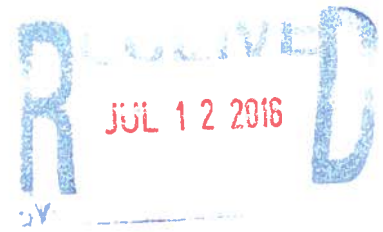


July 6, 2016

Director of the Building & Development Services  
Manatee County Administrative Center, 1<sup>st</sup> Floor  
1112 Manatee Avenue West  
Bradenton, Florida 34205



Subject: PDMU -15-17(Z)(G) et al.

First, I want to thank you for giving the public an opportunity to comment on this proposed Zone Change.

While we recognize that property owners have some right to do what they want with their property, the impact on the public has to be considered. We are vehemently opposed to the development plan: it will totally change the character of far West Bradenton and the Village of Cortez. We offer the following concerns; I'm sure there people will add to this list.

1. When completed perhaps 4000 cars could be added to an already overburdened infrastructure.
2. Is the State of Florida going to add more lanes to Cortez Road West, more entrances to the development and a new bridge to Anna Marie Island?
3. Can the City's existing water and sewer systems support the proposed volume of houses and businesses? If not, who pays for changes?
4. Can the FP&L electric grid handle this new load? If not, who pays for it?
5. How about added Police and Fire protection?
6. Environmental impact during and after construction.
7. Pollution of the Bay.
8. Unless this is a 55 year old restricted development what about school impact?

The City, of course, will reap a big increase in property taxes (unless given away with development). Will these taxes bring a return on investment for the public services provided?

I'm sure the two scheduled meetings will not be an end to this discussion and I hope we are present for some of it.

  
Fred Leport

Deanna Gunn-Leport



**HOLIDAY  
COVE  
RV RESORT**

CONDOMINIUM ASSOCIATION, INC.  
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Email [HolidayCoveRV@gmail.com](mailto:HolidayCoveRV@gmail.com)

Manatee County Government  
Administrative Building First Floor  
Commission Chambers-July 14,2016-9:a.m.  
Planning Commission Agenda #7

Subject- PDMU-15-17(Z)(G)-Pen Bay 1,LLC/Peninsula Bay  
DTS20150341-MEPS483-Quasi Judicial  
Margaret Tusing,Principal Planner,Case Planner

Dear Margaret Tusing,

My name is Al Costantino, as president of Holiday Cove Rv Resort Association Inc. I respectfully request that this letter be read at the public hearing on July 14,2016 and be entered into the record of the application.

Holiday Cove is a Recreational Vehicle Park with an address of 11900 Cortez Rd.W. The Park lies south of the proposed project. Within the north and northeast corner of our property lies the Cortez Peninsula Canal (as called in the applicant's report) Our property lines extend beyond the waterline up the embankment along the north property line.

The applicant's report states-- The installation of a tidal connection to Sarasota Bay has the potential to improve flushing and thus water quality in the system connected to the new marina.

Marina/Upland Cut Canal

The applicant is proposing an upland cut canal within the boundaries of the project hydrologically connected to the Palma Sola Bay and the Cortez Peninsula Canal.The report further (correctly states)--the connection to the Cortez Peninsula Canal will help mitigate the flushing issues this dead end canal has experienced over the years.

On-site conditions of the canal will display that the depth of water is so shallow along the end of the canal that an engineered design of a culvert from the applicant's "upland cut canal" crossing the road with ADS or RCP will result in an "invert" below the canal's existing mud line. We believe that the canal should be dredged prior to the connection. Also that a sediment type structure basin be constructed on each end of the culvert to help insure the flow of the tidal connection.

Due to the proposal of a marina and 60 acre lake, we understand that the permit process will include the Army Corp of Engineers. As this application is presently of a conceptual design, Holiday Cove Rv Resort Association Inc. request that we be a party to discussions with the applicant and applicant's engineers, in the design of the connection to the "Cortez Peninsula Canal"

Respectfully, Al Costantino,Pres. Board of Directors  
Holiday Cove Rv Resort Association Inc.

cc; Whiting Preston, Pen Bay1, LLC