatee.org>, Stephen R Jonsson <steve.jonsson@mymanatee.org>, Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: RE: The Cox Dealership

Mr. Eilers,

Thank you for writing to share your thoughts. Please accept this email as acknowledgement that your message was received by the Board of County Commissioners.

Since this is a quasi-judicial matter, Commissioners must refrain from discussing the project outside the public hearing setting and must refrain from otherwise prejudging the project. Also, if you wish for your thoughts to be considered by the Board, you will need to appear at the hearing to provide sworn testimony. The public hearing is scheduled for February 6, 2020 at 9:00 a.m.

On behalf of the Board of County Commissioners, thank you for your interest and participation.

Vida Gordon

Executive Administrative Assistant

Board of County Commissioners

Phone: 941-745-3721

Fax: 941-745-3790

E-mail: vida.gordon@mymanatee.org

From: jneilers23 <jneilers23@gmail.com>
Sent: Monday, January 20, 2020 2:32 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Subject: The Cox Dealership

Dear County Commissioner Priscilla Trace,

The Cox Dealership on sr64/117th was approved but still has another step to go through before it is a done deal. Please stop this deal before it is passed.

This will hurt our property value and cause more unnecessary dangerous traffic around our neighborhood. There are already tons of accidents, flooding issues, and a sensitive wetland. The dealership would be incompatible with the surrounding area which is mostly residential. This will not be a good fit for the lakewood ranch residents.

Sincerely,

Jordan Eilers

Resident of District 1

From: Roger Figueroa <figueroa.roger@gmail.com>
Sent: Monday, January 20, 2020 1:38 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Subject: SR-64 Cox Dealership Objection

Good Afternoon,

I'm writing to strongly object against the approval of a Cox Auto Dealership on SR-64 and 117th Street. The development of an auto dealership in this area makes no sense and will only serve to drive away current and potential residents due to the perceived lower property value that are common around auto dealerships.

In addition to the economic impact, there is an increase of traffic danger as the infrastructure in this area is already struggling to support the already growing area and has seen several deaths on SR-64.

The opposition to this development is growing rapidly in your district, and protests are being planned to spread public awareness of the downsides this development will bring. We will appreciate your support in opposing this development.

Thank you.

From: Jonathan Treadway <jrt4698@gmail.com>

Sent: Monday, January 20, 2020 1:14 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Cox Dealership!

Please, please do not approve the land on SR64 to be zoned commercial and sold to Cox family. As a family that votes I want to believe my request will be heard. This is not a suitable place for a car dealership and more consideration should be given to zoning it agricultural land. I did not move into GreyHawk a residential neighborhood to have a car dealership in my backyard! I believe anyone if they lived here would feel the same.

Respectfully,

Jonathan, Valerie, Juliana and Vincent Treadway

Sent from my iPhone

From: Patricia Valle <pvalle2122@hotmail.com>

Sent: Monday, January 20, 2020 12:49 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Cox dealership application

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Patrícia Valle

1204 Brambling ct

Bradenton, FL 34212

Sent from my iPhone

From: valerie Demino <tdemino@me.com>

Sent: Monday, January 20, 2020 12:37 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Say no to cox

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Tracey Demino MD, FACEP

437 Chantilly Trail

Bradenton, FL 34212

Sent from my iPhone

From: Valerie <vdemino@gmail.com>

Sent: Monday, January 20, 2020 12:26 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Say no to Cox

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Valerie Demino

437 Chantilly Trail

Bradenton, FL 34212

Sent from my iPhone

From: sbrandtnw@aol.com <sbrandtnw@aol.com>

Sent: Monday, January 20, 2020 9:50 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Opposition to the Giddens/Cox LLC rezoning application

Dear County Commissioner,

I am writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use “dead end” road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this “Spot zoning” which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

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Sincerely,

Susan Brandt
316Petrel Trl
Bradenton, FL 34212

From: Patricia Staebler <pstaebler@tampabay.rr.com>

Sent: Monday, January 20, 2020 9:02 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Giddens/Cox Development

Dear County Commissioner,

I am writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use “dead end” road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has

minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

Over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Patricia Staebler

Greyhawk Landing

409 Petrel Trail

Bradenton, FL 34212

From: Evans,Mark <EVANSM@airproducts.com>

Sent: Tuesday, January 21, 2020 1:31 PM

To: Vida Gordon <vida.gordon@mymanatee.org>

Cc: Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: Re: [External] RE: A plea for common sense

Thank you.

I assume this will be communicated publicly and appropriately?

Get [Outlook for iOS](#)

From: Vida Gordon <vida.gordon@mymanatee.org>

Sent: Tuesday, January 21, 2020 1:28:07 PM

To: Evans,Mark <EVANSM@airproducts.com>

Cc: Bobbi Roy <bobbi.roy@mymanatee.org>

Subject: FW: [External] RE: A plea for common sense

This email is from an external source. Please exercise caution in opening attachments or links.

Mr. Evans,

My apologies. Please see below.

Thank you,

Vida Gordon

Executive Administrative Assistant
Board of County Commissioners
Phone: 941-745-3721
Fax: 941-745-3790
E-mail: vida.gordon@mymanatee.org



From: Bobbi Roy <bobbi.roy@mymanatee.org>
Sent: Tuesday, January 21, 2020 1:25 PM
To: Vida Gordon <vida.gordon@mymanatee.org>
Subject: FW: [External] RE: A plea for common sense

They announced at Planning Commission that this is going to be heard on February 20 at 1:30 pm

Thank You,
Bobbi Roy
Senior Planning & Zoning Technician/Planning Coordinator
Manatee County Government
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205
941-748-4501 ext. 6878
bobbi.roy@mymanatee.org

From: Evans,Mark <EVANSM@airproducts.com>
Sent: Tuesday, January 21, 2020 10:33 AM
To: Vida Gordon <vida.gordon@mymanatee.org>
Cc: Debbie Bassett <debbie.bassett@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: RE: [External] RE: A plea for common sense

Vida

Thank you for the acknowledgement.

On February 6th at 9am I will be meeting with potential customers which could lead to us securing well paid jobs and contributing to the county's economy in an appropriate industrial region.

So I will not be able to attend the public hearing.

If this means my thoughts and concerns will NOT be considered then this is unfortunate and I must say slightly anti-democratic !

Hopefully there will be enough representation from people who do not have a day job who can represent the many homeowners in East Manatee County who will be affected by this development.

Better still hopefully our elected officials will respect the wishes of their constituents in East Manatee County

Yours sincerely

Mark Evans

From: Vida Gordon <vida.gordon@mymanatee.org>

Sent: Tuesday, January 21, 2020 9:45 AM

To: Evans,Mark <EVANSM@airproducts.com>

Cc: Debbie Bassett <debbie.bassett@mymanatee.org>; Bobbi Roy <bobbi.roy@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenantrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: [External] RE: A plea for common sense

This email is from an external source. Please exercise caution in opening attachments or links.

Mr. Evans,

Thank you for writing to share your thoughts. Please accept this email as acknowledgement that your message was received by the Board of County Commissioners.

Since this is a quasi-judicial matter, Commissioners must refrain from discussing the project outside the public hearing setting and must refrain from otherwise prejudging the project. Also, if you wish for your thoughts to be considered by the Board, you will need to appear at the hearing to provide sworn testimony. The public hearing is scheduled for February 6, 2020 at 9:00 a.m.

On behalf of the Board of County Commissioners, thank you for your interest and participation.

Vida Gordon

Executive Administrative Assistant

Board of County Commissioners
Phone: 941-745-3721
Fax: 941-745-3790
E-mail: vida.gordon@mymanatee.org



From: Evans, Mark <EVANSM@airproducts.com>
Sent: Monday, January 20, 2020 8:57 AM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; vanessa.baugh@manatee.org; carol.whitmore@mymantee.org; Betsy Benac <betsy.benac@mymanatee.org>
Cc: Karen Stewart <karen.stewart@mymanatee.org>
Subject: A plea for common sense

County Commissioners

Since I have met most of you personally and respect the work you do in our community I thought I needed to express my concern over Manatee County's approval of a car dealership on East SR64. Being a business leader in the area I appreciate the growth and development and I am encouraged that the region is demonstrating such encouraging growth.

However this growth needs to be controlled and the bigger picture of infrastructure considered as well as individual project merits.

Being a resident of East Bradenton I am appealing to your good judgement to reject the planning permission for a car dealership in a residential area.

The planned dealership will also be located on a State Road which is notorious for fatal accidents due to the many and often poor intersections. So, to add traffic to this area I'm sure will just increase the number of unfortunate incidents.

Surely you have zoning areas where businesses and residential areas are separated? SR64 East of US75 is mainly residential, East of Lakewood Ranch Blvd and Upper Manatee is 99% residential. So why would anyone consider placing a car dealership in this area?

There is already a car dealership on SR64 West of US75 and I would suggest that would be the appropriate location for any future dealerships.

If the Cox family have already purchased the land then perhaps they should do the right thing for our environment, the adjacent residential area and our community and consider making it a Nature Preserve similar to the Robinson family in the past !

I will thank you in advance for at least looking into this matter in detail and giving it your full consideration with your constituents in mind.

Regards

M Evans

Mark Evans, CEng

Director - Manufacturing

Plant Manager

Air Products

Port Manatee Equipment Manufacturing

Telephone Port Manatee: 941 723 6449

Cell: 570 239 1228

evansm@airproducts.com

From: James Hengel <jhengel@me.com>

Sent: Monday, January 20, 2020 8:30 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Giddens/Cox LLC re-zoning

Ms. Trace

Dear County Commissioner,

I am again writing you to express my opposition to the Giddens/Cox LLC rezoning application that passed the Planning Board with a very contentious 4-2 decision. I feel the position presented by ZNS was flawed in many areas, including flood/storm water management, traffic concerns as 117th East north of SR64 is a strictly residential use "dead end" road, and the development as a car dealership (which was conveniently and intentionally left off the application to the Planning Board) is contrary to the county development code standard of compatibility as the surrounding parcels to the east, west and north are single family residential zones and the proposed use has minimal buffering as is traditionally necessary for re-zoning a specific purpose. I would go even further as to call this "Spot zoning" which is a term used by the courts to describe a zoning amendment which is invalid because it is not in accordance with a comprehensive or well-considered plan.

I along with over 1200 local residents have signed an on-line petition and the mass majority of residents, including Boards from CDDs and HOAs have passed motions at recent community board meetings opposing this type of development. All realize this parcel could and should be developed with some sort of commercial operation, but it should be locally serving such as professional offices as an example which could be designed with less impact on the 25 and 100 year flood plain!

Sincerely,

Jim Hengel

509 Chantilly Trail

Bradenton, FL 34212

From: sbarb41401@aol.com <sbarb41401@aol.com>

Sent: Sunday, January 19, 2020 3:55 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Rezoning of parcel at northwest corner of SR 64 and 117 St E

I attended the January 16th Manatee County Planning Board meeting from 9 AM to 3 PM and am planning on attending the Manatee County Commissioners Meeting on February 20th.

I understand it would be difficult for the current owners to sell the parcel to be used for residential purposes, unless it were for apartments or condominiums so the land will probably be used for commercial. My problem is with the use as a car dealership, which was finally stated in the January 16th meeting.

The land surrounding the parcel is totally residential and would be better served by limiting the commercial businesses to those the neighborhoods would use and be sensitive to the environment, i.e. banks, fast food, restaurants, hair salons, nail salons, florists, etc. I didn't mention gas stations, brake shops or car repair shops as I don't think their supplies and waste would be sensitive to the environment.

A Cox dealership would not be sensitive to the environment with their supplies and waste and the car sales portion wouldn't mesh with the existing neighborhood. The influx of customers from outside the extended neighborhood would bring a large increase in traffic as well as the monstrous car transport vehicles. The light and noise pollution to the neighbors, most especially the retired ministers, Osprey Landing

residents and the small community to the west of the parcel, would be almost unbearable.

The eastern portion of our county is growing at an alarming rate and the increase in traffic from new communities to the east have made SR 64 dangerous from Loraine to Lakewood Ranch Blvd, and it's getting even busier with the new homes and apartments currently being built to the south of SR 64 and 117 Street E.

Please listen to the homeowner's pleas and have Cox find another parcel closer to the new auto area you've already rezoned for Getel Toyota.

Thank you,
Barbara Seaman
791 Rosemary Cir
Bradenton, FL 34212

From: Robert Sebolt <rob.sebolt@gmail.com>
Sent: Saturday, January 18, 2020 9:58 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Cox dealership

Why did y'all approve the zoning change to allow a dealership to go in near my home in greyhawk landing on 64.

You should be ashamed.

Not only did you screw up upper manatee river road by not making it large enough. Now you are ruining residential areas with a dealership.

We plan on voting all y'all out.

Bad on you.

From: Jessica Darty <jessicadarty@icloud.com>

Sent: Saturday, January 18, 2020 8:46 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: COX dealership- vote no

Hello, I am a resident down the street from where the proposed COX DEALERSHIP is wanting to go off 64.

If it is true that a dealership wishes to move in near Lakewood Ranch Blvd off 64, I would like to voice my concern and ask that you vote no. When you think of car dealerships... what areas do you think of? Any area I think of that have dealerships are areas not thriving and kind of 'dead' areas in townships, and 64 and LAKEWOOD RANCH BLVD are thriving! Please don't allow such a stain to be a part of this wonderful growing area. I think it'd be a mistake.

Sincerely,

Jessica Darty

Resident of Manatee County

From: Vida Gordon
Sent: Tuesday, January 21, 2020 1:40 PM
To: Carol Wulczak <wulczakcj@icloud.com>
Cc: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: RE: Proposed Car Dealership at SR 64 and 117th St E

Mrs. Wulczak,

This item will be heard on Thursday, February 20th at 1:30 p.m.

Thank you,
Vida

From: Carol Wulczak <wulczakcj@icloud.com>
Sent: Tuesday, January 21, 2020 12:03 PM
To: Vida Gordon <vida.gordon@mymanatee.org>
Subject: Re: Proposed Car Dealership at SR 64 and 117th St E

Vida,

What date is the public hearing being held? Is it February 6 at 9:00am or February 20th at 1:30p?

Thank you!

Carol Wulczak

Sent from my iPhone

On Jan 21, 2020, at 9:38 AM, Vida Gordon <vida.gordon@mymanatee.org> wrote:

Mrs. Wulczak,

Thank you for writing to share your thoughts. Please accept this email as acknowledgement that your message was received by the Board of County Commissioners.

Since this is a quasi-judicial matter, Commissioners must refrain from discussing the project outside the public hearing setting and must refrain from otherwise prejudging the project. Also, if you wish for your thoughts to be considered by the Board, you will need to appear at the hearing to provide sworn testimony. The public hearing is scheduled for February 6, 2020 at 9:00 a.m.

On behalf of the Board of County Commissioners, thank you for your interest and participation.

Vida Gordon

Executive Administrative Assistant

Board of County Commissioners

Phone: 941-745-3721

Fax: 941-745-3790

E-mail: vida.gordon@mymanatee.org

<image001.gif>

From: Carol Wulczak <wulczakcj@icloud.com>

Sent: Saturday, January 18, 2020 2:21 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia

<misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Car Dealership at SR 64 and 117th St E

To all Manatee County Commissioners,

Whatever is done with the 18 acres on SR 64 and 117th St E should be done with a significant amount of consideration given to what Manatee County wants the SR 64 corridor to look like as well as what it wants for it's citizens who live there and the wild life. I humbly ask you to postpone your decision regarding the upcoming vote for a car dealership by Cox Chevrolet until a more detailed plan is provided that addresses ALL the issues your constituents are concerned about: 1) flooding, 2) noise pollution, 3) light pollution, 4) speed testing cars along 117th St E, 5) dumping toxic material and polluting our waterways, and 6) maneuverability of car carriers into and out of a 2 lane country road as well as SR 64. These issues were not satisfactorily addressed during the Manatee County Planning Commission land development application meeting that took place on January 16, 2020. The devil is in the details. These unresolved issues are road blocks to this type of heavy commercial development. After the meeting it has become obvious that the only reason Cox Chevrolet is looking to purchase this parcel of land is because it is cheap and because SMR did not want a car dealership or body shop in any of their Lakewood Ranch locations. Cox Chevrolet and their body shop belong with other like- minded heavy regional commercial business zoned for that type of business. They don't belong in a flood zone, an area for wild life habitat, next to a retired Missionary Village or any residential zone for that matter. Think of the retired Missionaries who just want to live out their lives in peace. What is zoning for if not to provide city planning and to restrict the number of buildings and type of uses.

Thank you for taking the time to read my concerns.

Carol Wulczak

From: David Wellette <drwellette@icloud.com>

Sent: Saturday, January 18, 2020 1:48 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Say no to Cox.

People have spoken....Listen!

Sent from my iPad

From: Shannon van der Kooy <shanyflan@hotmail.com>

Sent: Saturday, January 18, 2020 11:49 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox dealership

Commissioners,

We as residents of East Manatee county have been aware for quite some time, that a new Cox dealership was being proposed right off of state rd 64. Many have fought long and hard to bring awareness including traffic issues, flooding issues, and the appropriateness of what type of location belongs near a residential are such as this. The area is growing drastically as seen by any of the local road construction projects. As residents, many of us are open to growth and new business. However, bringing a business such as a dealership seems like it will have devastating and far reaching consequences. As of right now we have a lack of local restaurants and other good commercial businesses. That growth is welcome. A dealership however, brings a different type of traffic, noise, and also take up a valuable property and space that could better used. You all are here to represent the people of this country and what is in our best interest. We are asking that you please reconsider this decision to allow Cox to build in that location. This is a lasting decision that many many residents are adamantly against. Please allow the voice of your concerned residents to be heard.

Thank you,

Shannon van der Kooy

Sent from my iPhone

From: snowydad <snowydad@verizon.net>

Sent: Friday, January 17, 2020 8:49 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Cc: Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Proposed Cox Auto Dealership

Honorable Trace,

I am a Greyhawk Landing Resident and wish to voice my opposition to the proposed Cox dealership at SR 64 and 117th St E. This area is by far primarily residential (single family residences) and the addition of a car dealership at that location would be totally inappropriate, inconsistent, and incompatible with the existing environment.

There are many reasons why such a business is inappropriate. Environmental and water management concerns, additional traffic and noise, and light pollution are several such reasons. The quality of life has degraded in the 5 years since we have moved in due to noise and traffic. Amongst the noise from the additional traffic and construction activities and vehicles, I cannot even enjoy a cup coffee on my lanai. Many residents in the area are voicing the same complaints. Approving this dealership, which will make these things worse, is just irresponsible.

I was extremely disappointed when I heard it reported that the recommendation is 4-2 to grant approval of this proposal. I trust you and your fellow commissioners will revisit the issues and listen to the folks you represent. I am sure there are much better alternatives for the development of that tract of land than an auto dealership. There are many better community serving alternatives which would balance the residents' concerns while meeting commercial development objectives. Again, I trust you and the Board of County Commissioners will make the right decision for the local residents and disapprove the proposed Cox dealership at SR64 and 117th St E.

Respectfully,

Ronald Blizzard
Greyhawk Landing Resident

From: Nancy Lavick <nlavick@gmail.com>

Sent: Friday, January 17, 2020 3:31 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Fwd: Proposed Auto Dealership - SR 64 and 117th St E

To whom it may concern:

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We understand that a change in zoning is currently being considered by the county board regarding that location. We live in the development just east of 117th Street in Greyhawk Landing, just since late 2018. Had we known that a car dealership was expected to go into a location so close to our home, we would have never built or bought here. I'm sure if such a development is approved, others will feel the same severely effecting our property values.

A car dealership on that location is inconceivable to us. Thinking about test drives through our neighborhood, enormous car carriers sitting on 117th, bright lights, 7 day a week operation, likely open 12 hours per day, should make the decision to reject this idea an easy one. It will be too big, too noisy, too dirty and too intrusive to the surrounding communities. It's unsafe for

our environment and our children and will have a significant negative impact on one of only 3 entry/exits to our development. Why would anyone think that is a good idea? We implore you to reject any change to the zoning that would allow a commercial development of the same scope and magnitude in that location. We are not against some smaller commercial uses on that property. But it must make sense and add value to our community, not take value away from it.

Thank you in advance for your consideration.

Chris and Nancy Lavick
331 Chantilly Trail
Bradenton, FL 34212
847-308-0370 Nancy
815-978-2255 Chris

From: Maria Sine <mariasine2003@yahoo.com>

Sent: Friday, January 17, 2020 10:46 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox development on SR64 and 117thSt East

Dear Commissioners,

We live in the Osprey Landing Development which is directly behind the proposed Cox Car Dealership in SR 64 and 117th Street East.

We attended the Planning Committee meeting on January, 16th, 2020 and were dismayed to hear the recommendation , even after hearing the many issues this dealership will cause to surrounding communities.

We are mainly concerned about the flooding problems that their plan will cause. They will have to bring in 2000 truckloads of fill to bring up the grade

so that they can macadam over approximately 11 acres of beautiful land, much of which was a landscaping business. Although we heard of their plans to manage run off water after heavy rains, it is

not convincing to myself or others that this will not result in flooding of our properties. Besides this, there is a plan to reroute a creek which runs alongside the property, which already floods out. (Dec. 18th , 2018)

The other issue is the increase in traffic which is already at high capacity. Cox plans on using 117th Street East to use as an entrance to their business.

If you are not familiar with this two lane country road, which is used mainly by residents of Osprey Landing, Greyhawk and Copperleaf neighborhoods, I implore you to visit this site and decide for yourself how in the world, massive car carriers will be able to make the turn off 64 and onto 117th St East.

Finally, we are concerned about the noise that a full service car dealership will bring to our peaceful communities. Not to mention bright lights that will be on 24/7.

I'm sure that we would all like to enjoy our patios in our homes, which for most of us, is our primary investment. What will happen to our property values?

If my husband and I were aware of this plan, we would not have purchased this home in Osprey Landing. I'm sure that future buyers will feel the same.

We are not opposed to commercial development and look forward to having businesses, which would serve the local community, not a regional dealership.

We as a group of residents, approximately 14,000, are adamantly opposed to this car dealership and we plead with you to not approve it, for our sake and our children's sake. Do we have to pave over every square inch of beautiful Manatee County?

Sincerely,

Terry and Maria Sine

11607 11th Ave. East

Bradenton, FL 34212

From: Jacqueline Krudys <kkrudys1@gmail.com>

Sent: Thursday, January 16, 2020 11:16 AM

To: Dorothy Rainey <dorothy.rainey@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>

Subject: Opposition to the Cox Auto Dealership

To Whom It May Concern,

I and many other residents are opposing the rezoning of the property at 117th Street and State Road 64 to heavy commercial for the Cox Chevy Dealership. Our community as well as the surrounding five communities do not need more:

Noise Pollution
Smell Pollution
Light Pollution
Traffic Pollution
Flooding
and Auto Accidents.

Building an auto dealership here will adversely affect this beautiful residential area. Thank you.

Sincerely,
Kenneth Krudys
Greyhawk Landing

From: g.ady@comcast.net <g.ady@comcast.net>

Sent: Wednesday, January 15, 2020 9:10 PM

To: Marianne Lopata <marianne.lopata@mymanatee.org>

Cc: Bobbi Roy <bobbi.roy@mymanatee.org>; Debbie Bassett <debbie.bassett@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Charles Smith <Charles.Smith@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Robin DiSabatino <robin.disabatino@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: RE: Cox Chevrolet Dealer on Hwy 64

Board of County Commissioners,

I am writing to you again to voice my family's opposition to the proposed re-zoning of the parcel of land at the northwest corner of State Road 64 and 117th Street East by the Cox auto dealership. As I stated before in my July 2018 e-mail, a car dealership is not compatible with the residential neighborhoods surrounding the property, and as I have recently learned from neighbors directly behind the proposed development changes to the existing waterway/drainage will likely create additional flooding issues in their neighborhood.

My wife and I will be attending tomorrow's meeting to voice our opposition in person.

Thank you for your time,
Greg & Cheri Ady
429 Chantilly Trl
Grey Hawk Landing

From: Walter Wulczak <wulczak@icloud.com>

Sent: Wednesday, January 15, 2020 4:03 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Cox Chevrolet intrusion into residential neighborhood at SR64 and 117th

Hello,

I and the residents of the surrounding communities request you turn down Cox Chevrolet's attempt to set up a car dealership and body shop smack in the middle of a residential neighborhood. Our neighborhood. The only reason Cox is even looking at the location is because the 25-year flood area that is these 17 acres was is the property on SR64. There is a reason for the low valuation is this land: it floods out regularly.

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

The main purpose for the Board to review zoning requests is to ensure the proposed zoning matches up with the neighborhood. Cox's request clearly does not!

The 17 acres in question are surrounded by residences, contrary to what ZNS Engineers would have you believe.

Woodleaf Hammock townhomes look directly across SR64 at the 17 acres in question.

Osprey Landing residences butt up against the north boundary of this 17 acres.

On the west side are the Windsong Acres residences.

On the east side is the iL Villaggio Bradenton Missionary Village).

The management at the last property, iL Villaggio, have already sent letters to the U.S. Army Corp of Engineers complaining about the flooding that already occurs. The storm water from their Missionary Village flows to Gates Creek. **Gates Creek is already failing to reliably move water to the Manatee River, meaning any rainstorm spreads across the 17 acres in question in addition to the Missionary Village and surrounding neighborhoods.** Cox Chevrolet's intention to concrete over most of the 17 acres, after elevating the property with land fill, will submerge

iL Villaggio, Windsong Acres and Osprey Landing. Ignore everything ZNS Engineering is telling you as they have not provided one reliable piece of real information about this property throughout this process.

Cox Chevrolet should be setting up a dealership along I-75, not in a residential neighborhood. There are numerous better locations for a car dealership outside of residential areas and outside of 25-year flood zones. Lakewood Ranch area residents don't drive Chevrolet or GM vehicles (less than 5%) and Cox knows this. They would be using our residential neighborhood for outside regional car sales, not local sales from local residents.

Thank you,

Walter Wulczak
Greyhawk Landing resident

From: Michelle Rowe <mstellaci@lobeckhanson.com>

Sent: Wednesday, January 15, 2020 1:02 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>;
reggiebellamy@mymanatee.org; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia
<misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>;
carol.whittmore@mymanatee.org; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Complaint- Proposed Cox Dealership on SR 64

Good afternoon Ladies and Gentlemen,

I own a home at 605 Honeyflower Loop, Bradenton, FL 34212 in Greyhawk Landing. I oppose having a car dealership at the intersection of SR-64 and 117th Street East.

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods;
2. Changes to the existing waterways and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events; and
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Thank you for your time and attention.

Michelle A. Rowe, Esquire
The Law Offices of
Lobeck & Hanson, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237
(941) 955-5622
Fax (941) 951-1469
email: mrowe@lobeckhanson.com

PURSUANT TO THE FEDERAL FAIR DEBT COLLECTION PRACTICES ACT YOU ARE ADVISED THAT THIS LAW FIRM MAY BE DEEMED TO BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

This e-mail is a PRIVATE communication and may be subject to attorney-client privilege or work product to whom this e-mail is addressed. If you have received this e-mail message in error or any attachment in error, please do not disclose it to others. Please notify the sender of the delivery error immediately by replying to this e-mail and then deleting it from your system without making a copy. Thank you.

From: Roger Lindgren <lindgrenr1954@gmail.com>

Sent: Tuesday, January 14, 2020 4:59 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox dealership on Highway 64

Dear Commissioner:

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in Greyhawk Landing, just north and east of the proposed development. We, along with our neighbors, have serious reservations about this proposal and this type of business at this particular site. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership would have a severe impact to our community. It just doesn't make sense.

Changes to the existing waterway/drainage will, more than likely, create additional flooding, based on independent analysis. There are already flooding issues on and around this site. The proposed changes required for an auto dealership will only exacerbate those problems, meaning more costs to the county and potential reduction in property values, which will also reduce revenue to the county.

We also have a major concern about additional traffic. Not only will a car dealership, which is deemed a regional business, bring additional traffic to an already over-crowded intersection, but there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can easily take 10-15 minutes to get onto Highway 64 from 117th street. Additional traffic coming from a car dealership will make that even worse. The rate of accidents there will only increase.

I think it was Voltaire who said "common sense is not so common". The proposal from Cox, in our opinion, proves that axiom. This proposal totally lacks in common sense. My wife and I, along with our community, have confidence that you, the county planners, will use your abundant common sense and encourage the car dealership to consider another location. This location cries out for a different type of business, such as a bank or doctors office. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being. We appreciate all you can do to assist in this situation.

Just to be clear, this is not personal against Cox. We just oppose the type of business they are proposing for this location.

Thank you in advance for your consideration,

Roger and Cheri Lindgren
825 Honeyflower Loop
Bradenton, FL 34212
941-527-5757

From: Daryl Haworth <dahaworths@verizon.net>
Sent: Monday, January 13, 2020 6:55 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Cox Chevrolet proposed development on SR64 east.

Hello Betsy,
Attached is a copy of my letter of opposition to the proposed development of the Cox Chevrolet on SR64 east.

Sincerely,
Daryl Haworth

1/8/2020

My opposition to the proposed

Cox Chevrolet development

My name is Daryl Haworth and I reside at 1210 111th. St, E. in the Windsong Acres subdivision. I have an acre lot of which the back is adjacent to the west side of the proposed Cox Chevrolet dealership parcel. With all of the current developing and home building going on, this parcel seems to be one a few remaining places for the wildlife to enjoy before driven further east. My view at this time is a lush, wooded , peaceful lot. We see lots of wildlife including deer, coyotes, wild hogs, birds and hawks. I'd like to point out, as we all know, this proposed dealership parcel is completely surrounded on all 3 sides by residential homeowners to the east, north and west. State road 64 on the south. There are no other businesses adjacent to this parcel.

I want to start by saying I am a recently retired automotive mechanic after 35 years and know exactly what activities go on in an automotive repair and bodyshop.

Let's describe the 3 types of pollution a car dealership will create for a residential community.

First, the lighting pollution. A car dealership lot will have stadium type lighting that stays on all night year round 24/7. This lighting will basically illuminate my backyard and shine into my kitchen and bedroom windows. This will be the same scenario with every other homeowner who has adjacent property to the east, north and west.

Second, would be the noise pollution. Air operated tools, air wratchets, sanders, burp guns, hammers, engines, tire changer machines, car horns, shop and lot intercom speakers communicating between employees. From early mornings and late into the evenings and weekends. No homeowner wants to hear this type of business while trying to enjoy a backyard barbeque !

And **third** and most crucial, is the environmental and water pollution. This parcel has a natural waterway running through it called Gates Creek. It is a low lying area which also absorbs a tremendous amount of rain water. It is our understanding that the developer wants to reroute this creek through a series of pipes and culverts so that an asphalt parking lot can be paved over it. So now, all of this tremendous amount of rain water that

would normally be absorbed into the ground is going to be collected and directed into a so called retention pond installed at the rear of the parcel by the developer. Here's a series of problems. It will overflow everytime it rains. Also, engine oil, transmission fluid, anti freeze and gear lube, all of which, when combined with water, will float to the top. So, when this retention pond collects all the runoff from the dealership lot, the toxic materials will float to the top. And after this retention pond fills beyond it's capacity, the first thing to spill over into Gates Creek is all the toxic chemicals that have collected on top. Now we are headed downstream with even more toxic flood water than before into all the homeowners already flooded backyards during the peak rainy season.

We cant forget about the added traffic. Car haulers, customers test driving vehicles, customers bringing cars in for service etc.....we have enough residential traffic as it is and it's still growing.

In closing, the bottomline here is, and I'll repeat that this parcel is **completely** surrounded by residential homeowner properties, that a automotive dealership is absolutely **not** the type of business that should be allowed in the middle of our peaceful community. We all understand this parcel will be developed, but we dont want a dealership. I seriously hope you consider the livelyhood of all of us in this neighborhood and

.....**SAY NO TO COX CHEVROLET.**

P.S. I will be in attendance at the County Planning Meeting held at the Administrative Center 1/16/2020.

Thank you for your time and thoughts,

a concerned,

Daryl Haworth

dahaworths@verizon.net

From: Richard Neff <raneffmd@gmail.com>
Sent: Monday, January 13, 2020 5:26 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Auto Dealership at SR 64 and 117th St E

The proposed auto dealership is grossly incompatible with the surrounding residential neighborhood. It would produce major light pollution, noise pollution and potentially, chemical pollution. The proposed site is low lying acting as a catch basin during rain events and alteration of the existing waterway and floodplain arrangement could very possibly put the surrounding homes at risk of flood damage and resale devaluation. More dangerously, the vehicular traffic at this location is already unsafe with the 5 adjacent residential communities dependent on 117th St E for egress onto the heavily traveled, high speed (50 mph ++) SR 64. There have been numerous deaths due to vehicles trying to enter this traffic stream over the past few years. Adding a new major source of traffic with a busy auto dealership will definitely put more lives at risk.

Very sincerely,
Richard A Neff, MD and Michelle S Neff

From: John Rausch <jjrausch@gmail.com>
Sent: Sunday, January 12, 2020 9:03 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Cox at 117 St & SR64

Commissioner Betsy Benac,

My wife Donna and I live in Greyhawk Landing and you might be aware of some opposition to the intended use of the property at 117th St & SR64 by Cox Chevrolet. The use of that property for a used car dealership is completely inappropriate for the surrounding neighborhoods.

I have little hope of it becoming a park (which would be excellent and welcome), and the landscape businesses (also fairly compatible) that have been there have apparently not been able to last. We understand that someone will purchase the property and want to develop it, but we are asking that it be a more community-centric use.

A business such as the used car lot will overload an already dangerous intersection and it will only exacerbate the flooding of neighborhoods that already are negatively impacted by Gates Creek overflow.

This type of business does not benefit the surrounding neighborhoods, yet greatly IMPACTS them, so we urge you to OPPOSE this use of that property.

John Rausch
Donna Rausch
622 Honeyflower Loop
Bradenton, FL 34212

From: Carol Wulczak <wulczakcj@icloud.com>

Sent: Sunday, January 12, 2020 4:01 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Car Dealership at SR 64 and 117th St E

To all Manatee County Commissioners,

I understand that Cox Chevrolet is considering purchasing the land at the corner of SR 64 and 117th St E and that their current plans are to build a car dealership on that parcel of land that has been zoned for agriculture use. As a resident of Greyhawk Landing I would like to request that the Manatee County Board of Commissioners consider all options such that this land use is consistent with the surrounding residential neighborhoods. I believe the Manatee County Board of Commissioners has a responsibility to not only listen to its constituents but to stay true to the Manatee County Comprehensive Land Use Development Plan (400.8. - Future Land Use Categories and Zoning Districts) and to recognize the character of the surrounding neighborhood and traffic patterns.

As per policy **Policy 2.10.4.2. of the Comprehensive Plan of Manatee County:**

“Redevelopment, but not expansion or intensification, of a legally established commercial use which does not meet the commercial locational criteria, subject to the finding by the Board of County Commissioners that the proposed project is consistent with the general welfare of Manatee County residents.”

Car dealerships are commonly located next to each other. The closest car dealership is west of I 75 roughly 4 miles away from 117 E. A car dealership simply isn't a good fit for this neighborhood. It will bring unwanted noise, night lights and traffic to the upscale surrounding neighborhoods. The traffic exiting 117 is already a huge problem; please, let's not make it any worse than it already is. It is a 2 lane road used exclusively by the surrounding neighborhoods. If one dealership gets approved, others will follow and it will drastically change the complexion of the area. I, and many others like me, are not anti-business or anti-development, but want the property to benefit the good for the majority who live

here. We could use a park, a library, medical clinic or some other “light commercial” development but keep the car dealership away from the heavily populated residential area that we have become.

We look to you, our Commissioners, to protect our quality of life.

Thank you,

Carol Wulczak
510 Chantilly Trl
Brandenton, FL

From: Brian Stephenson <bstephenson84@yahoo.com>
Sent: Sunday, January 12, 2020 2:48 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Proposed Cox Dealership at SR64 & 117th St.

Ms. Rainey,

I'm writing you today out of concern about the upcoming hearing regarding Cox intention to purchase and build a full service dealership at the corner of SR64 & 117th St. Let me first start by saying that I am a life long resident of Bradenton. I've proudly watched the city/county grow immensely since the 1980s. Once it came time to buy my own house, my fiance and I decided to build in GreyHawk Landing in 2015. While I am in most cases a pro-growth / pro-business advocate, I am compelled to write you today based on the overwhelming negative reception I have personally heard from neighbors of no less than five separate subdivisions on 117th St. that would be impacted by this project. The primary issues at hand that we have all witnessed first hand is flooding and dangerous traffic flow.

As you might be aware, our community recently experienced the loss of two high school students on prom night in front of the main entrance at GreyHawk Landing. While there have been other tragic accidents locally, this particular accident hit local residents hard. I understand there may be plans to add a traffic light at 117th St., but it will still be a dangerous intersection going forward. Adding increased traffic, including large tractor trailers, to this small residential only intersection will no doubt make the intersection that much more dangerous to these several communities that largely consist of families with children learning to drive. I myself have a fourteen year old daughter who will have to take navigate 117th traffic to and from school everyday. As is, I am very concerned for her safety while driving due to heavy and at times confusing traffic patterns.

My understanding is the corner of SR64 and 117th St. is currently zoned for agriculture. It's open land that that has helped prevent flooding. However, since the development of Osprey Landing, we have noticed a substantial increase in flooding. Most notably during Hurricane Irma and other significant rainfall events. My concern is that if this project moves forward I will now be forced to come out of pocket even more to purchase insurance coverage in the form of flood coverage. As is, we are already in danger of catastrophic flooding being just south of the Manatee River & Lake Manatee Dam, which has already required \$30Mil+ in emergency repairs. There's no doubt, based on seeing this area flood already, that this project will only add a more frequent threat of property & road damage that will not only result in additional unnecessary cost to residents, but also the city, county & FDOT budgets.

The bottom line is, this project is not conducive to an area completely surrounded by residential homes.

Again, I am an advocate for locally owned businesses, and would gladly support Cox building on one of the several other multi-acre plots currently for sale on SR64. My experience has been that my neighbors are a pragmatic group of single families and retirees that take a common sense approach to local concerns. They do not complain for the sake of complaining. When they speak up, there is real concern. I think you'll come to the same conclusion once you hear from them on at the upcoming meetings. Thank you for your time and consideration.

Brian Stephenson
GreyHawk Landing Resident
(941) 238-7840

From: krowbarcoo@aol.com <krowbarcoo@aol.com>
Sent: Sunday, January 12, 2020 12:37 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: I oppose the Giddens/Commercial Development

Ms. Betsy Benac,

I am writing you concerning the proposed 18.22 acre, Giddens/Commercial Development/Cox Chevrolet located at the Southeast corner of SR-64 and 117th Street East.

It's my understanding that this proposed development will be discussed at the upcoming the Board of County Commissioners Public Hearing, February 6th.

It's also my understanding that if it is rezoned from General Agriculture to Planned Development Commercial (PDC), a car dealership is proposed to be developed at this location.

I live in Greyhawk Landing West, adjacent to 117th Street East, and I oppose this type of development in this location.

A car dealership at the proposed location should not be approved for the following three reasons:

1. A car dealership **is not compatible** with the surrounding properties of residential neighborhoods.
2. Changes to the existing waterway and floodplain **will create additional flooding** causing property damage.
3. Additional vehicular traffic at the intersection of SR-64 and 117th Street East, to include large car carriers, **will create an unsafe environment** for residents and potential customers alike.

According to the Manatee County Comprehensive Plan, "safety of the neighborhood" is cited throughout. If the Planning Commission and the Board of County Commissions truly want to insure safety to its citizens and adhere to the Comprehensive Plan, a car dealership is not the "appropriate development" for this property.

Sincerely,

Rex Cowden
445 Chantilly Trail
Bradenton, FL 34212

From: pph321@aol.com <pph321@aol.com>
Sent: Saturday, January 11, 2020 11:32 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Manatee East Commercial Development

Dear County Planner,

I reside in Greyhawk Landing and am opposed to rezoning of SR64 at 117th Ave E to heavy commercial. The numerous reasons for such opposition are summarized on the attached. Thank you for considering these issues.

I look forward to attending the Planning Board Meeting on January 16th.

Sincerely,
Phil Harnish

Proposed Commercial Development for East Manatee

Many agree that development is essential for a growing community like East Manatee. However, the nature and location of development must be carefully considered and properly planned to avoid significant, potentially irreversible negative consequences. I wish to bring to your attention major concerns my wife and I have regarding a proposed rezoning and planning action to allow for construction and operation of an automobile dealership on State Road 64 just west of 117th Street East. There are several reasons that such action would result in long-term negative consequences for the local community.

1. The proposed location is situated in a primarily residential community. Operation of an automobile dealership and service shop would add unacceptable levels of lighting, noise, traffic, and large truck activities.
2. This type of proposed commercial activity would increase traffic in a region that is already failing to address substantial crowding and safety issues on the local roads. Unless and until long-term solutions to the existing roadway deficiencies are completed, we believe allowing a car dealership at this location would have a great negative impact on the local community including safety issues for residents of all ages.
3. We understand that the proposed location is on and near wet-lands, floodplain, and tributaries. We also know this area is prone to flooding that already extends into adjacent residential areas. Allowing a large section of this location to be altered and covered with impermeant blacktop or similar would almost certainly have a long-term negative impact on residents, wildlife, and the local environment extending to environments downstream from the tributary. In addition to the impact from run-off, there is potential for accidental chemical spill or release which would have a much more devastating impact on the local environment.

There are additional reasons to support our concerns over allowing the type of commercial development under consideration. We believe alternative options for the development of this location must be considered for the near- and long-term benefit of our neighborhoods and community.

Thank you for considering these issues as our representative.

Sincerely,

Phillip and Donna Harnish

Greyhawk Landing

From: Arlene Raterman <ratermana@gmail.com>

Sent: Saturday, January 11, 2020 10:15 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Cox Dealership on Manatee Ave.

As GreyHawk Landing residents we ask you to oppose the proposed Cox Auto dealership at [1112 Manatee Ave.](#) for the following reasons:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and [117th Street](#) East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Please keep our community safe. We appreciate your support. Thank you.

David and Arlene Raterman

[554 Chantilly Trail](#)

[Bradenton, FL 34212](#)

From: VINCE VINCENT <msvvv@msn.com>

Sent: Saturday, January 11, 2020 8:00 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to an Automobile Dealership to be Constructed at the Northwest Corner of SR 64 and 117th Street East in East Manatee County

Importance: High

Ms. Benac,

Ma'am, I am a resident of Gray Hawk Landing in eastern Manatee County who is upset and opposed to the county approving the construction and operation of an automobile dealership, repair shop and body shop at the Northwest Corner of SR 64 and 117th Street East. Myself and a vast majority of my neighbors feel the same. Here are the primary reasons we oppose this:

4. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.

5. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
6. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

For these reasons, I encourage you and the other County Commissioners to disapprove the construction and operation of an automobile dealership at the northwest corner of SR 64 and 117th Street East in East Manatee County.

Thank you.

Respectfully,
VINCE VINCENT
Gray Hawk Landing West
911 Siamese Glen
Bradenton, FL 34212
Cell: 941-896-2565

From: Donna Peralli <dperalli1@gmail.com>
Sent: Friday, January 10, 2020 9:05 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Cox Auto Greyhawk Landing

Dear County Planner Rainey,

My wife and I are homeowners in Greyhawk Landing and are contacting you to express our concerns regarding the proposed Cox Auto Dealership at the corner of SR 64 and 117 Street East. Please consider the following adverse effects when making a final decision about the use of the parcel.

1. The operation of a car dealership is not compatible with the surrounding properties, which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that has a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by five communities) and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Thank you for your kind consideration,

Mike and Donna Peralli

From: Kim Spruance <thespruances@earthlink.net>

Sent: Friday, January 10, 2020 7:26 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St E

To Whom It May Concern,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in GreyHawk Landing and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, 111th St E already has serious flooding issues. Adding to this could cause damage to properties and negatively impact the value of homes and flood insurance rates. There are numerous photos of the flooding that is seen on a regular basis during those months in that area.

There is also a major concern about additional traffic. 117th Street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down that street. There are small children and pets on this street who are put in danger with the additional traffic. These streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of many developments with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

We have nothing against car dealerships but this one will have a serious negative impact to many livelihoods. Many are hoping that the county planners will consider what this will do to the families of the local communities and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Regards,

Kim & Lew Spruance

GreyHawk Landing

From: Becky Jarolin <sbjarolin@me.com>

Sent: Friday, January 10, 2020 4:19 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Dear Ms. Benac,

I am opposed to the proposed automobile dealership at the corner of SR 64 and 117th St E. We live in Eagle Trace a development southeast of 117th Street East and SR64. Our family and the majority of families in our development have serious concerns regarding the approval of this type of

development. We know that there will be some type of development on that property but an automobile dealership (or related use business) is not the type of establishment that belongs in that location.

An automobile dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright lights, and traffic that accompany an automobile dealership would have a severe impact to our living space. This is not for your neighborhood, nor is it for ours!

An automobile dealership is a regional-destination business, drawing traffic from many locations. What is needed in this area are local businesses that will be primarily for the use of the area residential neighborhoods.

We also have a major concern about additional traffic. It is already difficult for residents in Eagle Trace to exit our community onto SR64, cross three lanes in order to make a U turn to head west on SR 64. Eagle Trace residents coming from the east on SR64 need to make a U turn at 117th Street East in order to gain access to our SR64 entrance. The additional traffic increase generated by an automobile dealership will adversely affect the safety of Eagle Trace or anyone entering and leaving our community.

We are hoping that the county planners will consider what this will do to the families of the surrounding communities and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we elect into office to watch over our well-being. An automobile dealership is not compatible to the well being of the surrounding communities in this location.

Thank you in advance for your consideration,

Rebecca Jarolin
1932 Orange Lake Cove
Bradenton, FL. 34211

From: Lindsay Rushmore <Lindsay-Rushmore@smh.com>

Sent: Friday, January 10, 2020 1:51 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Development

Dear Mrs. Benac,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. Our family and several other families in our community have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if this type of development is what you would like to have in your neighborhood?

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development and especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months.

This dealership will abut a two lane road which is the only access the residents of Osprey Landing have to their homes. When delivering cars to said dealership, how will this happen? Will they park on this 2 lane road (117th street)? Will they make a U-TURN from 64 east? S.R. 64 in this corridor is already a mess, please don't add this chaos to our neighborhood.

I have no issue with the development of this land. It should be developed into something MORE consistent with its surrounding neighborhoods. As individuals residing in this county, we are depending on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Lindsay Rushmore
13108 Bliss Loop
Bradenton, Florida 34211

Lindsay Rushmore

Sarasota Emergency Associates
Global Physician Network
North Port Emergency Associates
1700 South Tamiami Trail
Sarasota, Florida 34277
Ph: 941.917.7408
Fax: 941.917.8551

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From: Leonard Luttinger <lmLutt@hotmail.com>
Sent: Friday, January 10, 2020 12:10 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: No to Car Dealership

Dear Commissioner Benac,

I am writing on behalf of myself, my husband and my neighbors. All of us oppose the proposed car dealership at the corner of 117th ST East and SR64 (Manatee Avenue). My reasons for this opposition are straightforward. They include:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

We are not opposed to commercial development that is focused on serving the local community, quite the contrary. What we oppose is the introduction of what is effectively an industrial facility in the area. We believe it is totally inappropriate.

You can expect to see me at the County Commissioners Meeting on February 6th at 9:00 AM.

Thank you for your attention and consideration of this matter.

Sincerely,

--

Leonard Luttinger

--

lmlutt@hotmail.com

727.515.0638 (Cell)

813.749.0197 (Home)

From: Krystina Mand <krystina.mand@gmail.com>
Sent: Thursday, January 9, 2020 10:28 PM
To: Planning Agenda <planning.agenda@mymanatee.org>
Subject: Concerns about property development

To Whom it may Concern,

I am a resident of 11569 11th Ave E. Bradenton, FL 34212. Unfortunately, I will be unable to attend the public hearing being held on 01/16/2020 at 9am since both my husband and I are working parents. Our property backs directly up to the land that is being considered for purchase by Cox Properties. To say this upsets me is an understatement. My husband and I purchased this home just over 1 year ago having NO IDEA about these plans. This dealership would literally be in our backyard and I think this is NO place for a business of that kind. Osprey Landing is a quaint neighborhood in a growing area, I understand that. However, businesses that should go in a space like that should directly benefit our neighborhood. A car dealership and auto body repair shop do no such thing. It will bring unwarranted traffic with huge tractor trailers to an already dangerous intersection. I believe this type of business that close to our house will diminish the quality of life my almost 2 year old currently has. Our backyard provides him with a safe, quiet place to explore and play. By tearing down the beautiful house we look at everyday, filling in a pond that promotes water retention and bringing a dangerous amount of traffic to our quiet

street will directly put us in harms way. Where will all of the torrential rain water go? We already have a problem with flooding in this area and these plans will only make that worse. How can you guarantee this business will not attract the wrong type of people into an extremely family friendly neighborhood that is not gated? Do you all care about the quality of life that us existing residences have? I know this area is growing and I know businesses will continue to be interested in this property, but is a car dealership the kind that you would want in your backyard? Every car dealership I know of is in an industrial area surrounded by many other dealerships and businesses of the like. This residential neighborhood with kids running freely, riding their bikes, and exploring is NO place for a business like that. Please consider our opinion before making a decision that could be detrimental to our quality of life, and most importantly, my young child's. We work so hard to afford a house in a safe neighborhood that we planned to raise a family in, please don't allow a car dealership to ruin our future in this house where we are raising our son.

Sincerely,
Krystina and Daniel Hadra
11569 11th Ave. E
Bradenton, FL 34212
850-510-7152

From: Kristin Day <drkristinday@gmail.com>

Sent: Thursday, January 09, 2020 11:50 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Please Follow the Current Regulations

Good morning, I ask you to uphold the exiting zoning requirements and deny the request by the Cox family to locate a car dealership on the corner of HWY 64 and 117th Street East.

The planners were right. This area should be for local business only and not for regional businesses.

I am concerned for ecological reasons, traffic related reasons and most importantly fairness. Why should the Cox family business be given an exception is the real question.

Why would you vote yes? They have so many other, more appropriate, choices.

A concerned citizen,

Dr. Kristin Day

433 Chantilly Trail

Bradenton FL

From: Lauren Turley <landyturley@gmail.com>

Sent: Thursday, January 09, 2020 11:26 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: PROPOSED CAR DEALERSHIP 117TH AND SR 64

Good Day County Commissioners,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there. A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood. Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates.

We have photos of the flooding that we see on a regular basis during those months. We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As

individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Lauren Turley

From: Andrew Turley <onedawg@hotmail.com>

Sent: Thursday, January 09, 2020 10:44 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Good Day County Commissioners,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there. A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood. Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates.

We have photos of the flooding that we see on a regular basis during those months. We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote

into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

-Andrew Turley

From: r hess <robhess6@gmail.com>
Sent: Thursday, January 9, 2020 9:34 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Cox Chevrolet, SR64 & 117th Street

Dear Ms. Rainey,

I would like to convey my extreme objection to the possibility of having a car dealership built on the northwest corner of State Rd 64 and 117th St. We live in Greyhawk Landing which is just one of the multiple housing developments adjacent to the proposed car dealership. This type of business is not compatible with a residential area and will bring a large volume of consumer traffic to an area and intersection already plagued with accidents and confusion. The construction of this dealership will change the naturally existing landscape to one consisting of acres of asphalt. This will no doubt cause a severe drainage issue which will overwhelm the surrounding areas. The potential for flooding is real and not imagined as some people have suggested. The intersection at SR64 and 117th St is already heavily used by 5 communities and can barely keep up with the residential growth. Cox Chevrolet is trying to take advantage of a traditionally residential area to pay a lower price for land so that they can profit while us residents get stuck living next to it. This should not be allowed. The people have a right to protect their residential area from corporations like this that want to come in and do what they please. This is not fair to us and I can assure you that many residents are willing to fight it. We will not forget how our representatives go to bat for us over this troubling issue.

Thank You,

Bobby Hess

Resident, Greyhawk Landing
941-376-9236

From: Lucille Fazio <lucille.fazio@gmail.com>
Sent: Thursday, January 09, 2020 7:04 AM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Auto Dealership at SR 64 and 117th Street East

Dear Commissioners:

This email is regarding the proposed car dealership to be located at the corner of SR 64 and 117th St E. We live in the development just east of 117th Street East in Greyhawk Landing. Our family and numerous other families in our development have serious concerns about the potential approval of this type of development. We know that there will be some type of development on that property, but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright lights and traffic that accompany a car dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding and could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. There are photos of the flooding that we see on a regular basis during those months.

We also have a major concern about additional traffic. 117th Street is a major exit and entrance to our development. As such, there is already a significant amount of traffic on that road. It is highly likely that where the dealership is proposed would bring people test driving cars down our streets since the gates are open until 7:00 pm. There are small children and pets on our street who are put in danger with the additional traffic. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

We have nothing against car dealerships, but locating this one where it is proposed will have a serious negative impact to our neighborhood. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Lucille and Thomas Fazio
11803 Petunia Terrace
Bradenton, Florida 34212
201-280-5755

From: Go Arie <goarii.11@gmail.com>

Sent: Wednesday, January 08, 2020 3:28 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Possible Dealership Establishment : Corner of SR-64 & 117th St E

Dear Ms. Benac,

My wife and I live in GreyHawk Landing that is located off of SR-64 in Bradenton. We've been informed that there are discussions taking place in regards to a possible Car Dealership being constructed on the corner of SR-64 & 117th St E, which is the road that we use frequently every day.

I just would like to express our concerns with this proposal, as it will greatly effect the traffic flow and safety of the intersection.

With 5 communities already heavily using the intersection and with more communities being built on the other side of SR-64, it is already creating traffic concerns and congestion as there are more and more vehicles utilizing the intersection.

It is also a residential area that we chose to live in not having commercial stores and establishment in the area. I can't help to say that it does not quite fit in the area where the surroundings are nothing but residential communities. I would understand it if it were closer to I-75, but not quite in the proposed area.

Please be informed that we respectfully oppose against any commercial establishment being built in the area and would like to suggest an alternative location if at all possible.

Kind Regards,
Go Aarii

From: Anne OSullivan <anneosu@gmail.com>
Sent: Wednesday, January 8, 2020 3:39 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Car Dealership Development Opposition

Good Afternoon,

I am writing this email to express my opposition to the car dealership that is being built at the corner of State Route 64 and 117th Street East.

This type of development is unacceptable for the following reasons:

1. The car dealership operation, a commercial heavy operation, is not compatible with the surrounding residential neighborhoods.
2. Changes to the existing waterway and floodplain that are part of the development will create additional flooding leading to property damage during significant rainfalls.
3. A car dealership will increase and adversely affect traffic flow on State Route 64 and 117th Street East (already heavily used by five communities) and require access for large car carrier vehicles. Together the impact creates an unsafe environment for residents and potential customers alike.

Based upon these reasons and others not detailed in this email please reject the proposal for a car dealership at this location.

Thank you for your consideration,

Anne O'Sullivan

--

From: Nancy Swain <nanaswain56@icloud.com>

Sent: Wednesday, January 08, 2020 8:54 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Car dealership

To Whom it May Concern,

I understand there is a request to build a car dealership on SR64 and 117th St. E.

I use this intersection frequently coming and going from my home in GreyHawk Landing. This is a residential neighborhood and not the proper location for this type of business. The traffic would create an unsafe environment for the families in the surrounding communities, putting residents and customers alike in danger.

Flooding is a grave concern in Florida and if the waterways and floodplain will be affected I would sincerely hope that would be enough to oppose this business.

Please do not allow this to happen to my neighborhood.

Sincerely,

Nancy Swain

12270 Lavender Loop

Bradenton, FL 34212

605-553-3879

From: Ellen Minix <ellenminix@icloud.com>

Sent: Tuesday, January 07, 2020 10:11 PM

To: Vanessa Baugh <vanessa.baugh@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>;

Stephen R Jonsson <steve.jonsson@mymanatee.org>; Reggie Bellamy

<reggie.bellamy@mymanatee.org>; Priscilla WhisenantTrace

<priscilla.whisenanttrace@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy

Benac <betsy.benac@mymanatee.org>

Subject: Rezoning of parcel at SR 64 and 117th Street East

Dear Commissioners,

This e-mail is regarding the proposed car dealership at the corner of SR 64 and 117th Street East. We live in the Greyhawk development, which is east of this area. Our family as well as many other families in the immediate area and east of this proposed dealership have serious concerns with the approval of this type of development in a predominantly residential area. We know that there will be some type of development on this property, but a car dealership is not the type of commercial that is compatible with this area. The noise, bright lights and increased truck traffic that will accompany a car dealership will have a severe impact on the communities surrounding this parcel. The changes that are proposed to the existing waterway/drainage of Gates Creek will also be adversely impacted, as reported earlier by the Army Corps of Engineers. The residential traffic has increased immensely in the past five years, and with the commercial building that has already been approved for the southern side of SR 64 and Pope Road, this will make ingress and egress onto SR 64 almost impossible for the surrounding neighborhoods of Eagle Trace, Greyhawk, Mill Creek and the developments just west of these that enter and exit onto 117th Street East.

While we are not against development of the communities in eastern Manatee County, we are wholeheartedly in favor of RESPONSIBLE development which will impact all of the residents out east, including the wildlife which has been gravely impacted since development began many years ago. We hope that you consider the consequences of your decision deeply before approving such an impactful change to east Manatee County and its current residents.

Thank you for your consideration in this matter.

Ellen Minix
12551 Natureview Circle
Bradenton, FL 34212
(Greyhawk Landing)

From: kristenchapman15@yahoo.com <kristenchapman15@yahoo.com>
Sent: Tuesday, January 07, 2020 10:01 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: St Rd 64 and 117th ST E

Ms. Benac,

Please consider these items when discussing a car dealership on ST RD 64 and 117th Street East. This intersection is extremely dangerous and putting a car dealership in this location will only make it

worse. My son was involved in a car accident at this location and the car was totaled. The other car was at fault.

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods. 2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events. 3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Thank you,
Kristen Chapman

From: veraszto@verizon.net <veraszto@verizon.net>

Sent: Tuesday, January 07, 2020 6:35 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; steve.johnsson@mymanatee.org

Subject: Proposed Cox Chevrolet Dealership

Dear Commissioners,

As a resident of Greyhawk Landing who regularly uses State Rd. 64, I'm writing to you to voice my opposition to a planned car dealership on S.R. 64 west of 117th St. I believe this poorly conceived plan is incompatible with the surrounding properties because of the following reasons:

- The surrounding properties are mostly residential neighborhoods who would be adversely affected by the myriad of negative issues associated with a car dealership combined with an auto body shop. Some of these issues include; seven day a week operations with high noise levels, odors from painting of cars, light pollution, dangerous pollution from chemicals used in car body shops, both air born and chances of spills, etc.
- Changes created by building over existing waterways, and flood plains, would create additional flooding with a very high potential to impact and cause property damage during heavy rains.
- A car dealership will adversely affect traffic flow at the intersection of 117th St. and S.R. 64, which is already heavily used by five surrounding communities.
- The use of large car carrier vehicles will create an unsafe environment for pedestrians, customers, and vehicular traffic using S.R. 64 and 117th St.
- Excessive and dangerous traffic caused by vehicle test driving from customers of the dealership and the body and repair shops.

I believe that if you carefully review all the negative impacts this planned dealership will have on this area you will also conclude that it is incompatible with long term county plans and should never receive any type of building approval.

Sincerely,

Richard Veraszto

From: James Huntley <jimhuntley@sbcglobal.net>

Sent: Tuesday, January 07, 2020 6:33 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership

Dear Ms. Benac,

I recently learned with dismay that an Auto Dealership was being proposed at the intersection of 117th Street & SR-64. I am among the hundreds of other people that use 117th Street to access SR-64 multiple times daily to come and go from our homes.

I am not against development. Nor am I a NIMBY. This is about “pocket zoning”. There are no buffering land uses that would separate and protect the many adjacent residential neighborhoods from the noise, traffic and flooding threats that this proposed land use represents.

- Auto repair and body shops are noisy and represent a threat to groundwater from runoff of heavy metals, oil and solvent spills inherent in servicing vehicles.
- Adverse effects on local traffic cannot be understated or dismissed. No other type of business will produce more vehicular traffic than an Auto Dealership. Test drives of new vehicles and vehicles to be serviced by service technicians will increase traffic on 117th Street.
- Flooding threats to nearby residences will increase. The residential streets immediately behind this site already flood during heavy summer rains.

My spouse and I just relocated to Florida from Michigan. We chose GreyHawk Landing as it is a quiet Residential Neighborhood adjacent to a half dozen other quiet Residential Neighborhoods. One half mile west of this proposed Auto Dealership is the major intersection of Lakewood Ranch Blvd & SR-64. Located there are Drugstores, Gas Stations and a Neighborhood mixed use Shopping Center with Grocery, Convenience Stores, Commercial Offices, Medical/Dental Offices, Restaurants and Banks. What all of these facilities have in common is that they serve nearby Residential Neighborhoods. All of the above Land Uses are LOCAL. These Commercial Uses I listed are located in close proximity to their intended customer/client base. All of these types of Commercial Uses are frequented on a regular if not daily basis. In short, they are desirable Uses.

The proposed Auto Dealership at 117th Street & SR-64 is a Regional Land Use. Nobody *frequents* an Auto Dealership. It is an undesirable Land Use within or adjacent to Residential Neighborhoods. Any Auto Dealership that is successful must attract high traffic from as wide a geographic area as possible. Most all of this new traffic will come from the west on the 6-lane divided SR-64 until it reaches the intersection of Lakewood Ranch Blvd. Then SR-64 transitions to 4-lanes although still divided by the median. All of this new traffic will then have to make a left or u turn at the intersection of 117th Street & SR-64 where this Auto Dealership is proposed. This intersection is already heavily used. Backups on 117th during morning and evening rush hours of 10 minutes are not uncommon.

Please, take my concerns into account and ***Vote to Deny Approval.***

Sincerely,

James Huntley

809 Himalayan Run

Bradenton, FL 34212

jimhuntley@sbcglobal.net

734-223-4010

From: Shannon Mueller <shannon@tectivities.com>

Sent: Tuesday, January 07, 2020 4:11 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: NO for Cox

Betsy Benac
Manatee County Commissioner At Large

I am writing to express my STRONG OPPOSITION to the approval of a car dealership to be located at State Route 64 and 117th Street East.

This would be very near my home in Greyhawk Landing. I use 117th street to access our neighborhood and already feel that this intersection has become quite dangerous with the current amount of traffic and numerous u-turns being made from both directions on Rt. 64. I can only imagine how much worse it would be having the addition traffic from a car dealership at that corner. I do not believe 117th street could accommodate large car carrying vehicles or even the additional traffic that would result from a dealership at that location.

In addition, I do not feel that a car dealership with deliveries, extensive pavement, lighting, and body shop operations is appropriate for a residential setting.

Another concern is the consequence of all the paved surface will have on the waterway and floodplain in this area. I feel this would create additional flooding and has a strong likelihood of causing property damage to the surrounding properties.

It is a BAD idea to allow a car dealership at this location. The unsafe environment it would create is dangerous and unacceptable.

Shannon Mueller
614 Rosemary Circle
Bradenton, FL 34212

From: Jack Ranalli <jrss454@outlook.com>

Sent: Tuesday, January 07, 2020 9:35 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: FW: Proposed New COX Chevrolet Dealership on SR 64

Ms. Benac:

As a very concerned resident of GreyHawk Landing, we wish to state our objection to the proposed COX Chevrolet Dealership on SR 64 & 117th Street in Bradenton.

The following are the major issues that we see if the proposed Dealership is approved:

7. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
8. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
9. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Please consider these important facts when you are making your decision to turn down or approve the COX proposal.

Thank you:

Jack & Nancy Ranalli

Phone: 941-248-8923

Jrss454@outlook.com

From: Christine Shappell <christineshappell@gmail.com>

Sent: Tuesday, January 07, 2020 9:08 AM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Fwd: Opposed to Cox Dealership

I would like to stress my extreme opposition to the proposed Cox dealership on State Road 64. My family is new to Greyhawk Landing/Bradenton and feel that this dealership should not be allowed to be built at this location for the following reasons.

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Christine Shappell

12412 Natureview Circle

Bradenton

From: J S <jaesammy@gmail.com>

Sent: Monday, January 06, 2020 4:57 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to car dealership

Ms. Benac,

I am writing to express my opposition to the proposed car dealership at the corner of 117th Street East and SR 64.

I am a resident of a neighboring community, and I feel a car dealership is not a good fit for this site for the following reasons:

The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods

Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events

A car dealership will increase and adversely effect traffic flow at the intersection of SR-64 and 117th St. E (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike

Thank you for you consideration on this matter.

Regards,

Jae Sammy

From: VP Eagle Trace <eagletracevp@gmail.com>

Sent: Monday, January 06, 2020 4:50 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Dear Ms. Benac,

This email is regarding the proposed automobile dealership at the corner of SR 64 and 117th St E. We live in Eagle Trace a development southeast of 117th Street East and SR64. Our family and the majority of families in our development have serious concerns regarding the approval of this type of development. We know that there will be some type of development on that property but an automobile dealership (or related use business) is not the type of establishment that belongs in that location.

An automobile dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright lights, and traffic that accompany an automobile dealership would have a severe impact to our living space. This is not for your neighborhood, nor is it for ours! (This is called poor planning.)

An automobile dealership is a regional-destination business. drawing traffic from many locations. What is needed in this area are local businesses that will be primarily for the use of the area residential neighborhoods. (This is called smart planning.)

We also have a major concern about additional traffic. It is already difficult for residents in Eagle Trace to exit our community onto SR64, cross three lanes in order to make a U turn to head west on SR 64. Eagle Trace residents coming from the east on SR64 need to make a U turn at 117th Street

East in order to gain access to our SR64 entrance. The additional traffic increase generated by an automobile dealership will adversely affect the safety of Eagle Trace or anyone entering and leaving our community.

We are hoping that the county planners will consider what this will do to the families of the surrounding communities and encourage the car dealership to consider another location. As individuals residing in this county, we depend on the county officials and the people we elect into office to watch over our well-being. An automobile dealership is not compatible to the well being of the surrounding communities in this location.

Thank you in advance for your consideration,

Stephen Jarolin
Vice President

From: Mario Campanaro <mcampo918@gmail.com>
Sent: Monday, January 06, 2020 4:27 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Car Dealership SR-64 and 117th Street East

With all due respect please take the time personally to try (driving) crossing SR 64 or trying to make a right or left from SR 64. It is a dangerous intersection now, putting a dealership there will only cause more severe problems with the additional traffic. Please don't wait for a severe accident were lives will be lost.

The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.

Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Respectfully,
Mario Campanaro
522 Chantilly Trl.
Bradenton, Fl. 34212

From: Walter Horning <walterhorning@doerswindow.com>
Sent: Monday, January 06, 2020 4:25 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Subject: Car Dealership Not Wanted

Priscilla,

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Thanks for your understanding of the issues.

Walter Horning
Doers Window
C 330-310-2350
O 813-626-6000 Ext 324

From: Mark & Sarah Lowry <mail@lowrysrq.com>
Sent: Monday, January 06, 2020 12:29 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Subject: Reject Proposed Car Dealership

Commissioner Trace:

We have lived in the Greyhawk neighborhood near the proposed car dealership at the corner of 117th St. E and SR 64. While we recognize that some form of commercial development on that property is likely in the future, we feel that a car dealership at that location is a spectacularly bad idea, and we urge you to reject it.

Over that past nine years we have lived in Greyhawk, we have seen several periods of serious flooding at that location. Paving over acres of permeable land there can only lead to disaster for the adjacent homes. We have witnessed floodwater in the yards of the homes along 117th St. E more than once.

The traffic at the corner of 117th St. E and SR64 is another major concern. As of today the congestion there is dangerous, because of high traffic volume and the numerous U-turns by cars heading east on SR64. As the neighborhoods south of SR64 along 117th St. E grow, the number of cars turning left across the intersection will increase, which will create an even more unsafe situation. Adding a car dealership there would be potentially lethal.

Finally, a car dealership and repair facility is unsuited for an area surrounded on three sides by residential development. In addition to noise, light and toxic chemical pollution, a car dealership adds no use or value to the residents of the area.

We urge you to oppose this proposal. This type of commercial development is incompatible with the location and would pose serious dangers to the residents there.

Mark & Sarah Lowry
12515 Goldenrod Avenue
Bradenton, FL 34212

From: Carolyn McCamman <csmccamman@sbcglobal.net>
Sent: Monday, January 06, 2020 11:16 AM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Subject: Proposed Auto Dealership- SR 64 and 117th St E

Dear Ms. Trace,

I am writing to express my concern over the proposal to change the zoning for the northwest corner of State Route 64 and 117th East, to accommodate the heavy commercial use of the proposed car dealership at that location. I am not opposed to development of the site, and would welcome retail/restaurants there. My concerns are based on the following reasons:

1. While the site is appropriate for light commercial use, the heavy commercial use of a car dealership is not compatible with the surrounding residential neighborhoods. The increase in noise, bright lights and traffic would negatively impact all of the residents.
2. There is a high potential that changes to the existing creek and floodplain would create property damage in the surrounding neighborhoods, when significant rainfall occurs.
3. The increase in traffic due to a car dealership would have an adverse effect on traffic flow at the SR64/117th intersection. It is already heavily used by the residents, and there have been numerous accidents/near misses occurring there. The introduction of large car carriers, as well as dealer patrons conducting test drives through the neighborhood, have the potential for causing many more dangerous situations.

As a voting resident of Manatee County, I would trust that our county officials and elected representatives will give full consideration to the very legitimate concerns of the residents most impacted by the proposed zoning change, and support us in our opposition.

Sincerely,

Carolyn McCamman
809 Himalayan Run
Bradenton, FL 34212
csmccamman@sbcglobal.net
734-972-6742

From: Yailenys Riveron <yailenysriveron@gmail.com>
Sent: Monday, January 06, 2020 10:28 AM
To: dorothy.rainey@mymanatee.org; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; carol.whitmore@manatee.org; Betsy Benac

[<betsy.benac@mymanatee.org>](mailto:betsy.benac@mymanatee.org)

Subject: Concerned Residents

As many of you already know , a car dealership is being proposed for development on the Northwest corner of State Route 64 and 117th street east near our homes . We feel this type of commercial development is unacceptable for many reasons , at a minimum of the following :

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods .
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events .
3. A car dealership will increase and adversely traffic flow at the intersection of SR-64 and 117th street east (already heavily used by 5 communities) and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike .

thank you

From: Gail Orzechowski <gailo3048@yahoo.com>

Sent: Saturday, January 04, 2020 5:45 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership at SR 64 and 117th Street East

Dear Commissioners:

This email is regarding the proposed car dealership to be located at the corner of SR 64 and 117th St E. We live in the development just east of 117th Street East in Greyhawk Landing. Our family and numerous other families in our development have serious concerns about the potential approval of this type of development. We know that there will be some type of development on that property, but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright lights and traffic that accompany a car dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding and could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. There are photos of the flooding that we see on a regular basis during those months.

We also have a major concern about additional traffic. 117th Street is a major exit and entrance to our development. As such, there is already a significant amount of traffic on that road. It is highly likely that where the dealership is proposed would bring people test driving cars down our streets since the gates are open until 7:00 pm. There are small children and pets on our street who are put in danger with the additional traffic. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

We have nothing against car dealerships, but locating this one where it is proposed will have a serious negative impact to our neighborhood. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials

and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

While we are unable to attend the upcoming meeting on January 16, we hope you will take our thoughts into consideration and thank you in advance for doing so.

Joseph and Gail Orzechowski

11720 Petunia Terrace

Bradenton, FL 34212

(941) 708-5825 Priscilla Trace, District 1 priscilla.trace@mymanatee.org Reggie Bellamy, District 2

reggie.bellamy@mymanatee.org Stephen R. Jonsson, District 3 steve.jonsson@mymanatee.org

Misty Servia, District 4 misty.servia@mymanatee.org Vanessa Baugh, District 5

vanessa.baugh@mymanatee.org Carol Whitmore, At Large carol.whitmore@mymanatee.org Betsy

Benac, At Large betsy.benac@mymanatee.org

From: Beverly Jackson <bjdj1986@hotmail.com>

Sent: Saturday, January 4, 2020 3:58 PM

To: Dorothy Rainey <dorothy.rainey@mymanatee.org>

Subject: Car Dealership Proposed for SR 64 and 117 Street East

Dear Dorothy,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property, but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright lights and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St. E. already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates.

We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who will be put in danger with the additional traffic. Our street does not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Now it can take approximately 10 minutes to get out of our development. Additional traffic coming from a car dealership will make that even worse.

Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and I appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Beverly Jackson

1305 111th Street East

Bradenton, FL 34212

From: Laura <lauraclekis@yahoo.com>

Sent: Saturday, January 04, 2020 3:24 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Car dealership SR 64 & 117th

Dear Ms. Trace

This email is regarding the proposed car dealership at the corner of SR 64 and [117th St](#) E. We live in Waterlefe Golf and River Club. I'm sick of the thought of this type of business would be allowed in this area. Thousands of families have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on [111th St](#) E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months.

I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community.

As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being. And it is about time Manatee county has some pre-prior planning and insight! We all appreciate all you can do to assist in this situation.
Thank you in advance for your consideration,

Laura Clekis, PA, GRI, REALTOR

Michael Saunders & Company

email me Or call/text direct [941-915-4167](tel:941-915-4167)

From: Robert Leydon <rleydon648@gmail.com>

Sent: Friday, January 03, 2020 9:51 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Cox dealership

Dear Commissioner Trace,

I have copied this email from one of my neighbors who sent this to the County Commissioners. I feel the same way as do many of my neighbors in Greyhawk Landing.

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months.

We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

My husband has retired from General Motors and we have nothing against car dealerships but this one will have a serious negative impact to our livelihood. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Robert and Julia Leydon

12625 Cara Cara Loop

Bradenton, FL 34212

From: Maria Sine <mariasine2003@yahoo.com>

Sent: Friday, January 3, 2020 4:28 PM

To: Dorothy Rainey <dorothy.rainey@mymanatee.org>

Subject: Giddons Commercial Development

I am writing this email for your consideration when deciding on an approval of the Cox dealership slated for development on SR64 and 117th St East.

1. Operation of a care dealership is not compatible with surrounding neighborhoods which are residential neighborhoods.
2. Changes to the existing waterway and flood plain will create additional flooding that will have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely affect traffic flow at the intersection of SR64 and 117th St East (already heavily used by 5 communities) and require access for large car carriers that together create an unsafe environment for residents and potential customers alike.

I implore you to visit this site to see for yourself how inappropriate a business such as the car dealership is for this location.

Our property, among others, is directly behind this development and will impact home property values, not to mention, noise and light pollution and flooding.

Sincerely,
Terry and Maria Sine
11607 11 th Ave. East
Bradenton, Fl 34212
Osprey Landing Development
941 580 6589

From: Austin Kastner <agkastner1@gmail.com>
Sent: Friday, January 03, 2020 1:44 PM
To: Betsy Benac <betsy.benac@mymanatee.org>
Subject: Proposed Auto Dealership SR64 &117th St

Dear Ms. Benac,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just East of 117th Street East in Greyhawk Landing. Our family and most other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there, as car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright lights and traffic that accompany a dealership have a severe impact to our living space. We ask you if that is what you would like to have in your neighborhood?

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, many developments, especially on 111th St E already have serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. Many residents have photos of the flooding that we see on a regular basis during rainy season.

We also have a major concern about additional traffic, specifically the street that is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars. There are small children and pets on the street who are put in danger with the additional traffic. These streets do not have sidewalks or street lights.

In regards to traffic, there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development exiting 117th Street and/or Greyhawk Blvd. Additional traffic coming from a car dealership will make that even worse during peak periods.

We have nothing against car dealerships but this one will have a serious negative impact to our livelihood. We are hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Austin Kastner

Dahlia Ct Bradenton, FL 34212 941-350-8663 agkastner@verizon.net

From: Jane Welsh <jfw927@gmail.com>
Sent: Friday, January 03, 2020 10:36 AM
To: Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: Car dealership on SR64

Dear Ms. Baugh,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E.

We live in a development across the street from the proposed location. Our family and several other families in our development have serious concerns with the approval of this type of development.

We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact on our living space.

I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. This could cause damage to our properties and negatively impact the value of our homes and flood insurance rates.

We also have a major concern about additional traffic. SR64 is already a "too busy" road. It is often difficult to exit our development. People speed on that road. It is not an appropriate place for people taking out cars they have never driven beforehand for a test drive.

Please vote NO for any car dealership in this area.

Thank you in advance for your consideration.

Jane Welsh
2154 Crystal Lake Trl.
Bradenton, FL 34211

From: Lynda Rusher <lyndarusher@gmail.com>
Sent: Friday, January 03, 2020 6:28 AM
To: Stephen R Jonsson <steve.jonsson@mymanatee.org>
Subject: Proposed Car Dealership

To: Steve Jonsson Subject: Proposed Auto Dealership - SR 64 and 117th St E Dear Ms. Baugh, This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there. A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood. Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months. We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site.

Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse. My husband has retired from General Motors and we have nothing against car dealerships but this one will have a serious negative impact to our livelihood. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation. Thank you in advance for your consideration,

Robert & Lynda Rusher, 662 Rosemary Circle, 941 242-2630

From: kkelly.itoi@gmail.com <kkelly.itoi@gmail.com>

Sent: Thursday, January 02, 2020 8:13 PM

To: Betsy Benac <betsy.benac@mymanatee.org>

Subject: Objection to Proposed Auto Dealership Development

Ms. Benac,

I am writing to express my concern and disapproval for a planned automobile dealership on the Northwest corner of SR64 and 117th Street. As a new homeowner in GreyHawk Landing, my Wife and I firmly believe that his type of development is not conducive to the general area at large.

We are in favor of development of the area but feel that development should be more 'local' community serving such as medical offices, banking, restaurants, small form factor retail shops and the like. We are also concerned that such a high-volume commercial enterprise will not only have a negative impact on our property values but will also create additional issues such as:

Heavily increased traffic on 117th Street which already suffers from a high volume of cars accessing neighborhoods that it currently serves... often resulting in fairly long wait times to access SR64. More traffic will only add to that burden.

Lastly, we have great concern over water runoff and drainage issues that will most likely increase the risk of adding to already existing localized flooding problems in the communities to the northern and eastern sides of the proposed dealership development site. Any further increase in this risk will likely result in not only higher damage results and increases in homeowners and flood insurance rates... but will be seen by all nearby homeowners in reduced values due to the lower desirability of buying into a community that does experience higher water related risks.

Thank you for the opportunity to express our sentiments on this proposed project.

Kenneth and Wendy Kelly

12707 Kite Drive

Bradenton, FL 34212

From: Earl Johnson <ejworks3998@yahoo.com>

Sent: Thursday, January 02, 2020 4:56 PM

To: Betsy Benac <betsy.benac@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>

Subject: Zoning of property @ SR64 & 117th St E

There is a County Planning Board Meeting on 1/16/2020 to discuss this proposal. There is also a Commissioners meeting on 2/6/2020 in which it is also on the agenda.

I live right behind this property and you are going to have a group of residents attend these meetings to voice their objection to the proposed zoning change. It is unfortunate that this group has been distorting facts related to the proposal to fit what they want to happen rather than tell everyone the actual facts regarding this case. Please take the time to consider the facts rather than the adverse fan fare from this group of people as you make your decisions. Many of those that will attend have been grossly misled as to the facts and thus will be agitated at any decision that is not in harmony with what they want.

Again living right behind this property I have no objection to the proposal and would be more impacted by it than anyone else attending the meeting.

Again pleas consider the facts and not the rhetoric of the attending group.

Thanks for your service to the community.

Earl Johnson

From: molster33@gmail.com <molster33@gmail.com>

Sent: Thursday, January 02, 2020 3:56 PM

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

Cc: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Dear Ms. Baugh, Trace, Servia, Whitmore, Benac and Mr. Bellamy:

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. Our family and several other families in our surrounding developments have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there. A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood. Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months. We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site.

Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

From: John Cross <jscross@ymail.com>

Sent: Thursday, January 02, 2020 3:45 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Cc: John Cross <jscross@ymail.com>

Subject: Unwanted Car Dearship at corner of US64 and 117th Bradenton FL

Please find attached a memo describing our disappointment with the proposed development of a large car dealership adjacent to our residential neighborhood(s). Not only will it cause near term traffic problems but long term environment problems such as noise, light pollution, as well water run off and possible flooding. These are critical issues and should be addressed from both a community aspect as well as from a **scientific** aspect. It is not **MAGIC**, as one official implied, as there are various analytic tools that are available and should used to eliminate any **uninformed artificial** judgement calls. If needed, a list of firms with this this expertise can be provided.

Has an Environmental impact study been completed? If so where may obtain a copy?

Thanx in advance,

John and Mary Cross
808 Honeyflower Loop
Bradenton, FL 34212

John and/or Mary Cross
808 Honeyflower Loop
Bradenton, FL 34212

To: Vanessa Baugh

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Dear Ms. Baugh,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the Greyhawk development just east of the proposed development. Our family and several other families in our development have serious concerns with the approval of this type of development.

We know that there will be some type of development on that property but a car dealership is not the right kind of business that belongs there. A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood. Changes to the existing waterway/drainage will create additional flooding. During the rainy season,

our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months. We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights.

Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse. Mary and I have nothing against car dealerships but this one will have a serious negative impact to our livelihood. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location.

Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the State and county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

John and Mary Cross

941 405 4775

jscross@ymail.com

From: Judy Zappala <skylark59@hotmail.com>

Sent: Thursday, January 02, 2020 3:26 PM

To: Stephen R Jonsson <steve.jonsson@mymanatee.org>

Subject: Car dealership sr 64

From: Judy Zappala

To: Steve jonsson

Subject: Proposed Auto Dealership - SR 64 and 117th St E

Dear Mr Jonson

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Rye Preserve. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months.

We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

My husband has retired from General Motors and we have nothing against car dealerships but this one will have a serious negative impact to our livelihood. I am hoping that the county planners will consider what this will do to the

families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Judy Zappala
115 171st e
Bradenton, FL
615 943 1080

From: Erna Smith <egilesbeverly@verizon.net>

Sent: Wednesday, January 01, 2020 9:21 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Subject: Proposed Auto Dealership SR64 and 117th Street E.

Dear Mrs. Trace,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there. A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood. Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months. We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation. Thank you in advance for your consideration

From: Mary Mazza <mary.mazza@gmail.com>

Sent: Tuesday, December 31, 2019 2:43 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <Bestry.benac@mymanatee.org>

Cc: Howard Duff <muttsr4us@aol.com>

Subject: Cox State Road 64 application and Traffic issues

Dear Manatee County Commissioners:

My name is Mary Mazza and I reside at 1003 111th St. E. in the Windsong Acres neighborhood. Our neighborhood borders are State Road 64 and Upper Manatee River Road. We currently have a great deal of difficulty entering and exiting our neighborhood to either of these roads. We have had ongoing concerns about traffic over the last few years but now it has reached a high level of concern for our safety. The Dunkin Donuts has added to our challenging ability to come and go in our community. As I look at the entrance to that new business, I can assure you it will negatively impact the flow of traffic. Additionally, we are concerned that delivery trucks will be driving regularly through our residential street which will impact the safety of our families.

With that being said, I would like to state that a car dealership along State Road 64 does not go along with the Manatee County Comprehensive Plan's emphasis on the safety of the neighborhoods when choosing appropriate development. Traffic and safety are quality of life issues. When development supersedes the needs, safety, and concerns of the residents, there is a problem of accountability to your citizens. Please consider your residents and vote no to the addition of the Cox dealership to our already overloaded traffic dilemma.

Sincerely,

Mary Mazza

--

Mary L. Mazza

From: Ina Love <Love-Ina@outlook.com>

Sent: Tuesday, December 31, 2019 12:46 PM

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

Subject: Car dealership

Dear Ms. Baugh,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there. We take pride in our community which is more than half wildlife preserve.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months.

We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

My husband has retired from General Motors and we have nothing against car dealerships but this one will have a serious negative impact to our livelihood. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Ina Love

247 Petrel Trail

Bradenton, Fl

From: Durrs1@verizon.net <durrs1@verizon.net>
Sent: Monday, December 30, 2019 1:51 PM
To: Vanessa Baugh <vanessa.baugh@mymanatee.org>
Subject: Proposed Auto Dealership - SR 64 and 117th St E

Dear Ms. Baugh,

This email is regarding the proposed car dealership at the corner of SR 64 and 117th St E. We live in the development just west of 117th Street East in Windsong Acres. Our family and several other families in our development have serious concerns with the approval of this type of development. We know that there will be some type of development on that property but a car dealership is not the type of establishment that belongs there.

A car dealership is not compatible with the residential neighborhoods that surround that property. The noise, bright light and traffic that accompany a dealership have a severe impact to our living space. I ask you if that is what you would like to have in your neighborhood.

Changes to the existing waterway/drainage will create additional flooding. During the rainy season, our development, especially on 111th St E already has serious flooding issues. Adding to this could cause damage to our properties and negatively impact the value of our homes and flood insurance rates. We have photos of the flooding that we see on a regular basis during those months.

We also have a major concern about additional traffic. Our street is the first right turn west of where the dealership is proposed which presents a high likelihood of people test driving cars down our street. There are small children and pets on our street who are put in danger with the additional traffic. Our streets do not have sidewalks or street lights. Also there is no safe way for car carrying tractor trailers to enter or exit a facility at that site. Today it can take 10-15 minutes to get out of our development with no exaggeration. Additional traffic coming from a car dealership will make that even worse.

My husband has retired from General Motors and we have nothing against car dealerships but this one will have a serious negative impact to our livelihood. I am hoping that the county planners will consider what this will do to the families of the community and encourage the car dealership to consider another location. Please put yourself in our shoes and think about how you would feel if this were to happen in your community. As individuals residing in this county, we depend on the county officials and the people we vote into office to watch out for our well-being and appreciate all you can do to assist in this situation.

Thank you in advance for your consideration,

Carla Durr

1105 111th St E

Bradenton, Fl

302-345-6883

durrs1@verizon.net

From: muttsr4us@aol.com <muttsr4us@aol.com>
Sent: Monday, December 30, 2019 10:49 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: COX Dealership

Please stop this dealership from coming to S.R.64, it is not compatible with all the other properties in the area. This will have a damaging affect to the area with additional flooding during heavy rains ,which we are having now and this will only add to it . The additional traffic coming to this area will overwhelm the S.R 64 ,Upper Manatee River Road & Lakewood Ranch Blvd. intersection and 117th Street road. On a personal note the lighting an noise will affect all homes around the dealership , the new WAWA is across from my home and at night the inside of my home is lit up by thier lights and we now have noise 24 / 7. Thank You for your time Howard Duff

From: Ann Cote <cotekl@hotmail.com>
Sent: Friday, December 27, 2019 5:18 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Proposed Site for Cox Dealership

A car dealership is being proposed for development on the Northwest corner of State Route 64 and 117th Street East near our homes in Greyhawk Landing. I feel this type of Commercial Development is unacceptable for many reasons. The following are just three examples:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that will have a high potential for imparting property damage during significant rainfall events.

3. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities) and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

I am not against commercial development on this site but would like to see one that does not have the issues listed above.

Sincerely,

Ann Cote

From: VanBuskirk, Michael (CMG-Tampa) <Michael.VanBuskirk@cmg.com>

Sent: Friday, December 27, 2019 10:09 AM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Reggie Bellamy <reggie.bellamy@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Motion against proposed Cox dealership on 117th and SR 64

Good morning commissioners,

I am emailing you as a household owner in Greyhawk Community Subdivision. Just to dovetail off of Jim Hengel's proposal against the Cox dealership being built, I would like to add another reason. The dealership will increase emissions from these vehicles which will obviously negatively effect the wildlife in our subdivision. Please add this to the motions against this dealership being built on 117th street and 64. Thank you for your time and consideration.

Michael VanBuskirk | Marketing Consultant

Cox Media Group Tampa | 11300 4th St. N # 300 | St. Petersburg, FL 33716

Ph: (727) 579-2005 | Cell: 941-400-2585 | Email: michael.vanbuskirk@cmg.com



From: Yvonne Bundrage <y.bundrage1@aol.com>

Sent: Wednesday, December 25, 2019 8:37 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; reggie.bellamy@manatee.org; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Misty Servia <misty.servia@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; carol.whitmore@mymanatee.org; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Car dealership proposed for SR-64 and 117th Street East, Bradenton

Dear Commissioners,

My name is Yvonne Bundrage, my husband Bennie Bundrage and I live in this subdivision called Windsong Acres. This subdivision is located at the corner of Upper Manatee River Rd and State Rd. 64.

We are concerned with the proposed development on the northwest corner of State Rd 64 and 117th Street East near our home. We have been in our home here for 26 years and it is bad enough seeing the massive influx of growth and traffic not to mention a car dealership. This type of commercial development is unacceptable for many reasons, at a minimum the following:

1. A car dealership will increase and adversely affect traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.
2. The operation of a car dealership are not compatible with the surrounding properties which are residential neighborhoods.
3. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.

Please we do not need this type of commercial development in this area.

From: John Rosko <jrosko1017@gmail.com>
Sent: Sunday, December 22, 2019 10:27 AM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Re: Auto dealership meeting followup

Dear Planner Rainey,

I am concerned about the proposed Cox Dealership sited at the corner of rte 64 and 117th 51st in Bradenton. My wife and I just moved down here from New Jersey where we experienced superstore Sandy. I know how much damage can be caused by a small amount of water. We had about 2 inches of water which compromised our wiring, wicked up the walls, buckled floors and stimulated mold growth. We ultimately had to demolish the house.

When the two engineers at the preliminary meeting pointed out the increased runoff if the dealership was

built, it brought back horrible memories. From experience I can tell you that what you think is covered by insurance,

is not. I do it wish that horror on any of my neighbors.

I urge you to vote against the proposed dealership.

John Rosko 12613 Goldenrod Ave. Greyhawk Landing

On Tue, Dec 17, 2019, 3:22 PM Walter Wulczak <wulczak@icloud.com> wrote:
To all concerned residents,

Please see the attached information in Word and PDF format. As many of you already know, a car dealership is being proposed for development on the Northwest corner of SR 64 and 117th Street East near our homes. We encourage you to contact the Manatee County planning

board and commissioners to express your opposition today!

In January we need your attendance at the Manatee County Planning Board Meeting on 1/16/2020 at 9AM at the Manatee County Administrative Center, 1112 Manatee Avenue West, Bradenton FL. The attachments contain additional info, Manatee contacts and meeting dates.

Last Thursday's Observer has helped us a lot with the front page article on opposition to Cox:

<https://www.youobserver.com/article/opposition-builds-to-s-r-64-car-lot-in-bradenton>

The physical paper has other photos and side-bar quotes not visible in the above link.

To see those, the Observer has the e-edition (printed version) online with side-bars at:

<https://www.youobserver.com/east-county-observer-121219>

Pick up your physical copy of last Thursday's Observer if you haven't already.

Also, here is a link to last year's online petition "Say no to Cox Chevrolet in our Backyards" if you haven't already added your name there (1100 have signed and counting):

<https://www.change.org/p/manatee-county-commissioners-say-no-to-cox-chevrolet-in-our-backyards>

Please forward all this information to your neighbors and friends in the area.

Thanks,
Jim Hengel

If you have any questions about this email, please contact Jim Hengel or Cheri Ady.

This email is being sent to the 140+ individuals who signed up at the meetings.

From: Carol Whitmore
Sent: Monday, December 16, 2019 2:18 PM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Subject: Fwd: Say No to Cox

Sent from my iPhone/ excuse spelling errors as Siri dislikes my pronunciation .
Respectfully,
Carol

From: Pat Lillard <patlillard2@gmail.com>
Sent: Wednesday, December 18, 2019 8:44 PM
To: Pat Lillard <patlillard2@gmail.com>
Subject: No Proposed Car Dealership Please !!

I realize we need growth and we are definitely getting it in the LWR area. However to have a business such as this at the end of 117th Street at SR 64 with all the development that has occurred on this little road (117th) is unreasonable. I would like to ask each one of you honestly if you lived in Grayhawk or Copperleaf would YOU want to live behind a car dealership?

I feel this type of Commercial Development is unacceptable for many reasons, at a minimum of the following: 1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods. 2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events. 3. A car dealership will increase and adversely traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Thank you
Pat Lillard
Grayhawk west

From: Dolores Rosko <dolores.rosko@gmail.com>
Sent: Tuesday, December 17, 2019 9:06 PM
To: Dorothy Rainey <dorothy.rainey@mymanatee.org>
Subject: Opposition to Proposed Car Dealership

Dear Ms. Rainey:

As a concerned resident of Greyhawk Landing, I am writing to express my opposition to the development of a car dealership that is being proposed for the northwest corner of State Route 64 and 117th Street East. A commercial development of this type and magnitude is unacceptable for the following reasons:

1) First, this type of commercial property is not compatible with all of the residential communities that surround it.

2) The changes to the existing waterways and floodplain caused by the construction of such a large structure with a significant surface area, creates a high probability of additional flooding and property damage in the surrounding neighborhoods during significant rainfall events.

3) A car dealership will bring in substantial traffic from a wide area adversely affecting the traffic flow at the intersection of SR-64 and 117th Street. The surrounding five residential communities already heavily use this intersection. A car dealership would not only bring in customer cars but also huge car carrier vehicles that will create an unsafe environment for both the local residents and potential customers alike. 117th Street is a local road that will not be able to safely handle this volume and type of traffic.

4) There are significant environmental toxins stemming from car servicing including paint, asbestos from brake linings, oils and any other fluids that stem from this type of work and can leak into both the air and ground water. This is too dangerous with so many families living in close proximity.

Please consider all of these risk factors and vote "NO" to this type of commercial development.

Sincerely yours,

Dolores Rosko

12613 Goldenrod Avenue

Greyhawk Landing

Bradenton, FL 34212-0007

From: Robert Sebolt <rob.sebolt@gmail.com>

Sent: Monday, December 16, 2019 10:01 PM

Subject: Please do not approve

A car dealership is being proposed for development on the Northwest corner of State Route 64 and 117th Street East near our homes.

I feel this type of Commercial Development is unacceptable for many reasons, at a minimum of the following:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

Please do not approve any zoning changes.

Robert and Natasha Sebolt
Greyhawk Landing lot 8
12439 natureview circle
Bradenton fl 34212

From: Kim Legion <kimlegion@gmail.com>

Sent: Monday, December 16, 2019 5:02 PM

To: Stephen R Jonsson <steve.jonsson@mymanatee.org>

Subject: Re: Proposed Cox Chevrolet Dealership at the Northwest Corner of SR-64/117th Street East, Manatee County

As you are aware, Cox Chevrolet would like to build a Chevrolet dealership at the Northwest corner of SR-64/117th Street East, in Manatee County. As a resident of neighboring Greyhawk Landing, I am opposed to this as I feel that this type of commercial development is unacceptable for many reasons, three of which I've stated below:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

I would appreciate your consideration when this comes before the County Commissioners Meeting in February.

Sincerely,

Kim Legion
1208 Brambling Ct.
Bradenton, FL 34212

From: "carl@windowflair.com" <carl@windowflair.com>

Date: December 16, 2019 at 2:39:38 PM EST

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>, Reggie Bellamy <reggie.bellamy@mymanatee.org>, Stephen R Jonsson <steve.jonsson@mymanatee.org>, Misty Servia <misty.servia@mymanatee.org>, Vanessa Baugh <vanessa.baugh@mymanatee.org>, Carol Whitmore <carol.whitmore@mymanatee.org>, Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Car Dealership on Route 64 and 117th Street

Reply-To: carl@windowflair.com

This email is voice our opposition to the proposed car dealership on Rt. 64 and 117th street.

My address is 11908 Persian Terrace, Bradenton, Florida 34212

We object for the following reasons:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

--

Carl Chiacchierini
Chief Operations Officer
WindowFlair Inc.

office: 585.225.7710
Cell: 585.750.7710

From: Susan Glass <sglass0909@gmail.com>
Date: December 16, 2019 at 2:02:25 PM EST
To: Carol Whitmore <carol.whitmore@mymanatee.org>
Subject: Say No to Cox

As you already know, a car dealership is being proposed for development on the Northwest corner of State Route 64 and 117th Street East near our homes. I feel this type of Commercial Development is unacceptable for many reasons, at a minimum of the following:

1. The operation of a car dealership is not compatible with the surrounding properties which are residential neighborhoods.
2. Changes to the existing waterway and floodplain will create additional flooding that have a high potential for imparting property damage during significant rainfall events.
3. A car dealership will increase and adversely traffic flow at the intersection of SR-64 and 117th Street East (already heavily used by 5 communities), and require access for large car carrier vehicles that together create an unsafe environment for residents and potential customers alike.

I am not opposed to commercial property but a car dealership does not fit with our neighborhood. More residential is being built across SR64. This is my backyard and I already get flooding when the rain is heavy. Thank you for considering.

--

Susan Glass
mobile: 201-951-2167

From: "Christy, Thomas C" <tcchristy@una.edu>
Date: December 16, 2019 at 1:15:43 PM EST
To: Carol Whitmore <carol.whitmore@mymanatee.org>
Subject: Proposed car dealership on Hwy 64/117th Street East

Dear County Commissioner Carol Whitmore,

I wish to express my opposition to the planned car dealership on the northwest corner of Hwy 64 and 117 St. East. Specifically, my wife and I feel that"

1] a car dealership does not fit in to what is an overwhelmingly residential area. This is not a blanket opposition to other 'convenience retail' that would be more appropriate. Traffic getting into Greyhawk Landing (and other adjacent neighborhoods) from Hwy 64 is already heavy, and, owing to the absence of additional traffic lights (which the planned roundabouts will not cure), will only get worse, even without the addition of car carrying tractor trailers;

2] building a car lot on the proposed site risks exacerbating already existing flooding issues, and compromising wetlands;

Thank you for bearing these points in mind as you deliberate the disposition of this parcel.

Sincerely,

Craig and Susan Christy

339 Petrel Trail

Greyhawk Landing

Bradenton 34212

T. Craig Christy, PhD
Emeritus Professor of German, Linguistics and Global Studies
tcchristy@una.edu
cchristy@alumni.princeton.edu

From: Kenneth Rust <kennethrust@gmail.com>
Date: August 27, 2018 at 10:31:54 AM EDT
To: betsy.benac@mymanatee.org
Subject: Proposed Cox Dealership

Dear Ms. Benac,

My wife and I own a home in Greyhawk Landing, and we are concerned by reports that Cox Automotive is seeking to build a dealership nearby on SR64, just north of Lakewood Ranch. The area at present is entirely residential, with new communities popping up every day. The insertion of a large commercial enterprise into this residential area would be a jarring disfigurement. Commercial development is, of course, necessary and desirable when it serves the community, but an automotive dealership plunked

down amidst residential housing only draws more traffic into the area without any benefit to the residents. The area near Lena Road, which is west of the proposed location and already has a gas station, strikes me as a more suitable location. My concern is heightened by the thought that, like the situation on Clark Road and Cortez Road, auto dealerships tend to cluster, and that if Cox is allowed to build in the proposed location, a flood of dealerships will swamp the residential feel of the area, dragging down prices and increasing traffic from outside the residential communities.

I therefore urge you to reject the plan when it comes before you.

Thank you for your time and consideration.

Ken. & Gloria Rust

From: VINCE VINCENT <msvvv@msn.com>

Date: August 24, 2018 at 8:13:59 AM EDT

To: John Barnott <john.barnott@mymanatee.org>

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

<mitchell.palmer@mymanatee.org>, Ed Hunzeker <ed.hunzeker@mymanatee.org>, Priscilla

WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>, "Carol Whitmore"

<carol.whitmore@mymanatee.org>, Stephen R Jonsson <steve.jonsson@mymanatee.org>, Betsy Benac

<betsy.benac@mymanatee.org>, Charles Smith <Charles.Smith@mymanatee.org>, Robin DiSabatino

<robin.disabatino@mymanatee.org>, Fred Goodrich <Fred.Goodrich@mymanatee.org>, Margaret

Tusing <Margaret.Tusing@mymanatee.org>, Lisa Barrett <lisa.barrett@mymanatee.org>, William

Clague <william.clague@mymanatee.org>, Sarah Schenk <sarah.schenk@mymanatee.org>

Subject: Re-zoning of Property on SR-64 to Allow the Building of a Cox Chevrolet Dealership ...near Grey Hawk Landing and Osprey Landing

Thank you, John. Thanks to "all".

v/r,
VINCE

VINCE VINCENT, USAF (Ret)

911 SIAMESE GLEN

GREY HAWK LANDING

Cell: 941-896-2565

From: John Barnott <john.barnott@mymanatee.org>

Sent: Friday, August 24, 2018 8:10 AM

To: VINCE VINCENT <msvvv@msn.com>

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

<mitchell.palmer@mymanatee.org>; Ed Hunzeker <ed.hunzeker@mymanatee.org>; Priscilla

WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Carol Whitmore

<carol.whitmore@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Betsy Benac

<betsy.benac@mymanatee.org>; Charles Smith <Charles.Smith@mymanatee.org>; Robin DiSabatino

<robin.disabatino@mymanatee.org>; Fred Goodrich <Fred.Goodrich@mymanatee.org>; Margaret Tusing <Margaret.Tusing@mymanatee.org>; Lisa Barrett <lisa.barrett@mymanatee.org>; William Clague <william.clague@mymanatee.org>; Sarah Schenk <sarah.schenk@mymanatee.org>

Subject: Re: Re-zoning of Property on SR-64 to Allow the Building of a Cox Chevrolet Dealership ...near Grey Hawk Landing and Osprey Landing

Yes sir. Notices of when the hearings will be conducted will be posted on the site in question along with letters to any property owner within 500 feet of the site. I will also make sure the case planner has your contact information to notify you personally.

John

John R. Barnott
Director, Building and Development Services
Manatee County Government
[941-748-4501](tel:941-748-4501) x-3887

Also visit us at our new North River Annex:
Building and Development Services
[5030 US Highway 301 N](https://www.mymanatee.org/5030-US-Highway-301-N)
[Ellenton, FL 34222](https://www.mymanatee.org/Ellenton-FL-34222)
[Mon-Fri, 8am-4pm](https://www.mymanatee.org/Mon-Fri-8am-4pm)

On Aug 24, 2018, at 8:06 AM, VINCE VINCENT <msvvv@msn.com> wrote:

Mr. Barnott,

Thank you, sir, for the quick response. May we (taxpayers) trust that the County will announce and post the date and location of a public hearing on this matter in the near future?

Thanks again, Mr. Barnott.

v/r,
VINCE

VINCE VINCENT, USAF (Ret)
911 SIAMESE GLEN
GREY HAWK LANDING
Cell: 941-896-2565

From: John Barnott <john.barnott@mymanatee.org>

Sent: Friday, August 24, 2018 8:00 AM

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

Cc: Mitchell Palmer <mitchell.palmer@mymanatee.org>; Ed Hunzeker <ed.hunzeker@mymanatee.org>; Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Charles Smith <Charles.Smith@mymanatee.org>; Robin DiSabatino <robin.disabatino@mymanatee.org>; Fred Goodrich <Fred.Goodrich@mymanatee.org>; Margaret

Tusing <Margaret.Tusing@mymanatee.org>; Lisa Barrett <lisa.barrett@mymanatee.org>; William Clague <william.clague@mymanatee.org>; Sarah Schenk <sarah.schenk@mymanatee.org>; msvvv@msn.com

Subject: Re: Re-zoning of Property on SR-64 to Allow the Building of a Cox Chevrolet Dealership ...near Grey Hawk Landing and Osprey Landing

Good morning,

The application for an auto dealership on SR64 is required to have a public hearing before the Planning Commission and the Board of County Commissioners.

John

John R. Barnott
Director, Building and Development Services
Manatee County Government
[941-748-4501](tel:941-748-4501) x-3887

On Aug 24, 2018, at 7:38 AM, Vanessa Baugh <vanessa.baugh@mymanatee.org> wrote:

Are we positive this has not been changed to administrative?

Sent from my iPhone

Begin forwarded message:

From: VINCE VINCENT <msvvv@msn.com>

Date: August 24, 2018 at 7:35:49 AM EDT

To: "priscilla.trace@mymanatee.org" <priscilla.trace@mymanatee.org>, "charles.smith@mymanatee.org" <charles.smith@mymanatee.org>, "steve.johnson@mymanatee.org" <steve.johnson@mymanatee.org>, "robin.disabatino@mymanatee.org" <robin.disabatino@mymanatee.org>, "vanessa.baugh@mymanatee.org" <vanessa.baugh@mymanatee.org>, "carol.whitmore@mymanatee.org" <carol.whitmore@mymanatee.org>, "betsy.benac@mymanatee.org" <betsy.benac@mymanatee.org>
Cc: Lijndsay Rushmore <Lindsay-Rushmore@smh.com>, "larushmore@gmail.com" <larushmore@gmail.com>, "James Hengel (james_hengel@yahoo.com)" <james_hengel@yahoo.com>, "c.ady@comcast.net" <c.ady@comcast.net>

Subject: Re-zoning of Property on SR-64 to Allow the Building of a Cox Chevrolet Dealership ...near Grey Hawk Landing and Osprey Landing

Commissioners/Planners,

Request the County of Manatee halt any re-zoning actions of subject property from UF3 to Commercial until the tax payers in this area have an opportunity to meet with you at a public hearing. A public hearing with tax payer involvement is necessary because you need to have a clear understanding of the situation from the taxpayers'/residents' viewpoint. A car dealership simply is not a "community serving" entity to place so close to residents in this area.

Hundreds of your constituents need your help on this. I pray that you take this request to heart today and allow us (the taxpayers) to meet with you at a public hearing soon.

Thank you in advance.

v/r,
VINCE

VINCE VINCENT, USAF (Ret)
911 SIAMESE GLEN
GREY HAWK LANDING
Cell: 941-896-2565

From: Brittany Lush <tanz23@aol.com>

Sent: Saturday, August 04, 2018 8:53 PM

To: ryan.g.hendren@usace.army.mil

Cc: Charles Smith <Charles.Smith@mymanatee.org>; steve.johnson@mymanatee.org; Robin DiSabatino <robin.disabatino@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>; Vida Gordon <vida.gordon@mymanatee.org>; Vida Gordon <vida.gordon@mymanatee.org>; Sheri Smith <sheri.smith@mymanatee.org>; Fred Goodrich <Fred.Goodrich@mymanatee.org>; Phyllis Strong <phyllis.strong@mymanatee.org>; Vickie Warner <vickie.warner@mymanatee.org>; Suzanne Cook <suzanne.cook@mymanatee.org>; cliff.ondercin@watermatters.org

Subject: Re: ARMY CORPS OF ENGINEERS, (ACE) FILE #SAJ-2017-02298(SP-RGH) Applicant: Kris Cox Cox Chevrolet/ZNS Engineering SR 64 & 117th ST Development Proposal

Brittany D. Lush

11110 4th Ave, E.
Bradenton, FL 34212
941-896-2212
tanz23@aol.com

Re: ARMY CORPS OF ENGINEERS, (ACE) FILE #SAJ-2017-02298(SP-RGH)
Applicant: Kris Cox
Cox Chevrolet/ZNS Engineering SR 64 & 117th ST Development Proposal

Attn:
Project Engineer, Ryan Hendren,

I'm a resident of Manatee County, I was born and raised in East Bradenton. This town has become more than just a place of residence for me. Growing up here and only moving once within a 2-mile radius, this town has become a major part of my life, and the community I'm a part of is something that means a lot to me. It's something that I'll stand up for.

The proposed dealership does not belong in the area that it's being applied for.

I'm aware that the applicant hasn't responded to the RAI requests of the Corp of Engineers and doesn't have permitting. I'm also aware that permitting doesn't affect the zoning to the parcel. It's controlled by the County.

However, I believe the following concerns are issues that relate to the Corp of Engineers, and I would appreciate it if you would take the time to review and address the following concerns.

The property is surveyed with a 510 (waterway) known as Gates Creek running through the west side of the property. The property also has a 510-d (ditch) feeding off the east corner of the property that contains a 617 (wetland) area.

In the planning proposal ZNS engineering has referred to and is trying to pass Gates Creek off as a 510-d (ditch) by referring to it as an upland ditch, which by far it is not, it's a 510 (waterway) again as noted by all surveys. Gates Creek runs from the south underneath SR 64 through the property Cox and ZNS are proposing to rezone and alter. From there it goes through surrounding properties, Wind Song, Wind Dance, Osprey Landing, Copperleaf, Gates Creek Subdivision, and then continues where it feeds into the Manatee River. In addition to the "rerouting" of the creek ZNS engineering is proposing to fill in the south east corner of the property that contains 617 (wetlands). With the proposed plans of the applicant, this presents multiple flooding, and environmental concerns.

They are proposing changing a portion of a flowing waterway into a drainage ditch with multiple 90 and 45-degree angles, directly along the surrounding properties with only a small buffer.

The waterway already carries drainage/runoff from previous developments within the Lakewood Ranch area (LWR BLVD between SR 64 and SR 70), along with those within the proximity of the proposed area. With 3+ retention ponds already draining into Gates Creek (510 waterway) to feed into the river, cutting off a main portion of the waterway and substituting it with a drainage ditch, at 90 and 45-degree angles is not an adequate nor logical proposal. A ditch is not substantial for the flow of water and it has too high of a risk of imposing flooding on the surrounding areas.

Referring to the environmental concerns mentioned above, the Indigo Snake and the Wood Stork are both protected inhabitants of Florida. They both reside on the property with the wetlands and Gates Creek being prominent habitats. The Indigo Snake was already pushed further into this area from the recent neighboring construction of Osprey Landing. Nests were found during the clearing of the property and per the FWC, notifications were posted, and protocols were followed. It is easier for the Wood Stork to migrate, however for the Indigo Snake, it is not as easy, and they have a higher chance of being adversely affected by the pending proposal as they will

be losing their habitat, with mostly residential areas and roadways to resort to as a new habitat.

These are factors related that myself and others are aware USACE will consider in the decision-making process just regarding the issues stated above which are only a few of our concerns.

5. Wetlands: (33 CFR 320.4(b))
7. Fish and Wildlife Values: (33 CFR 340.4 (c))
8. Flood Hazards: (33 CFR 320.4(k))
9. Floodplain Values: (33 CFR 320.4(l))
10. Land Use: (33 CFR 320.4(j))

This isn't about aesthetics, opinions, or minor issues. This is about a development proposal that if approved based on the planning proposals is going to have not only an adverse effect on the county and the community, but more people than anyone wants to be accountable for affecting.

Please hear our concerns.

Sincerely,
Brittany Lush

From: James Hengel <james_hengel@yahoo.com>

Sent: Wednesday, August 01, 2018 9:47 PM

To: landuse <landuse@mymanatee.org>

Subject: Comp Plan and LDC Process improvements

I am seeking the procedure used in approving a parcel of land that is currently zoned A1 agricultural and has had a submitted request for a zoning change to commercial. The parcel is at the corner of SR64 and 117th in Bradenton, 34212. I am part of a group of residents from numerous neighboring residential developments that vehemently oppose the proposed development of this parcel into a used car lot, body and repair shop in the first phase of development with a proposed second phase which would include a New General Motors auto dealership as part of the overall development of these 2 parcels totaling 17-18 acres. This is not compatible with the surrounding residential use of the area. We realize this parcel will inevitably be rezoned but the use of the property must be compatible with the surrounding neighborhoods and be a benefit to the surrounding neighborhoods, a new and used auto dealership, body shop and repair shop would not offer any positive benefit to the surrounding communities.

Please advise the steps required through your office and the attorney at your office to whom we can send our objections concerning this incompatible proposed commercial development. We are well over 5000 residents strong and have signed petitions and will protest this type of development through all channels necessary to hear our voices.

Thank you,

James Hengel

509 Chantilly Trail

Bradenton, FL 34212

From: Maralee Eriksen <eriksen@meriksen.com>
Sent: Thursday, July 19, 2018 10:39 AM
To: Bobbi Roy <bobbi.roy@mymanatee.org>
Cc: Mom <vickiel205@msn.com>
Subject: Re-zoning Application - Citizen Questions

Good morning, Ms. Roy,

I write to request your help. I understand that an application to re-zone Randy and Helaine Giddens' property located at 11431 FL-64, Bradenton, FL 34212 is being contemplated for a proposed car dealership or other commercial use on land currently zoned for Agricultural use. It is a ~18 acre parcel located at the northwest corner at the intersection of SR 64 East and 117th Street E. The approximate central coordinates are: Latitude: 27.486335

Longitude: 82.427352. I understand there was some sort of pre-planning meeting with County employees on June 23, 2018 or May 23, 2018. Has the application been filed yet? If so, will you please let me know the application number, the filing date, and send a copy of the application? Can you also tell me what, if any, supporting documents also have been submitted?

Sincerely,

Maralee Eriksen

Attorney at Law

Admitted in CA and WY

From: Valerie Demino <vdemino@gmail.com>

Subject: Cox Dealership on SR 64

Date: July 12, 2018 at 10:26:54 AM EDT

To: marianne.lopata@mymanatee.org, priscilla.whisenattrace@mymanatee.org, bobbi.roy@mymantee.org, debbi.bassett@mymantee.org, betsy.benac@mymantee.org, carol.whitmore@mymantee.org, charles.smith@mymanatee.org, robin.disabatino@mymantee.org, steve.jonsson@mymantee.org, vanessa.baugh@mymantee.org

Honorable Priscilla Trace,

I am writing to you tonight to discuss Cox Chevrolet's plan to open a car dealership on the northwest corner of State Road 64 and 117th Street East. My wife and I currently live in Grey Hawk Landing at 437 Chantilly Trl, and we attended the meeting on 28 June at the Oasis Church the development company and Cox family set up to discuss their plans to develop the parcel of land and answer any questions or concerns neighbors had. As I am sure you are aware, this was a heated meeting with no one, that I am aware of favoring this development.

We conducted extensive research on the area and even traveled and visited the area multiple times before moving in order to find a location and neighborhood that our family would be comfortable in and that would have young children so my daughter, who is 9, would have friends to play with. When we toured Grey Hawk we fell in love with the neighborhood, the open spaces, and the abundance of families with small children. I also did research on the surrounding land to ensure that the area would remain residential and commercial development would be limited to the major intersections, such as Hwy 64 and Lakewood Ranch Blvd.

The land Cox Chevrolet is looking to develop is currently zoned for agriculture and I while we would prefer it remain that way we understand the current owner is looking to sell the land. We would have no issue with the land being rezoned for single family residential use, but are vehemently opposed to this land being rezoned for commercial use, car dealership or otherwise. The problems we envision, many of which were brought up at the 28 June meeting, are numerous. As I am sure you are aware the number of accidents on this stretch of Hwy 64 are abundant and the increase of cars being test driven and customers coming and going into the dealership would only increase this. We normally use 117th St E. to enter and exit Grey Hawk and I can already see this long straight stretch of road being used as a "¼ mile drag strip" for people test driving new vehicles, especially Camaros, Corvettes, and other performance vehicles. We regularly see families and small children using 117th St and its sidewalks day and night and as you know, children do not always look before crossing a street. In addition to the safety concerns, there would be an increase in light and noise pollution generated from a car dealership or any other commercial enterprise that would effect the quality of life in our neighborhood and likely the value of

our home. Unfortunately, dealerships like to congregate close to one another so I imagine this would not be the only dealership to move into the area, which would turn Hwy 64 East of I-75 into what Hwy 64 west of I-75 has become, over run with commercial development which is exactly why we never looked west of I-75 when we were looking at homes.

I would like to discuss this with you further, in person, so I have included your assistant Marianne Lopata on the CC line in order to set up an appt. We can make ourselves available when you have time on your schedule as my family is very concerned with this development.

Thank you,

Tracey & Valerie Demino

From: G. Ady [<mailto:g.ady@comcast.net>]

Sent: Wednesday, July 11, 2018 10:26 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>

Cc: Marianne Lopata <marianne.lopata@mymanatee.org>; 'Cheri Ady' <c.ady@comcast.net>

Subject: Cox Chevrolet Dealer on Hwy 64

Honorable Priscilla Trace,

I am writing to you tonight to discuss Cox Chevrolet's plan to open a car dealership on the northwest corner of State Road 64 and 117th Street East. My wife and I currently live in Grey Hawk Landing at 429 Chantilly Trl, and we attended the meeting on 28 June at the Oasis Church the development company and Cox family set up to discuss their plans to develop the parcel of land and answer any questions or concerns neighbors had. As I am sure you are aware, this was a heated meeting with no one, that I am aware of favoring this development. I spoke at the meeting and expressed the concerns I had and informed the developer and the Cox family we would do everything in our power to stop this rezoning to commercial use. In fact, our family postponed our vacation in order to attend the meeting, which is why this e-mail is being sent tonight and not on the 29th.

We are a military family and this will be our last assignment of a 30 year career serving our country. I asked the Army to assign me to MacDill AFB so that my family could retire in Florida close to water and boating year round. We conducted extensive research on the area and even traveled here over a year before moving in order to find a location and neighborhood that our family would be comfortable in and that would have young children so my daughter, who is 9, would have friends to play with. When we toured Grey Hawk we fell in love with the neighborhood, the open spaces, and the abundance of families with small children. I also did research on the surrounding land to ensure that the area would remain residential and commercial development would be limited to the major intersections, such as Hwy 64 and Lakewood Ranch Blvd. I have a 115 mile commute each day going to/from MacDill AFB and

will likely continue working there even after I retire from the military, but my family and I liked the area and Grey Hawk Landing so much that the 2+ hours I spend in the car each day are worth it.

The land Cox Chevrolet is looking to develop is currently zoned for agriculture and I while we would prefer it remain that way we understand the current owner is looking to sell the land. We would have no issue with the land being rezoned for single family residential use, but are vehemently opposed to this land being rezoned for commercial use, car dealership or otherwise. The problems we envision, many of which were brought up at the 28 June meeting, are numerous. As I am sure you are aware the number of accidents on this stretch of Hwy 64 are abundant and the increase of cars being test driven and customers coming and going into the dealership would only increase this. We normally use 117th St E. to enter and exit Grey Hawk and I can already see this long straight stretch of road being used as a "¼ mile drag strip" for people test driving new vehicles, especially Camaros, Corvettes, and other performance vehicles. We regularly see families and small children using 117th St and its sidewalks day and night and as you know, children do not always look before crossing a street. In addition to the safety concerns, there would be an increase in light and noise pollution generated from a car dealership or any other commercial enterprise that would effect the quality of life in our neighborhood and likely the value of our home. Unfortunately, dealerships like to congregate close to one another so I imagine this would not be the only dealership to move into the area, which would turn Hwy 64 East of I-75 into what Hwy 64 west of I-75 has become, over run with commercial development which is exactly why we never looked west of I-75 when we were looking at homes.

I would like to discuss this with you further, in person, so I have included your assistant Marianne Lopata on the CC line in order to set up an appt. We can make ourselves available when you have time on your schedule as my family is very concerned with this development.

Thank you,

Greg & Cheri Ady

From: BRANDON GREETHER [<mailto:BGREETHER@msn.com>]

Sent: Friday, July 06, 2018 5:01 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Charles Smith <Charles.Smith@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Robin DiSabatino <robin.disabatino@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>

Subject: Opposition to Cox Chevrolet Building Permit

Dear Commissioners,

My wife and I are residents of GreyHawk Landing in Bradenton and oppose Cox Chevrolet building a new location on the corner of State Road 64 and 117th Street. We have discussed the issue with neighbors that attended a public hearing last night held by representatives of Cox Chevrolet who provided an overview of their proposed development plans.

This land is currently zoned for agriculture and understand that future plans are to rezone it for commercial use. We do not feel that a car dealership is a suitable business for our residential neighborhood for many reasons:

1. Traffic is already an issue for residents trying to turn onto State Rd. 64 and there have been numerous accidents and fatalities.
2. A car dealership will negatively impact our environment with pollutants (chemical and light) and stress an overworked old sewer lift station on 117th St.
3. Residents of Copper Ridge and Osprey Landing can only use 117th Street to enter and exit to State Rd. 64. By allowing Cox Chevrolet to build and allow access to 117th Street, it increases traffic in a quiet and secluded safe neighborhood.
4. Residents selected these gated neighborhoods due to the conservation of land and the animals that inhabit it. GreyHawk Landing is committed to preserving 51% of the land.
5. There is already a flooding problem along 117th Street and developments that are located there. We do not believe that the plans that Cox presented fully address these issues.
6. There is other land available for commercial development that would not impact residents as negatively on State Rd. 64 near the existing Toyota Dealership that Cox has not looked at (per their representatives). We do not want a string of car dealerships near our homes. We selected our neighborhoods due to the amenities and rural tranquility it offers.
7. We want to protect the value of our homes. A car dealership can negatively impact the appeal of our neighborhood.

As Manatee County grows, it's extremely important to listen to what its residents want and need to fully enjoy the lifestyle we selected. We understand that business growth will add to the taxes that Manatee County can collect. Please ensure that the type of businesses that are approved for development in our neighborhoods reflect what its residents want.

Thank you for your consideration.

Sincerely,

Brandon and Kristin Grether
718 Dogwood Run
Bradenton, FL
34212
(630) 747-5738

From: Leonard Luttinger [<mailto:lmlutt@hotmail.com>]
Sent: Sunday, July 01, 2018 4:37 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Charles Smith <Charles.Smith@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Robin DiSabatino <robin.disabatino@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: Opposition to Cox Chevrolet Building Permit

Dear Commissioners,

I am writing to express my opposition and that of my husband's to the plans of Cox Chevrolet for a new dealership at the corner of SR-64 and 117th Street. I recognize the amount of growth taking place in the eastern part of the county. I know that growth is inevitable. I also know that the area can't remain as it was. That being said however, the change needs to be monitored, directed and sometimes controlled.

The area along SR64 east of Lakewood Ranch Blvd is largely residential. I believe it should stay that way. A dealership will adversely effect the character of the area.

Introduction of a large auto dealership creates additional traffic, especially on side streets such as 117th, that the area simply can not support. The 117th street intersection is already difficult, especially given the other traffic issues on SR-64 that are not now being addressed.

In the case of a dealership it's not just shoppers spread through the day, it's the volume of service traffic, focused as it is during already overloaded rush hours, that bothers me. That leads me to another point. To characterize this car dealership as a "retail" facility is to mischaracterize it. **This is an industrial facility. It's got a repair facility and a body shop with all of it's odorous and often dangerous chemicals that concerns me.**

Were the planned use of the location truly retail, office or professional in nature I would have much less if any objection. It is the industrial nature of the plan and potential traffic volume that truly bothers us.

Simply put, after speaking with many of my neighbors, I believe a vast majority of the residents of Greyhawk Landing, Osprey Landing and Copper Leaf are like us in being opposed to the introduction of the proposed dealership into the area.

Sincerely,

Leonard Luttinger and Robert Carpenter
528 Honeyflower Loop
Lakewood Ranch, FL 34212
727.515.0638

From: Susie Cherry [<mailto:rksprtzy@yahoo.com>]
Sent: Friday, June 29, 2018 2:50 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Charles Smith <Charles.Smith@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Robin DiSabatino <robin.disabatino@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: Fwd: Opposition to Cox Chevrolet Building Permit

Subject: Opposition to Cox Chevrolet Building Permit

Dear Commissioners,

My husband and I are residents of GreyHawk Landing in Bradenton and would like for our opposition to Cox Chevrolet building a new location on the corner of State Road 64 and 117th Street to be heard.

My husband attended a public hearing last night held by representatives of Cox Chevrolet who provided an overview of their proposed development plans.

This land is currently zoned for agriculture and we understand that future plans are to rezone it for commercial use. We do not feel that a car dealership is a suitable business for our residential neighborhood for the following reasons:

1. Traffic is already a huge problem for residents trying to turn onto State Rd. 64. There have been numerous accidents and near misses, as well as very long wait times for those attempting to leave our neighborhood from either the front entrance or 117th street. A car dealership would only exacerbate the problem. Since FDOT refuses to acknowledge this issue, we are counting our representatives to do the right thing.
2. A car dealership will negatively impact our environment with pollutants (chemical and light) and stress an overworked old sewer lift station on 117th St.
3. Residents of Copper Ridge and Osprey Landing can only use 117th Street to enter and exit to State Rd. 64. Allowing Cox Chevrolet to build in this property would only increase traffic in a quiet and secluded neighborhood.
4. Residents selected these neighborhoods due to the conservation of land and the animals that inhabit it. GreyHawk Landing is committed to preserving 53% of the land.
5. There is already a flooding problem along 117th Street and developments that are located there. We do not believe that the plans that Cox presented fully address these issues.
6. There is other land available for commercial development that would not impact residents as negatively on State Rd. 64 near the existing Toyota Dealership that Cox has not looked at (per their representatives). We do not want a string of car dealerships and the attendant decrease in property values near our homes. We selected our neighborhood due to the amenities and rural tranquility it offers.
7. We want to protect the value of our homes. A car dealership can negatively impact the appeal of our neighborhood.

As Manatee County grows, it's extremely important to listen to what its residents want and need to fully enjoy the lifestyle we selected. We understand that business growth will add to the taxes that Manatee County can collect. Please ensure that the type of businesses that are approved for development in our neighborhood reflect what its residents want and would patronize on a routine basis.

We are counting on you to represent the interests of the residents, especially because the interest of this business could be achieved elsewhere in a more commercial area without disruption to residents.

Thank you for your consideration.

Sincerely,

Susie Cherry
616 Dogwood Run
Bradenton, Florida 34212

From: Susan Cottrell [<mailto:scottrell316@gmail.com>]

Sent: Friday, June 29, 2018 1:31 PM

To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>; Charles Smith <Charles.Smith@mymanatee.org>; Stephen R Jonsson <steve.jonsson@mymanatee.org>; Robin DiSabatino <robin.disabatino@mymanatee.org>; Vanessa Baugh <vanessa.baugh@mymanatee.org>; Carol Whitmore <carol.whitmore@mymanatee.org>; Betsy Benac <betsy.benac@mymanatee.org>
Subject: Opposition to Cox Chevrolet Building Permit

Dear Commissioners,

My husband and I are residents of GreyHawk Landing in Bradenton and oppose Cox Chevrolet building a new location on the corner of State Road 64 and 117th Street. We attended a public hearing last night held by representatives of Cox Chevrolet who provided an overview of their proposed development plans.

This land is currently zoned for agriculture and understand that future plans are to rezone it for commercial use. We do not feel that a car dealership is a suitable business for our residential neighborhood for many reasons:

1. Traffic is already an issue for residents trying to turn onto State Rd. 64 and there have been numerous accidents and fatalities.
2. A car dealership will negatively impact our environment with pollutants (chemical and light) and stress an overworked old sewer lift station on 117th St.

3. Residents of Copper Ridge and Osprey Landing can only use 117th Street to enter and exit to State Rd. 64. By allowing Cox Chevrolet to build and allow access to 117th Street, it increases traffic in a quiet and secluded safe neighborhood.

4. Residents selected these gated neighborhoods due to the conservation of land and the animals that inhabit it. GreyHawk Landing is committed to preserving 51% of the land.

5. There is already a flooding problem along 117th Street and developments that are located there. We do not believe that the plans that Cox presented fully address these issues.

6. There is other land available for commercial development that would not impact residents as negatively on State Rd. 64 near the existing Toyota Dealership that Cox has not looked at (per their representatives). We do not want a string of car dealerships near our homes. We selected our neighborhoods due to the amenities and rural tranquility it offers.

7. We want to protect the value of our homes. A car dealership can negatively impact the appeal of our neighborhood.

As Manatee County grows, it's extremely important to listen to what its residents want and need to fully enjoy the lifestyle we selected. We understand that business growth will add to the taxes that Manatee County can collect. Please ensure that the type of businesses that are approved for development in our neighborhoods reflect what its residents want.

Thank you for your consideration.

Sincerely,

Susan & Bill Cottrell

719 Dogwood Run

Lakewood Ranch, Florida 34212

301-233-5245

From: sjacuk65@gmail.com [<mailto:sjacuk65@gmail.com>]
Sent: Thursday, June 28, 2018 11:40 PM
To: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Subject: RE: New Cox Dealership

Ms. Trace,

Your absence from tonight's meeting at the proposed Cox dealership at the corner of SR 64 and 117th street meeting was noted by all in attendance. Your name was brought up more than once. There are consequences in the voting booth for lack of participation in a hotly contested issue such as a car dealership in a highly residential area. You have lost at least 6000 votes in the next county commissioner vote by those of us in Greyhawk, Mill Creek, and surrounding areas. And do me a personal favor, don't send me this the next time I send you a well thought out e-mail "Thanks for the email. Sent from my iPad" Put together a coherent response. Take your job seriously. I took enough time to send you a well thought email. I deserve a better thought out response. We have enough people like you in politics. That's why people like you get voted out no matter how many acres you own or how long you've lived here. People want action and not just words. A You Tube video of you driving a tractor just isn't enough to show that you are invested in the your district.

Scott Jacuk

From: Priscilla WhisenantTrace <priscilla.whisenanttrace@mymanatee.org>
Sent: Wednesday, May 16, 2018 9:43 AM
To: sjacuk65@gmail.com
Subject: Re: New Cox Dealership

Thanks for the email.

Sent from my iPad

On May 15, 2018, at 2:11 PM, "sjacuk65@gmail.com" <sjacuk65@gmail.com> wrote:

Ms. Trace,

I am emailing you to let you know that myself, and thousands of residents in the Greyhawk and Mill Creek area, are furious over the proposal of Cox putting a car dealership in the proposed location of SR 64 and 117th Street. This area, for the most part, is residential. The last thing we need is another concrete eyesore east of I-75. The overdevelopment of this area is bad enough without Cox destroying 17.09 acres to sell more cars. In the process they will not only be displacing and destroying more wildlife habit but they'll be creating unneeded additional traffic to an area that was already poorly thought out in regards to infrastructure for the existing population. This idea was very poorly thought out. And it appears that, if approved, wasn't very well thought out by the governing bodies that turned a blind eye as to what is good for the area.

I am not anti-development. Far from it. What I am against is poorly thought out development all in the name of making a buck. Again, a 17 acre car lot in the middle of a residential area screams greed and total disregard for the residents in the area as well as the wildlife. This is a really bad idea. You will be hearing from a lot of the local residents in regards to your proposal. This area is prepared to fight back.

I'd be interested in hearing back from you and learning what the thought process was behind this proposal. I am reasonable but have a hard time believing there is a reasonable argument behind this idea.

Sincerely,

Scott Jacuk