

Aggrieved Persons Letter:

Maria & John Leslie

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North Port, FL

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To whom it may concern,

We live on the corner lot on Price next to Waconia (nearly across from Dollar General) and we were listening in and commenting on the Zoom meeting that the Planning and Zoning Board had regarding the proposed 24 hour gas station/car wash/convenience store that would be right next to our home on Price Boulevard. The board passed the special exceptions to have 16 pumps, the car wash AND to have the convenience store open 24 hours a day. Our hearts sank and we were sick to our stomachs when all of those things passed. Only one board member seemed to care about the neighbors that will be severely impacted by this unnecessary addition to our neighborhood (and our back yards).

The Boon Law Firm representing the business wants to leave a wooded buffer to try to appease the neighbors. That buffer is not acceptable. Our property is especially effected because of the two driveways that they want (one on Price and one on Cranberry), the one on Price is RIGHT next to our home. The traffic in the morning is already bad enough, with an additional business and driveway right next to our own, the chance for accidents is much greater. The law firm also wants to have some sort of nature trail going through the buffer. All of the neighbors will be at higher risk of people being in their back yards, homeless people and drug users at night as there are no lights there, and even more trash finding its way onto our properties than it already does.

We are also very concerned about the extra emissions and run off from the gas station so close to our homes. Our home is already close to the road, my husband and I don't feel normal if we do not hear at least one ambulance or fire truck in a day. The noise from traffic is one thing. Add another business with a car wash (which will be closer to our home than the others) and we will be miserable. We are expecting a baby later this year and we do not feel safe raising a child so close to so many hazards. We just bought our first home here a year ago and we love it and North Port. There are young children in this neighborhood who will be effected as well. No family is comfortable with such a business being in their back yard.

Also, a gas station/convenience store/car wash is THE LAST thing that North Port needs. Either direction on Price and there are MULTIPLE gas stations, car washes and convenience stores on Sumter and Toledo Blade. No one in this area has to go far before finding one. Another of this such business is unnecessary when North Port is full of them. Please do not turn this great city into a conglomerate of gas stations, car washes and convenience stores. Something more appropriate and better for the community would be more suited to the commercial land on Price/Cranberry. Such as a coffee shop, park, or really any other SMALL business. The Dollar General across the street already serves as a convenience store and is open later.

Every home owner on this block will surely also see their home value drop due to this. The wildlife in that large area, including endangered Gopher Tortoises and Scrub Jays, will lose their homes too. We all enjoy seeing and hearing these beautiful creatures in our back yards. They are certainly more welcome than the crowd that a 24 hour gas station/convenience store will bring in at night. We heard no mention of a fence along this property either. Without a fence, what is to stop the people wandering around in that wooded buffer at all hours from coming onto the neighbor's property? Some homes on this block have young children and we will have a new born at the beginning of the year. It does not appear safe or secure.

Please help my neighbors and I preserve our neighborhood and make it something great. We want this city to flourish, not be subdued and submit to being a city packed full of the same unnecessary thing. Nothing is convenient about this proposal/plan. Please help us.

At the very least, IF this plan passes, PLEASE add a large, tall fence encompassing the entire property, exclude the driveway on Price (right next to our own driveway and home), have less pumps, no carwash, and do not let the convenience store be open for 24 hours.

Thank you for your time and consideration.

Sincerely,

Maria & John Leslie