

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Wednesday, December 18, 2019 8:07 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: Proposed development :6207 West Price Boulevard

Yes ma'am....I will be keeping a close eye on it, as it has a direct impact on my family.

Thank you kindly

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

On Wed, Dec 18, 2019, 7:45 PM Jill Luke <jluke@cityofnorthport.com> wrote:

Thank you for forwarding this to me. Please keep in touch with me as things move forward. Personally, I don't see why a gas station would want to be there!!! It is off the main path!! It does not sound like a good investment. Besides, there is a 'time limit' for those commercial properties if I remember right. They could not be open 24x7!! This will be a process, so let's keep in touch. Thanks – Jill Luke

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Wednesday, December 18, 2019 7:28 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Proposed development :6207 West Price Boulevard

Hello there Commissioner Luke , I hope you are well and enjoying this holiday season. I am reaching out to you in regards to information that I have recently received.

I am the resident who lives next to the commercial property on Price and Cranberry .

Stacy Tynan Tracy
3013 Lucaya Ave
N Port , FL . 34286
941 661 4180

Email: Stacytracy@gmail.com

The proposed development of a gas station in the middle of our neighborhood has a direct impact on myself, my family, our neighbors and their children and the potential property value decrease of the adjacent homes including my own.

I purchased my land in 2000 from Zobel Realty, with Laurie Zobel. At the time of exploration of properties I inquired in regards to the adjacent commercial plot to my land and asked a lot of questions. One in which was...."what exactly can go in next to me"? I specifically asked....NOT A CAR WASH....RIGHT? She was quick to say, ABSOLUTELY not...they would not allow that in the middle of a residential neighborhood. There are special exceptions, etc and rules. That was almost 20 years ago. I purchased the property and built my custom home with Tenbush Construction in the year 2000 and moved in 2001 .

This evening at the neighborhood forum meeting , it has been brought to my attention the intentions for a Development Master Plan regarding the proposed 7 -11 gas station with 16 pumps total, and 24 hour operating car wash. I am sure you can imagine my disappointment.

If I may meet with you regarding this matter or if there is anything helpful you may be able to supply to me that would be greatly appreciated. I know I speak for several residents in this matter.

Thank you for any information you can provide regarding this matter so I may keep the neighborhood in the loop for upcoming hearings or meetings that pertain to this property. We would like to attend and be kept in the loop. There are several that work evenings that were unable to attend. The surrounding neighbors are extremely unhappy regarding this issue and will be interested to know any and all information and what their rights are.

Thank you for your time.

Sincerely,

Stacy Tracy

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
[Www.Euphoriquebody.com](http://www.Euphoriquebody.com)

From: Jill Luke <jluke@cityofnorthport.com>
Sent: Sunday, June 14, 2020 3:15 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: FW: Aggrieved Party Notice

This one was not answered – Jill Luke

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Wednesday, December 18, 2019 8:04 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; chanks@cittofnorthport.com; Pete Emrich <pemrich@cityofnorthport.com>; stacy tynan <stacytracy@gmail.com>
Subject: Aggrieved Party Notice

CLERK OF COURT

Stacy Tynan Tracy
3013 Lucaya Ave
N Port , FL . 34286
941 661 4180
Email: Stacytracy@gmail.com

TO WHOM THIS MAY CONCERN,

MY NAME IS STACY TYNAN TRACY AND I AM THE HOMEOWNER WHO LIVES ADJACENT TO THE COMMERCIAL PROPERTY ON THE CORNER OF CRANBERRY BLVD/PRICE INTERSECTION.

I BUILT MY HOME ON LUCAYA AVE/CRANBERRY BLVD IN THE YEAR 2000. I WAS THE FIRST ONE IN THE NEIGHBORHOOD AND HAVE WATCHED THE GROWTH AND CHANGE OVER THE PAST 19 YEARS.

I AM SUBMITTING THIS AGGRIEVED PARTY LETTER TO EXPRESS MY CONCERNS AND COMPLETE DISGUST WITH THE PROJECTED PLANS FOR DEVELOPMENT OF THE LAND.

I AM COMPLETELY AGAINST AND OPPOSE THIS PROJECT AS ARE THE SURROUNDING RESIDENCES THAT WILL BE NEGATIVLY EFFECTED BY THIS PROPOSAL.

WE ALL WELCOME GROWTH TO OUR COMMUNITY, BUT IT IS ABSOLUTELY UNNECESSARY FOR AN ADDITIONAL GAS STATION TO BE BUILT ON THAT PARTIAL OF VACANT LAND. WE ARE SURROUNDED ON EACH AND EVERY CORNER AND INTERSECTION FROM 75 TO 41 AND TOLEDO TO SUMTER INTERSECTIONS WITH MUCH OF THE SAME. OUR NEIGHBORHOOD AND COMMUNITY NEEDS SOMETHING OF VALUE..AND A 24 HOUR 7 -11 /CAR WASH WILL NEVER BE A WELCOMED PROJECT.

I ASK FOR YOU ALL TO PLEASE CONSIDER OUR FEELINGS AND CONCERNS:

1. NOISE AND TRAFFIC INCREASE
2. CRIME POTENTIAL
- 3.HOMELESS /PANHANDLERS
- 4.DIESEL FUMES/ENVIRONMENTAL RUNOFF
- 5.RODENTS FROM TRASH DEBRIS
6. PROPERTY VALUES DECREASED
7. WILD LIFE PRESERVATION : THIS LAND PROVIDES HABITATS AND SANCTUARIES FOR TURTLES, OWLS, BOBCATS, SCRUB JAYS AND SO MUCH MORE.

YOU CAN HELP US..YOU CAN HAVE THE FINAL SAY. PLEASE CONSIDER WHEN VOTING FOR THEIR NEEDED SPECIAL EXCEPTIONS AND REQUESTED MODIFICATIONS.

THANK YOU FOR YOUR TIME IN ADVANCE.

SINCERELY,

STACY TYNAN-TRACY

941 661 4180- CELL #
S.TRACY
3013 LUCAYA AVE
NORTH PORT FL 34286

From: Jill Luke
Sent: Monday, May 4, 2020 11:57 AM
To: Stacy Tynan Tracy <stacytracy@gmail.com>
Subject: Re: Meeting May 7 th

Awe... so cute! - Jill Luke

Sent from my iPad

> On May 4, 2020, at 10:29 AM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:
>

From: Jill Luke <jluke@cityofnorthport.com>
Sent: Sunday, June 14, 2020 3:16 PM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: FW: Meeting May 7 th

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Monday, May 4, 2020 10:29 AM
To: Christopher Hanks <chanks@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Debbie McDowell <dmcowell@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>
Subject: Meeting May 7 th

Video and more pics of the turtle who lives in the commercial property next to me 3013 Lucaya Ave, North Port, FL 34286.

Proposed development of 7 11, Boone attorney stated no protected life detected during there survey. He has been back and fourth several times since January 2020.I have captured him on camera several times.

I will be present during the meeting May 7th for meeting, I also submitted a letter in and Gabe and I have spoke and ready to retain a real estate attorney regarding this matter.

Thank you all for your time and consideration.

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com



From: [Jill Luke](#)
To: [David Johnson](#)
Subject: Re: Regarding City of North Port Application for a CDBG
Date: Wednesday, June 3, 2020 10:08:12 PM

Mr. Johnson,

I will forward this to the City Manager. Without the notice in front of me, I'm not going to attempt to answer what they are doing. I don't see anything wrong with trying to obtain numerous grants, in hope that one will go through. Thank you - Jill Luke

Sent from my iPad

On Jun 3, 2020, at 7:25 PM, David Johnson <bigdgjohnson@gmail.com> wrote:

Valerie;

After reading the Public Notice by the City of North Port applying for a CDBG, I have the following comment/question which I'm hopeful one can answer.

Apparently, the City of North Port plans to submit 4 separate grant requests – totaling approximately \$3.6M. The likelihood of all 4 requests being approved is highly doubtful, based upon the fact that the State of Florida generally only issues between \$16M to 26M annually for such grants with never any one community receiving more than \$1.5M.

All projects appear to be long overdue, while the city has focused on expensive “nice to do” projects, i.e. The Aquatic Center. Unfortunately, such projects have taken away monies needed for “necessary” projects, like the 4 that North Port is now requesting funding for.

My question is as follows; Since it is highly unlikely that all projects will receive grant monies, how does the city plan on funding what appears to be necessary repairs, or will they just be “kicked down the road for another year”?

Regardless, because of city mismanagement, we the tax payers are facing increasing taxes to cover the cost of these necessary repairs.

I look forward to your reply.

Sincerely

David Johnson

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From: [Jill Luke](#)
To: [Eileen Reardon](#)
Subject: RE: Proposed gas station
Date: Thursday, June 4, 2020 12:18:00 PM

Ms. Reardon,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Eileen Reardon <eileenmaryreardon@gmail.com>
Sent: Wednesday, June 3, 2020 4:42 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed gas station

Dear North Port Commissioners,

I, Eileen Reardon owner/resident at [1237 Rice Terrace, North Port, FL 34286](#), respectfully oppose the proposed gas station at the location on Price/Cranberry.

Many houses, including my own, depend on well water near this location. Underground fuel tanks pose a threat to the aquifer and can seriously contaminate the groundwater.

There are 3 gas stations and 2 car washes at Price and Sumter less than 2 miles west and there is an almost new 7/11 gas station car wash about 2 miles east near Price and Toledo Blade.

Not sure why we would need another gas station and car wash that is right in the middle of a residential area.

Thank you,
Eileen Reardon

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From: [Jill Luke](#)
To: [Neil Burkhouse](#)
Subject: RE: Proposed Gas Station/Convenience Store/Car Wash at Cranberry and Price
Date: Thursday, June 4, 2020 12:27:00 PM

Mr. Burkhouse,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Neil Burkhouse <neil.burkhouse@gmail.com>
Sent: Wednesday, June 3, 2020 4:38 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed Gas Station/Convenience Store/Car Wash at Cranberry and Price

Dear North Port Commissioners,

I, Neil Burkhouse owner/resident at 1237 Rice Terrace, North Port, FL 34286, respectfully oppose the proposed gas station at the location on Price/Cranberry.

Many houses, including my own, depend on well water near this location. Underground fuel tanks pose a threat to the aquifer and can seriously contaminate the groundwater.

There are 3 gas stations and 2 car washes at Price and Sumter less than 2 miles west and there is an almost new 7/11 gas station car wash about 2 miles east near Price and Toledo Blade.

Not sure why we would need another gas station and car wash that is right in the middle of a residential area.

Thank you,

Neil Burkhouse

1237 Rice Ter.

North Port, FL 34286

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From: [Jill Luke](#)
To: [Paul Jackomin](#)
Subject: RE: 7-11
Date: Saturday, June 6, 2020 1:41:00 PM

Mr. Jackomin,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Paul Jackomin <paj628@gmail.com>
Sent: Friday, June 5, 2020 6:35 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11

Ladies and Gentlemen;

I just wanted to add my opinion on this matter. Please don't allow this to be built. There is a 7-11 about 2 miles in each direction off price. Just think about the additional headaches in the planning of Price Blvd widening.

Respectfully
Paul Jackomin
Rival terr

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From: [Jill Luke](#)
To: bongarmaine@aol.com
Subject: RE: 7-11 At price and Cranberry
Date: Monday, June 8, 2020 12:41:00 PM

Ms. Robinson,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: bongarmaine@aol.com <bongarmaine@aol.com>
Sent: Saturday, June 6, 2020 4:09 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 At price and Cranberry

I have expressed my dissatisfaction several times for all the obvious reasons, and because they ARE obvious, there is no need to repeat them.

I just want to add that it is a very pretty, quiet section of town with lovely well-kept properties. The kind that reflect North Port and will continue to add to the cities growth. PLEASE do not allow it to be sullied. There are other heavy commercial parts of town to which the project is better suited (not to mention legally suited) Please!

Thank you. Bonnie Robinson

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From: [Jill Luke](#)
To: [Christine Bermel](#)
Subject: RE: 7 eleven
Date: Tuesday, June 9, 2020 1:31:00 PM

Christine,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Christine Bermel <cbermel3@yahoo.com>
Sent: Monday, June 8, 2020 10:27 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7 eleven

Good day,

I watched your meeting a week ago regarding the approval of the 7 eleven on Price Ave & Cranberry. I do not live in that area but have a friend that does. She told me about the plans to put in the gas station. I think this is a very bad idea. It can cause all kinds of problems such as fumes from gasoline, gas getting into the well water & traffic problems. Also the idea of building a walkway behind the station is also not a good idea. You will have drug addicts in that area because it will be away from the main road.

As some of the people explained there are a lot of gas stations in a short distance from there. We have enough gas stations & car washes in this town. It is time to get some real businesses in this town so people don't have to travel to other towns to get a decent job.

Thank you for your time & consideration.

[Christine Bermel](#)

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From: [Jill Luke](#)
To: [James Langdon](#)
Subject: RE: Proposed 7/11 on Price and Cranberry
Date: Thursday, June 11, 2020 1:50:00 PM

Mr. Langdon,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

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

From: James Langdon <kimberlangdon@outlook.com>
Sent: Wednesday, June 10, 2020 6:20 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed 7/11 on Price and Cranberry

Just another reminder that this proposed 7/11 24 hour convenience store/ car wash is a HORRIBLE idea!!!! The many concerns include, but are not limited to, increased traffic, noise, littering, crime, light pollution, beggars/homeless, etc.

But most importantly, you want to change the demographic of our neighborhood. The developers are requesting 3 out of 4 exemptions - granted, this parcel is commercially zoned, but to put in a 24 hour store AND a car wash/gas pumps, would change/upset the structure of the neighborhood. There are rules in place to prevent this from happening. They are called zoning rules. To request THREE exemptions is totally UNACCEPTABLE!!!! Please consider everything before you make a decision. And I pray that you make the RIGHT decision by protecting our neighborhood! Thank You!

James and Bonnie Langdon
3439 Zoratoa Avenue
North Port, FL 34286

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From: [Jill Luke](#)
To: [Candis Pepe](#)
Subject: RE: 7/11 Price & Cranberry
Date: Thursday, June 11, 2020 1:49:00 PM

Ms. Pepe,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Candis Pepe <candis219@comcast.net>
Sent: Wednesday, June 10, 2020 7:35 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7/11 Price & Cranberry
Importance: High

Dear commissioners:

I am voting NO for the proposed 7/11 at Price & Cranberry. I live very close to the intersection. There are over 10 gas stations within 4 miles of that intersection, 3 of which are 2 miles down the road. Traffic in the am at school opening is impossible, and the same from about 2:15 to 6.

The fact that FULL FUEL trucks will be driving on our streets, the likelihood of oil and gas leakage into the soil, the constant noise of a 24 hour gas, convenient store, and car wash will effect the homes in the area, not just the homes next to the station. The extra traffic will be to much for this intersection to handle, especially once school is back in session.

I VOTE NO ON THE PROPOSED 7/11

Thank you,
Candis Pepe
2757 Algardi Ln
North Port FL 34286

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From: [Jill Luke](#)
To: [scooter lady](#)
Subject: RE: Gas Station Cranberry and Price
Date: Thursday, June 11, 2020 12:21:00 PM

Ms. Verrow,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: scooter lady <crazyscooterlady56@gmail.com>
Sent: Thursday, June 11, 2020 10:50 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas Station Cranberry and Price

My husband and I are opposed to a gas station at Cranberry and Price. The town has too many already. This is a nice residential area and we feel the station would detract from this, create unnecessary traffic, and decrease the value of homes in the area. Please help a disabled veteran live the rest of his life in a decent environment.
Regards,
Donna and Bob Verrow

CAUTION: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

From: [Jill Luke](#)
To: [Kathy Bergeron](#)
Subject: RE: Gas station on Price Blvd
Date: Wednesday, June 10, 2020 10:51:00 AM

Kathy,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Kathy Bergeron <katjoeb@outlook.com>
Sent: Tuesday, June 9, 2020 10:39 PM
To: Debbie McDowell <dmcowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>
Subject: Gas station on Price Blvd

My husband and I are strongly opposed to the building of a gas station in the middle of a residential neighborhood. This is totally absurd with all the gas stations around this location. Totally unnecessary to have such a monster so close to homes within a stones throw.

I would think the city council and whoever else has any authority in this manner would have better common sense with the future of this wonderful city that we moved into to enjoy. Please don't ruin it for all of us I beg of you.

Edward and Kathleen Bergeron

Sent from my iPad

CAUTION: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

From: [Jill Luke](#)
To: [Stacy Tynan Tracy](#)
Subject: RE: Public comment s
Date: Tuesday, June 9, 2020 1:41:00 PM

Stacy,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Monday, June 8, 2020 4:36 PM
To: Heather Taylor <htaylor@cityofnorthport.com>; Commissioners <Commissioners@cityofnorthport.com>
Subject: Fwd: Public comment s

Please see below attachments for upcoming hearing June 15th 2020.
Several more emails/attachments to follow.
Thank you for your time in this matter.

Sincerely,
Stacy Tracy

----- Forwarded message -----

From: **Stacy Tynan Tracy** <stacytracy@gmail.com>
Date: Sun, Jun 7, 2020 at 3:50 PM
Subject: Public comment s

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

--

Stacy Tynan Tracy
3013 Lucaya Ave, North Port, FL 34286

Owner:
Euphorique` Inc.

941-661-4180 Business cell

941-661-0272- Pampered Parties

www.Euphoriquebody.com

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From: [Jill Luke](#)
To: [Sharon Trowbridge](#)
Subject: RE: 7-Eleven
Date: Tuesday, June 9, 2020 1:34:00 PM

Ms. Trowbridge,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

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

From: Sharon Trowbridge <sharontrowbridge@msn.com>
Sent: Monday, June 8, 2020 6:52 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-Eleven

I live five blocks from the intersection of Cranberry/Price. I am adamantly opposed to the exemptions for a 7-Eleven at Cranberry & Price. I am on a well like others in this area and I'm very worried about getting it contaminated by gas tanks possibly leaking. I also think congestion will be awful at this location. It is not necessary to be located at this location. There are 7-11s at Sumter & Price, 41 & Toledo, Toledo by Publix near Price and N. Cranberry & Toledo. Somebody on the commission must have stock in 7-11. I'm keeping tract on who might vote for this fiasco and will be sure to rally a vote against them.

Sharon Trowbridge

Sent from my iPad

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From: [Jill Luke](#)
To: [nsceci](#)
Subject: RE: 7-11 @ Price & Cranberry
Date: Tuesday, June 9, 2020 1:33:00 PM

Ms. Ceci,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: nsceci <nsceci@verizon.net>
Sent: Monday, June 8, 2020 9:02 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 @ Price & Cranberry

Commissioners,

As a resident living in the area of the proposed gas station, I'm writing again to express my opinion that it is neither wanted nor needed at that intersection. Many neighbors have contacted you with a long list of reasons to deny special exceptions to the developer. Please examine each one carefully, and ask if this is something you would welcome in your own neighborhood.

What is especially concerning is the way this entire process has been handled: with little regard for the people who live in this community. We deserve better from our elected officials. The zoning regulations exist to protect our best interests, and should not be reinterpreted/alterd to suit those of a developer whose only interest is cash in his pockets. We choose to live here for the quality of life that North Port offers, and are speaking out so that it is preserved.

Please listen to our voices and vote to deny the exceptions that would allow the project to be forced on our community.

Respectfully,
Nancy S. Ceci
2951 Belleville Ter.
North Port

Sent from my Samsung Galaxy smartphone.

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From: [Jill Luke](#)
To: [Christine Bermel](#)
Subject: RE: 7 eleven
Date: Tuesday, June 9, 2020 1:31:00 PM

Christine,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Christine Bermel <cbermel3@yahoo.com>
Sent: Monday, June 8, 2020 10:27 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7 eleven

Good day,

I watched your meeting a week ago regarding the approval of the 7 eleven on Price Ave & Cranberry. I do not live in that area but have a friend that does. She told me about the plans to put in the gas station. I think this is a very bad idea. It can cause all kinds of problems such as fumes from gasoline, gas getting into the well water & traffic problems. Also the idea of building a walkway behind the station is also not a good idea. You will have drug addicts in that area because it will be away from the main road.

As some of the people explained there are a lot of gas stations in a short distance from there. We have enough gas stations & car washes in this town. It is time to get some real businesses in this town so people don't have to travel to other towns to get a decent job.

Thank you for your time & consideration.

[Christine Bermel](#)

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From: [Jill Luke](#)
To: [jimmy.keesee](#)
Subject: Re: questions
Date: Sunday, May 31, 2020 11:49:50 PM

Mr. Keesee,

Thank you for your note. I have aided others in your HOA, previously, with issues and troubles with Lennar... actually, too many, in my opinion. It is true that the City was to inspect the roads before the final layer was put down. I don't know if that was accomplished, though. I will find out. And, you are correct, that Lennar is still in control of the HOA. I will have to ask about what the rep said about the City handling the issues, as the District is over the bulk of that type of infrastructure. I'm sure the NDS Director will look into all the issues, and handle it as appropriate. I will speak with him Monday morning.

As far as your question about higher utilities by customers outside the City... you are correct, they do pay a higher amount. I will question Utilities to see if there is a set percentage of increase and let you know. I'm sure there are several things that they are not considering, in regards to what the cost would be to de-annex. It's a sad situation, as this is such an exciting time for Wellen Park, as they are entering into the next step in their development.. and, this division has to be disappointing to them. We are watching this development taking shape into what the vision was when they annexed in... it is very exciting to me, to watch this form and be able to see what the future will be for this Master Plan. It's quality.. and, I'm proud of it. I can't say that I'm proud of Lennar, though! I'll get some answers for you as soon as I can. Thank you - Jill Luke

Sent from my iPad

> On May 31, 2020, at 4:14 PM, jimmy keesee <jimmy.keesee@gmail.com> wrote:

>

> Commissioner Luke, Thank you for the time and effort you put into being a commissioner.

>

> We moved to Gran Paradiso about eighteen months ago. My wife and I like the area and the City. We are not part of the group wanting to leave the City. We like the police department. I retired after 37 years with Norman Police Department and understand how cities operate and why. My wife has her PhD and retired from The University of Oklahoma. In Norman, Ok there was a small group of citizens who did deannex from the City for a number of years and then had to merge back into the city. Quite a debacle.

>

> I have a few things that I'm not sure who to address them to and hope you can help.

>

> This may be for Streets. When we moved into our new home the concrete curb had several large chips. I was told it would be fixed. One Lennar customer care person told me that the City would walk the area and identify what drives to repair before the final lift. The final lift happened and no repair to my driveway curb. I contacted Lennar again. One customer care rep told me that it was the HOA's responsibility after Lennar was no longer building homes. I know that was incorrect. I talked to the customer care supervisor and he told me it was a City of North Port issue and to contact the city. So here I am. I will attach pictures.

>

> This may be for your Code or Inspectors. My next question deals with electrical building code and inspections. My house has had an intermittent problem with breakers tripping. There were two that tripped the most with the irrigation being the most frequent. I submitted it under warranty but the electrician could not find the problem and neither could the irrigation company. My warranty has since expired in Oct 2019. After the long dry season this winter I started having the same problem. I was able to narrow it down to the breaker tripping when it rained. When it was dry I ran a water hose on the wall by the outside electrical boxes. The first one quickly started filling with water until it reached the electrical socket. I removed the outer covering and determined the electrical socket was screwed into the plastic box with dry wall screws instead of the machine screws. The dry wall screws are too big and broke every electrical box so they no longer have integrity to secure them to the wall and this could be a mold and/or fire hazard. Does the City electrical code address this issue? Did this pass the city inspection? I'm sure all the homes in my area have the same problem. The only permanent solution is to have the broken boxes removed and new ones installed with the proper screws.

>

> This may be for utilities. I am researching the groups numbers that want to leave the city and I fell they are missing, or intentionally leaving out, some important information. One issue you may help with is about water and sewer. If the City of North Port provides water and sewer to an unincorporated area are there any additional fees or charges for providing the water or treating the sewer? One person told me he thought there was an additional 10% additional fee. I think there should be additional costs for services provided outside of the city limits.

>

> Once again thank you for your time.

>

> Jim Keesee

> 13683 Vancanza Dr

>

>

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From: [Jill Luke](#)
To: [Allen Johnson](#)
Subject: RE: Quick Mart
Date: Monday, June 1, 2020 11:45:00 AM

Mr. Johnson,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Allen Johnson <djsnowbird@netscape.com>
Sent: Sunday, May 31, 2020 5:18 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Quick Mart

We wish to express our hope that you will not approve the building of the Quick Mart and gas station at Cranberry and Price Boulevards. We do not live near that site; we are only speaking as citizens of North Port.

There are comparable businesses (and more) just half a mile away at Sumter and Price. That intersection is appropriate for commercial businesses due to its location just off .I-75. Cranberry and Price is an attractive area which should not be turned into a strip mall, which is what will eventually happen once this type of business gets its foot in the door. It's bad enough that the dollar store is already there. We don't need more of the same.

Please do not let this happen to our city.

Allen and Jean Johnson
3719 Cincinnati St
North Port

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From: [Jill Luke](#)
To: [bml3220](#)
Subject: RE: No to 7-11
Date: Tuesday, June 2, 2020 10:09:00 AM

Barbara,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: bml3220 <bml3220@gmail.com>
Sent: Tuesday, June 2, 2020 8:54 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: No to 7-11

Hello it's Barbara Lockhart here. I'll keep this short as I'm sure you are being inundated with emails about the 7-Eleven gas station.

There are already 13 gas stations, many with car washes, within 2 to 7 minutes from the corner of N. Cranberry and Price. That is already more than enough.

Cranberry itself already has a gas station at each end (at 41 and at Toldeo Blade).

Sumter/Price even has a stand alone car wash.

Special exceptions seem to have a history of being granted extremely often in order to meet the City's theme of Achieve Anything.

However the people are speaking loudly and the math of 13 stations 2 to 7 minutes from the location also speaks for itself.

We do not need or want this gas station in this residential neighborhood of N. Cranberry/Price.

Further...there should not be any gas stations at any of the other Price intersections other than Toldeo Blade and Sumter as they are the main arteries through the City.

PLEASE listen to us!

Barbara Lockhart
BML3220@GMAIL.COM

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From: [Jill Luke](#)
To: [NANCY IRWIN](#)
Subject: RE: Special Commission Meeting June 15, 2020 at 9:00am (7-11 Development)
Date: Tuesday, June 2, 2020 5:24:00 PM

Ms. Irwin,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: NANCY IRWIN <poolirwin@msn.com>
Sent: Tuesday, June 2, 2020 2:10 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Special Commission Meeting June 15, 2020 at 9:00am (7-11 Development)

Dear Commissioners and Mayor of North Port;

My husband and I are new residents here in North Port and DO NOT want or need this development of another 7-11/ convenient store/Car Wash. There are too many now within a 2.5 miles at Toledo Blade, Tamiami (41) and Sumter & Price. Not to mention all the car washes on (41). We love our family neighborhoods.

We moved here because it's a 'family, quiet' area plus all the beautiful wild life which includes 'endangered species'. This will not happen now if you allow this monstrosity to come in. Stop thinking about "Growth" and the "All Mighty Dollar" and represent the people that voted you in.

If North Port grows like a weed, you will see more people moving out and spreading the word NOT to move here. Please for the Love of the people, DO NOT LET THIS DEVELOPE!!

Sincerely,

Nancy Irwin
Ron Kuhns

P.S. I wonder if any of you live in the vicinity of the development!!!

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From: [Jill Luke](#)
To: [Stacy Tynan Tracy](#)
Subject: RE: Submitted Meeting Comments - Price/Cranberry Proposal
Date: Friday, May 8, 2020 3:32:00 PM

Stacy,

I have not viewed the PZAB meeting at this point, though, I have heard they voted to accept the 7-11... I'm shocked, and will be listening to it shortly. But, I asked in our Commission meeting, that followed the PZAB mtg, if all of the public comment was read into the record. Your friend below sent 5 comments for the PZAB meeting. I'm told that they only read one of the comments into record. It could have worked out, that they could have read more, but with this being their first online meeting... I don't think they thought it out thoroughly. Her comments can be read into record during the Commission meeting, though. But, there is only space for 4 comments during the meetings about the 7-11. One could be read in the General Comment section... then, 1 each, in the 3 different sections that this topic is broken up into. A 5th one could be read... but, it would be at the very end of the meeting, and by that time... too late, pretty much. What I suggest, is she re-write the comments, and condense what she is saying, so that it fits within 3 or 4 of the comment sections. She could have one be submitted for the opening General Comment, then one for each section of the topic... but, each of them, cannot be more than 3 minutes long when read. FYI – the City Manager and myself, receive the comment submissions, so I can be sure it is placed properly, and I can aid you or her in how to list it on the submission ahead of time, if you like. So, when it comes before the commission... reach back out to me. I printed out all of her submissions and gave to the Clerk, so they are in the file for the topic, though, even though they may not have been read... if what I was told is correct. Thank you... hope this helps. – Jill Luke

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Friday, May 08, 2020 10:30 AM
To: Jill Luke <jluka@cityofnorthport.com>
Subject: Fwd: Submitted Meeting Comments - Price/Cranberry Proposal

----- Forwarded message -----

From: **Maria Leslie** <mjoseph0306@gmail.com>
Date: Thu, May 7, 2020 at 11:06 AM
Subject: Submitted Meeting Comments - Price/Cranberry Proposal
To: <stacytracy@gmail.com>

Please see comments submitted below, hopefully they will read them.

Thanks, Stacy!

"Hello all, this 24 hour convenience store, gas station, car wash will severely negatively impact the

immediate residents around the block that this proposed plan will take place. Home values will drop, home insurance will rise, all of the wildlife in that plot will be displaced, even MORE trash will wind up on our properties (due to the Dollar General there is a lot already), there will be an influx of people wandering around our properties, the noise levels will rise (they are bad enough living on Price), residential safety will be at risk with even higher traffic volume (there are many children in this small area, I myself am expecting), and there any MORE than 5 gas stations (many with car washes) within a 5 mile radius of this neighborhood. Please think of how negatively this will impact the immediate neighborhood. North Port is a beautiful and wonderful city. There is absolutely NO need for another convenience store/gas station/car wash. Something of more and better value should be constructed there, if anything at all. This is too close to residential property, none of the neighbors are happy about this. Please reconsider...

Hello again, I wanted to add the additional environmental concerns to the negative impact list that I previously submitted. All surrounding residents are concerned about the emissions from another gas station and spills that may occur and accumulate into the sewer/water bodies. We all value our wildlife in this great city and want to see it flourish, not slowly perish. As to the emissions, all neighbors on this block would be forced to be exposed to these. It is of great concern to us to be limited to these emissions. We already live on/very close to a main road, any additional toxins are hazardous to our health, that being said, there are many children in this area. I am not comfortable being an expecting parent with a gas station/convenience store/car wash within eye and earshot. As a first time home buyer, I was so excited last year to be a part of such a great city and community. I love my city and my home but due to the widening of Price Boulevard, was already regretting my decision to purchase a home on that street. Please do not make things worse by allowing this unnecessary and unwelcome addition to our wonderful neighborhood and city.

In addition, I was at the meeting that the Boone Law Firm had in the Fall. The corridor that they propose to leave between our backyards is NOT adequate. None of the neighbors at that meeting were happy or satisfied with anything that they were proposing and we DO NOT want this unwanted an unnecessary business in OUR backyards. There are MANY nearby cookie cutter gas stations/car washes/convenience stores, of which are NOT directly next to residential property. Please reconsider this invasion to our properties.

While listening to Boone and viewing the layout of their map, my property (on the corner of Price) will be RIGHT next to the main driveway to the business and my property also barely has a buffer between the two. PLEASE reconsider this whole plan. It is far too close to immediate homes and will very negatively impact my neighbors and I. In addition, I am very concerned about driving out of my driveway when the gas station driveway is SO close. It is already a nightmare and traffic concern during the morning start to the work day. Adding this business puts my family and other pedestrians at a higher risk for an accident.

In addition, this entire plan is EXTREMELY DISRUPTIVE to the surrounding residents and there is already a Dollar General across the street which serves as a convenience store and it is open until 10pm most nights. Please reconsider this unnecessary and unacceptable plan."

--

Maria Leslie (Joseph)

--

Stacy Tynan Tracy
Owner:
Euphorique` Inc. & Pampered Parties & Gifts
675 Tamiami Trail

Suite 4
Port Charlotte, FL. 33953
941-661-4180 Business cell
941-661-0272- Pampered Parties
www.Euphoriquebody.com
www.Pamperedpartiesandgifts.com
Pamperedpartiesandgifts@gmail.com
Stacytracy@gmail.com

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From: [Jill Luke](#)
To: [Stacy Tynan Tracy](#)
Subject: Re: Submitted Meeting Comments - Price/Cranberry Proposal
Date: Saturday, May 9, 2020 7:13:03 PM

Okay

Sent from my iPhone

On May 9, 2020, at 1:07 PM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

Thank you Jill ♥ I will let her know...she is also filing for the aggrieved party/person .

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
[Www.Euphoriquebody.com](http://www.Euphoriquebody.com)

On Fri, May 8, 2020, 3:32 PM Jill Luke <jlake@cityofnorthport.com> wrote:

Stacy,

I have not viewed the PZAB meeting at this point, though, I have heard they voted to accept the 7-11... I'm shocked, and will be listening to it shortly. But, I asked in our Commission meeting, that followed the PZAB mtg, if all of the public comment was read into the record. Your friend below sent 5 comments for the PZAB meeting. I'm told that they only read one of the comments into record. It could have worked out, that they could have read more, but with this being their first online meeting... I don't think they thought it out thoroughly. Her comments can be read into record during the Commission meeting, though. But, there is only space for 4 comments during the meetings about the 7-11. One could be read in the General Comment section... then, 1 each, in the 3 different sections that this topic is broken up into. A 5th one could be read... but, it would be at the very end of the meeting, and by that time... too late, pretty much. What I suggest, is she re-write the comments, and condense what she is saying, so that it fits within 3 or 4 of the comment sections. She could have one be submitted for the opening General Comment, then one for each section of the topic... but, each of them, cannot be more than 3 minutes long when read. FYI – the City Manager and myself, receive the comment submissions, so I can be sure it is placed properly, and I can aid you or her in how to list it on the submission ahead of time, if you like. So, when it comes before the commission... reach back out to me. I printed out all of her submissions and gave to the Clerk, so they are in the file for the topic, though, even though they may not have been read... if what I was told is correct. Thank you... hope this helps. – Jill Luke

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Friday, May 08, 2020 10:30 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Fwd: Submitted Meeting Comments - Price/Cranberry Proposal

----- Forwarded message -----

From: **Maria Leslie** <mjoseph0306@gmail.com>
Date: Thu, May 7, 2020 at 11:06 AM
Subject: Submitted Meeting Comments - Price/Cranberry Proposal
To: <stacytracy@gmail.com>

Please see comments submitted below, hopefully they will read them.

Thanks, Stacy!

"Hello all, this 24 hour convenience store, gas station, car wash will severely negatively impact the immediate residents around the block that this proposed plan will take place. Home values will drop, home insurance will rise, all of the wildlife in that plot will be displaced, even MORE trash will wind up on our properties (due to the Dollar General there is a lot already), there will be an influx of people wandering around our properties, the noise levels will rise (they are bad enough living on Price), residential safety will be at risk with even higher traffic volume (there are many children in this small area, I myself am expecting), and there any MORE than 5 gas stations (many with car washes) within a 5 mile radius of this neighborhood. Please think of how negatively this will impact the immediate neighborhood. North Port is a beautiful and wonderful city. There is absolutely NO need for another convenience store/gas station/car wash. Something of more and better value should be constructed there, if anything at all. This is too close to residential property, none of the neighbors are happy about this. Please reconsider...

Hello again, I wanted to add the additional environmental concerns to the negative impact list that I previously submitted. All surrounding residents are concerned about the emissions from another gas station and spills that may

occur and accumulate into the sewer/water bodies. We all value our wildlife in this great city and ant to see it flourish, not slowly perish. As to the emissions, all neighbors on this block would be forced to be exposed to these. It is of great concern to us to be limited to these emissions. We already live on/very close to a main road, any additional toxins are hazardous to our health, that being said, there are many children in this area. I am not comfortable being an expecting parent with a gas station/convenience store/car wash within eye and earshot. As a first time home buyer, I was so excited last year to be a part of such a great city and community. I love my city and my home but due to the widening of Price Boulevard, was already regretting my decision to purchase a home on that street. Please do not make things worse by allowing this unnecessary and unwelcome addition to our wonderful neighborhood and city.

In addition, I was at the meeting that the Boone Law Firm had in the Fall. The corridor that they propose to leave between our backyards in NOT adequate. None of the neighbors at that meeting were happy or satisfied with anything that they were proposing and we DO NOT want this unwanted an unnecessary business in OUR backyards. There are MANY nearby cookie cutter gas stations/car washes/convenience stores, of which are NOT directly next to residential property. Please reconsider this invasion to our properties.

While listening to Boone and viewing the layout of their map, my property (on the corner of Price) will be RIGHT next to the main driveway to the business and my property also barely has a buffer between the two. PLEASE reconsider this whole plan. It is far too close to immediate homes and will very negatively impact my neighbors and I. In addition, I am very concerned about driving out of my driveway when the gas station driveway is SO close. It is already a nightmare and traffic concern during the morning start to the work day. Adding this business puts my family and other pedestrians at a higher risk for an accident.

In addition, this entire plan is EXTREMELY DISRUPTIVE to the surrounding residents and there is already a Dollar General across the street which serves as a convenience store and it is open until 10pm most nights. Please reconsider this unnecessary and unacceptable plan."

--

Maria Leslie (Joseph)

--

Stacy Tynan Tracy

Owner:

Euphorique` Inc. & Pampered Parties & Gifts

675 Tamiami Trail

Suite 4

Port Charlotte, FL. 33953

941-661-4180 Business cell

941-661-0272- Pampered Parties

[Www.Euphoriquebody.com](http://www.Euphoriquebody.com)

[Www.Pamperedpartiesandgifts.com](http://www.Pamperedpartiesandgifts.com)

Pamperedpartiesandgifts@gmail.com

Stacytracy@gmail.com

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From: [Jill Luke](#)
To: [Maria Leslie](#)
Subject: Re: Aggrieved Persons/Party - Price/Cranberry Proposed Gas Station, Car Wash & Convenience Store
Date: Sunday, May 10, 2020 9:34:22 AM

Thank you. Heather will be sure you are added. - Jill Luke

Sent from my iPad

> On May 10, 2020, at 8:48 AM, Maria Leslie <mjoseph0306@gmail.com> wrote:

>

>

From: [Jill Luke](#)
To: tjrenihan@comcast.net
Subject: RE: For Book Lovers, "A Story in Titles" -- Read Titles from top left onwards
Date: Monday, May 11, 2020 8:05:00 PM

Very clever! – Jill Luke

From: tjrenihan@comcast.net <tjrenihan@comcast.net>
Sent: Sunday, May 10, 2020 12:39 PM
To: Renihan <tjrenihan@comcast.net>
Subject: For Book Lovers, "A Story in Titles" -- Read Titles from top left onwards

This was sent by a friend so I do not know the origin, but.....very clever!
Tom Renihan



👉👉 Read the titles from top left onwardsarranged by a librarian. Simply brilliant! 😊😄

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From: [Jill Luke](#)
To: [Bethany Jackomin](#)
Subject: RE: Cranberry Blvd./Price Blvd. Development Project
Date: Tuesday, May 12, 2020 12:49:00 PM

Ms. Jackomin,

Thank you for your comment. I believe the same way. I will forward your email to the clerk, for it to be added to the file. Thank you – Jill Luke

From: Bethany Jackomin <bjackomin@gmail.com>
Sent: Tuesday, May 12, 2020 11:14 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Cranberry Blvd./Price Blvd. Development Project

Good morning!

As a long-time resident of North Port and concerned citizen, I am writing to express my concern at the prospect of a 24-hour 7-Eleven being built at the corner of Cranberry Blvd. and Price Blvd. I live within 1 mile of this location and this is a predominantly residential area, with the exception of the Dollar General store that was built a few years ago.

I was not convinced having a Dollar General in my immediate neighborhood would be a good idea, but I will admit that it has been convenient at times. The store itself is clean and the staff is pleasant, and (depending on what I need) it is sometimes easier to pick up an item there than it is to travel the extra 2 miles to a Publix or Walgreens. I do not feel the same way about the 7-Eleven proposed to be built at the same intersection.

Having a 24-hour gas station/convenience store in my neighborhood is unnecessary, and will only increase already congested traffic patterns and increase noise levels. I strongly feel that gas stations/convenience stores do not belong in a residential neighborhood, and would be better placed at larger intersections like Toledo Blade where there are not residential homes.

I realize that the feelings and opinion of one single resident will not stop 7-Eleven from being built in the neighborhood, but I know that I am not the only resident with the same concerns. And I also know I will not be the only resident you hear from.

Please take my concerns, and the concerns of my fellow residents to heart and stop this gas station from marring our neighborhood.

Sincerely,
Bethany Jackomin

http://www.theuncensoredreport.com/2020/05/update-on-the-cranberry-blvd-w-price-development-project-in-north-port/?fbclid=IwAR0AZUp0-fX7r0TZZEQ17H9ttyern66pDqd_PNO97Js5UPTpH9pTOWtXFc

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From: [Jill Luke](#)
To: kpadalik@verizon.net
Subject: RE: Price/Cranberry Gas Station
Date: Wednesday, May 13, 2020 4:33:00 PM

Ms. Padalik,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

From: kpadalik@verizon.net <kpadalik@verizon.net>
Sent: Wednesday, May 13, 2020 2:29 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; Christopher Hanks <chanks@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>
Subject: Price/Cranberry Gas Station

Dear Commissioners,

I live in the area of Price and Cranberry, two blocks from where the proposed 7-11 gas station may be built. Please know that I am NOT in favor of this. I understand how important it is to have development in our city. However, I do not understand why we need another gas station, especially at this intersection. Leaving from this neighborhood there are seven gas stations at 4 nearby intersections. If you are to leave the Price/Cranberry neighborhood and head east, there is a gas station at Toledo Blade/Price. If you are to leave and head north to the interstate, there is a 7-11 at Cranberry and Toledo Blade. If you are to head south, you will find two gas stations at Cranberry and 41. And if you were to head west, you will find 3 gas stations at Price and Sumter. Please explain to me WHY we need one at Price and Cranberry? How is putting a 16-pump, 24 hour gas station in a residential neighborhood a good thing? I understand that Price Blvd is a east-west connector for our city. But this is in the middle of a residential neighborhood. What kind of crime will be invited here with a 24 hour gas station? A "preserve" with a paved path will provide a buffer between the gas station property and the homes surrounding it. It's not much of a preserve when you have refueling trucks driving by at all hours of the day (or night) and the bright lights from the gas station will surely cause disruption to the wildlife in this "preserve". Who plans on paying for the upkeep of the preserve? I really hope you don't count on 7-11 paying for that. The city will need to add the upkeep of the "preserve" to their budget. One block from the gas station is a school bus stop at Cranberry and Alesio Ave. This bus picks up and drops off for Cranberry Elementary, Heron Creek Middle, and

North Port High School in the mornings and the afternoons. There are no fewer than 50 kids that use that bus stop EVERY SINGLE DAY during the school year, many of them walking or biking to that stop. To add additional traffic in and out of a gas station during the morning and afternoon commutes is a tragedy waiting to happen with these children and the bus stop. Most of these houses in the neighborhood are on well water. I understand that 7-11 intends on putting double walled gas tanks in the ground, but what about the gas that is spilled on the ground at pumps. Where does that go? And when it rains and the water mixes with gas? Where does that go? It runs off into our groundwater and into our wells, which poses health risks of great concern. Understand that I am not opposed to development at this intersection. The TYPE of development is what I am opposed to. There is no need for a gas station, especially a large 16-pump 24-hour one, at this intersection.

Kristin Padalik

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From: [Jill Luke](#)
To: [donna mignogna](#)
Subject: RE: gas station
Date: Wednesday, May 13, 2020 4:38:00 PM

Ms. Mignogna,

In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

From: donna mignogna <donnam1127@hotmail.com>
Sent: Wednesday, May 13, 2020 2:28 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: gas station

My name is Donna Mignogna. I live at 2640 Sparkle lane north port.

I would like to tell you and the rest of the commissioners, that a gas station on the corner of Cranberry and Price is ludicrous. For starters that is a residential area, at least that is what people were told when we bought in this area.

Second Price is already so over driven now that it would make it impossible to get home considering that the only alternative would be Hillsborough which is all ready over crowded. I can not believe this city would allow somebody in their back pocket.

We voted you all into office because we felt that you would work in our best interest.

THIS IS NOTIN MY BEST INTEREST

ThankYou

Donna Mignogna

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From: [Jill Luke](mailto:Jill.Luke@cityofnorthport.com)
To: bongarmaine@aol.com
Subject: RE: Proposed development Cranberry and Price.
Date: Wednesday, May 13, 2020 4:41:00 PM

Ms. Robinson,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

Jill Luke
City Commissioner
4970 City Hall Blvd.
North Port, FL 34286
Office- 941.429.7073
Cell- 941.628.0757



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E-mail message sent or received by City of North Port officials and employees, in connection with, City business are public records subject to disclosure under the Florida Public Records Act.

From: bongarmaine@aol.com <bongarmaine@aol.com>
Sent: Wednesday, May 13, 2020 2:24 PM
To: vcarusone@cityofnorthport.com charwks@ciiryofnothport.com; Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jlake@cityofnorthport.com>
Subject: Proposed development Cranberry and Price.

Please, please, please, just say no to big commercial development in this residential neighborhood, that already has so much traffic that at certain times of day it is almost unusable. There is much to be said for aesthetic integrity in city planning.. The reasons for not wanting this are many, a few of which

It is simply unnecessary, ugly, will depreciate real estate value, unsafe from a traffic perspective, traffic increase, noise, encourages loitering, on and on and on. IF we must have yet another gas station and car wash. build it in an already commercially developed area. Goodness knows we have many. Would you want it in your backyard?

It is my understanding that a lot of invested voters are paying close attention to the outcome. Thank you.

Bonnie Robinson.

CAUTION: This email originated from an external source. Be Suspicious of Attachments, Links and Requests for Login Information

From: [Jill Luke](#)
To: [Leo Schober](#)
Subject: RE: Proposed Gas Station and Car Wash
Date: Wednesday, May 13, 2020 4:52:00 PM

Hello!

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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From: Leo Schober <admiralleo@yahoo.com>
Sent: Wednesday, May 13, 2020 12:43 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Proposed Gas Station and Car Wash

I just want you to know that I am totally against this project. Too much harmful impact on the residents. How many gas stations and car washes do we really need in North Port?!?!?!?

Diana Schober

Hi Jill.

From: [Jill Luke](#)
To: bongarmaine@aol.com
Subject: RE: Proposed development Cranberry and Price.
Date: Wednesday, May 13, 2020 4:57:00 PM

You're welcome! – Jill Luke

From: bongarmaine@aol.com <bongarmaine@aol.com>
Sent: Wednesday, May 13, 2020 4:53 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: Proposed development Cranberry and Price.

Thank you, Jill, for the quick reply and the validation. I will send it along on Next Door as I did part of Chris' reply. That is the venue that prompted my letter to the commissioners. Bonnie

In a message dated 5/13/2020 4:41:32 PM Eastern Standard Time, jluke@cityofnorthport.com writes:

Ms. Robinson,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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

Sent: Wednesday, May 13, 2020 2:24 PM

To: vcarusone@cityofnorthport.com charwks@ciiryofnothport.com; Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jlake@cityofnorthport.com>

Subject: Proposed development Cranberry and Price.

Please, please, please, just say no to big commercial development in this residential neighborhood, that already has so much traffic that at certain times of day it is almost unusable. There is much to be said for aesthetic integrity in city planning.. The reasons for not wanting this are many, a few of which

It is simply unnecessary, ugly, will depreciate real estate value, unsafe from a traffic perspective, traffic increase, noise, encourages loitering, on and on and on. IF we must have yet another gas station and car wash. build it in an already commercially developed are. Goodness knows we have many. Would you want it in your backyard?

It is my understanding that a lot of invested voters are paying close attention to the outcome. Thank you.

Bonnie Robinson.

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From: [Jill Luke](#)
To: [Susan](#)
Subject: RE: 16 pump gas station
Date: Wednesday, May 13, 2020 5:05:00 PM

Susan,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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

From: Susan <sschoettler1@yahoo.com>
Sent: Wednesday, May 13, 2020 11:24 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: 16 pump gas station

The answer is NO, to the
Business that will hurt the neighborhood!
It will hurt traffic and disturb the neighborhood Please take our concerns and vote NO

Sent from my iPhone

Sent from my iPhone

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From: [Jill Luke](#)
To: [Stacy Tynan Tracy](#)
Subject: RE: Letter from Janice Wilbert
Date: Wednesday, May 13, 2020 5:18:00 PM

Thank you for passing this along! – Jill Luke

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Wednesday, May 13, 2020 8:57 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Letter from Janice Wilbert

From: Janice <sassygermann@comcast.net>

Subject: Gas Station, Cranberry and Price

On Monday, February 3, 2020, I attended a Commission Workshop regarding the ULDC and Neighborhood Commercial Zoning. One interesting topic came-up, Gas Station in a residential neighborhood. Much discussion by all the Commissioners And many questions were raised regarding a gas station in a residential neighborhood. After much discussion and much time spent on this issue, a vote was held and the Commission voted NO, unanimously, NOT to have a gas station in a residential neighborhood.

Prior to this meeting I made appointments with 3 Commissioners regarding a 24 hour gas station on Cranberry and Price. I personally showed each Commissioner my findings of the Gas Stations in my area.

- Price and Sumpter = 3 gas stations
- Cranberry and US 41 = 2 gas stations and a WaWa coming
- Toledo Blade and Price = 1 gas station
- Toledo Blade and US 41 = 1 (Charlotte County)
- Toledo Blade past price to 75 = 2 and a Wawa coming
- Total Gas Stations so far = 9

How many gas Stations do we need in this area of North Port???

I totally agree with the Commissioners that a gas station should NOT be permitted in a residential neighborhood.

What about the contamination of wells, traffic, children riding bikes to the elementary schools with gas trucks on our roads? Safety First

Your consideration regarding a gas station on Cranberry and Price is greatly appreciated by YOU voting NO as did the Commissioners on February 3, 2020

Remember, this is a RESIDENTIAL NEIGHBORHOOD with children.

Sent from my iPad

From: [Jill Luke](#)
To: sassygermann@comcast.net
Subject: response to your email
Date: Wednesday, May 13, 2020 5:21:00 PM

Janice,

You and I spoke bring to all of the meetings in regards to this project. I am, also, sorry that your email was not read into the file during the meeting, but I am submitting it, now, to the file, as Stacy just sent it to me. To your email, as I am sending back to all of those who have written... here is my response...

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

Jill Luke
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Cell- 941.628.0757



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From: [Jill Luke](#)
To: jennifer.lafo@gmail.com
Subject: response to your letter about gas station
Date: Wednesday, May 13, 2020 5:26:00 PM

Ms. Lafo,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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From: [Jill Luke](#)
To: [Mark Gunther](#)
Subject: RE: 7 11 gas station
Date: Wednesday, May 13, 2020 6:25:00 PM

Mr. Gunther,

Because I don't know what your email is really saying... as my stand of NOT having a gas station placed there, is very common knowledge... I don't know what you're trying to say. But, either way... I am doing my best to protect a neighborhood, and I can take the heat for doing what I feel is right!
Thank you – Jill Luke

From: Mark Gunther <markgunther@gmail.com>
Sent: Wednesday, May 13, 2020 6:05 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: 7 11 gas station

No way

U can be voted out

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From: [Jill Luke](#)
To: [Jennifer Lafo](#)
Subject: RE: Cranberry/ Price Development Project
Date: Wednesday, May 13, 2020 6:27:00 PM

Jennifer,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

PS – I responded to you earlier because of an email that Stacy sent... I then found your email, so I'm responding to it, and will forward this one, too! Thanks

From: Jennifer Lafo <jennifer.lafo@gmail.com>
Sent: Tuesday, May 12, 2020 10:11 PM
Subject: Cranberry/ Price Development Project

To Whom It May Concern,

The Lafo Family living at 2794 Pascal Avenue would like to inform you that we strongly oppose the construction of the 7-Eleven at the corner of Cranberry Blvd and Price Blvd. One of our biggest concerns is that all roads leading to this location are strictly residential and should not have semi-trailers driving through them to deliver fuel. We have lived here since 2013 and I have never seen a semi-trailer in our neighborhood, and we would like to keep it that way. We don't need and do not want the extra traffic and business so close to our kids and homes.

While we understand that the property is zoned for commercial use, we feel that this was an oversight and that the original commissioners who zoned this never intended on having a 16 pump gas station just hundreds of feet from residents. A gas station brings with it many environmental and health issues that will affect everyone living in the area. Nearly every home relies on wells for our drinking water. These precious underground resources literally run underneath the proposed site. The dangers above ground are just as scary; the gas fumes, the light pollution, and the potential drug paraphernalia are just a few concerns.

As planners, the most important thing to consider is that there are no "take-backs". Once this is built, it will always be a scar in our residential neighborhood. There are plenty of major arteries

nearby where gas stations make perfect sense. This location is not wise and we urge you to accept our point of view.

Sincerely,

Kenneth and Jennifer Lafo (and family)

2794 Pascal Avenue

North Port, FL 34286

941-726-3964

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From: [Jill Luke](#)
To: [Heather Taylor](#)
Subject: FW: Cranberry/ Price Development Project
Date: Wednesday, May 13, 2020 6:28:00 PM
Attachments: [Commissioner Letter.pdf](#)

This is from the actual person... the other one was sent through another person. 7-11 file – thanks – Jill Luke

From: Jennifer Lafo <jennifer.lafo@gmail.com>
Sent: Tuesday, May 12, 2020 10:11 PM
Subject: Cranberry/ Price Development Project

To Whom It May Concern,

The Lafo Family living at 2794 Pascal Avenue would like to inform you that we strongly oppose the construction of the 7-Eleven at the corner of Cranberry Blvd and Price Blvd. One of our biggest concerns is that all roads leading to this location are strictly residential and should not have semi-trailers driving through them to deliver fuel. We have lived here since 2013 and I have never seen a semi-trailer in our neighborhood, and we would like to keep it that way. We don't need and do not want the extra traffic and business so close to our kids and homes.

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As planners, the most important thing to consider is that there are no "take-backs". Once this is built, it will always be a scar in our residential neighborhood. There are plenty of major arteries nearby where gas stations make perfect sense. This location is not wise and we urge you to accept our point of view.

Sincerely,

Kenneth and Jennifer Lafo (and family)
2794 Pascal Avenue
North Port, FL 34286
941-726-3964

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From: [Jill Luke](#)
To: [Janice](#)
Subject: Re: response to your email
Date: Thursday, May 14, 2020 8:38:33 AM

Thank you for telling the situation that you went through!! I'm so sorry. What was done was wrong, in my opinion! I understand that the Asst. Attorney was trying to abide by the rules, but she was wrong in her delivery of explanation. She may have been misinformed, too, though. I will do my best to try to get this situation with the faulty system resolved... as there have been approx 4, that I'm aware of that had an issue with it. Thank you for sharing - Jill Luke

Sent from my iPad

On May 14, 2020, at 8:22 AM, Janice <sassygermann@comcast.net> wrote:

Thank you Commissioner Luke, Jill. I greatly appreciate your time and all you are doing for the City of North Port. I tried many times last Wednesday to send my comment on the website, that I was correctly given but the comment form never appeared on my iPad. I called the City Clerks office, the morning of the meeting explaining that the public comment form does not appear. The City Clerk was not available and I left a very detailed message. Laura, from the Clerks Office called and wanted to help me. Laura tried but nothing worked and I explained that I wanted my comment to be heard. She gave me the exact same info that I had tried on evening Wednesday and started again early Thursday morning. To no avail. Laura finally asked me to send my comment to her and she would forward it to the City Clerk. What a mess. I copied the webpage just to show that public comment was NOT anywhere to be had.

I listened to the entire PZAB meeting from my phone, and was very disappointed in the comments 5 of the 6 men made. They did not listen to staff and their comments were quite upsetting. What man would allow or want his wife to stop at 3:00 am to get coffee on her way to work? One stated he would compromise regarding how many pumps and said 18, down to 14, that's NOT a compromise.

When the Lawyer said, there was one comment left and would not read it as it was irrelevant to this case. I said to Tom, it was relevant and she did not want these men to know that the commission had voted no in February at their workshop meeting.

Commissioner, this meeting is over and my comment doesn't mean anything to this board now. I appreciate what you are doing for me, but I feel .it's too late.

These men on this board don't care and it's not in their neighborhood. Again, I appreciate ALL you are doing for OUR City. Be well and be safe.

Janice Wilbert

Sent from my iPad

On May 13, 2020, at 5:21 PM, Jill Luke <jluke@cityofnorthport.com> wrote:

Janice,

You and I spoke bring to all of the meetings in regards to this project. I am, also, sorry that your email was not read into the file during the meeting, but I am submitting it, now, to the file, as Stacy just sent it to me. To your email, as I am sending back to all of those who have written... here is my response...

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<image001.jpg>

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From: [Jill Luke](#)
To: Penny@turbineweld.com
Subject: 7-11
Date: Thursday, May 14, 2020 10:28:00 AM

Penny,

I'm in agreement with your email about the gas station. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exceptions! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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From: [Jill Luke](#)
To: [Sharon Trowbridge](#)
Subject: RE: Cranberry intersection
Date: Thursday, May 14, 2020 10:38:00 AM

Ms. Trowbridge,

Though, the intersection of Cranberry and Price is a 'Neighborhood Commercial' zoned area... this development is asking for things that we do not 'have' to approve... making it different than the Dollar General. I am against a gas station going in there, myself. Thank you for your note - Jill Luke

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

From: Sharon Trowbridge <sharontrowbridge@msn.com>
Sent: Thursday, May 14, 2020 10:34 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Cranberry intersection

There is no need for another gas station in this area. We have several within 2 miles of us and a 24 hr. car wash is ridiculous! I live five blocks from this intersection and recent that this is even being considered. It's bad enough that we got that junky Dollar General.

Sharon Trowbridge
Sent from my iPad

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From: [Jill Luke](#)
To: [Darlene Moran](#)
Subject: RE: Gas Station Cranberry and Price
Date: Thursday, May 14, 2020 10:41:00 AM

Ms. Moran,

Personally, I am against this particular development in this area, and for some of the reasons that you have stated. Thank you for your note – Jill Luke

From: Darlene Moran <outlook_68AAB2E05DE75EAC@outlook.com>
Sent: Thursday, May 14, 2020 6:11 AM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Gas Station Cranberry and Price

Are you kidding me right now. This is a nice residential neighborhood now you want to approve another gas station. You're out of your minds over there. We do not need another gas station in this area first of all. 7-11 has one at the corner of Cranberry and Toledo Blade now. You want to take the chance of leakage into our aquifers. Think about this. I will be at the online meeting. Don't be foolish with our health. You want to do something nice for the city do not pollute it with gas stations, car washes, and fast food crap. Make it beautiful. A nice down town to attract decent people to the area not more homeless and pan handlers. You can give us all your statistics you want IT'S A BAD IDEA!!!

Sent from [Mail](#) for Windows 10

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From: [Jill Luke](#)
To: [Linda Antunes](#)
Subject: RE: Gas station on corner of Price and Cranberry
Date: Thursday, May 14, 2020 10:44:00 AM

Ms. Antunes,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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

From: Linda Antunes <linantunes48@gmail.com>
Sent: Wednesday, May 13, 2020 8:48 PM
To: Debbie McDowell <dmcdowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; Christopher Hanks <chanks@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>
Subject: Gas station on corner of Price and Cranberry

My name is Linda Antunes and I live at 2885 Pascal Ave. I'm writing this to say I oppose the building of a gas station on the corner of Price and Cranberry. Do you realize how many children walk to their bus stops in the morning and afternoon. School children from elementary to high school. Not only that but air pollution from the tankers and pumps. This area is all residential and we don't need big tankers coming down the streets. Just about everyone here has well water and we don't need that contaminated. This whole thing is ridiculous. I have family here in this area which includes three grandkids. We don't need a gas station with sixteen pumps and stays open for twenty four hours, and we definitely don't need our home values to go down because of it. You can go anywhere from here to Toledo Blade to Sumter Blvd for gas not including 41. We don't need it. Thank you, Linda Antunes

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From: [Jill Luke](#)
To: [George Morrell](#)
Subject: RE: Another gas station just what we don't need
Date: Friday, May 15, 2020 3:18:00 PM

Mr. Morrell,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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

From: George Morrell <george.morrell@icloud.com>
Sent: Friday, May 15, 2020 1:19 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Another gas station just what we don't need

Dear Commissioner

My name is George Morrell and I live on Arugula Dr. north Port.
And just found out that you may be considering yet another gas station located on Price And Cranberry.
Can you please take sometime and look over all the existing stations that are around the area. You will see that we have way too many to choose from. We don't need any more gas stations.
What we need is professional offices. Doctors, lawyers, Accountants, Financial institutions, Day Care centers Etc.

Thank you For your time

George Morrell

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From: [Jill Luke](#)
To: [Kathie Quackenbush](#)
Subject: RE:
Date: Friday, May 15, 2020 3:24:00 PM

Ms. Quackenbush,

The City cannot tell a commercial property owner what to put on their property, unless there are codes forbidding it. The owner of the property decides what they want to build. In this particular case, a convenience store could be placed there, and there is nothing that we could do about it, just as it was with the Dollar General, but the 24 hour operation is not allowed. The gas station and car wash can only be permitted with 'special exceptions'. I do not foresee the same conclusion coming from the Commission that the PZAB board decided on. I thank you for your input and I will send your email on to the Clerk's office, so that it can be stored in the file for this topic. Thank you – Jill Luke

From: Kathie Quackenbush <kathiequack@gmail.com>
Sent: Friday, May 15, 2020 1:13 PM
To: Christopher Hanks <chanks@cityofnorthport.com>; Debbie McDowell <dmcowell@cityofnorthport.com>; Jill Luke <jlluke@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>
Subject:

I am a very concerned citizen. I live in Tusket Avenue and I do not want another freaking 711 built in my neighborhood. You drive a mile in either direction down price and there is another 7-Eleven why don't you build a Wawa and stop giving them a hard time what is up with 7-Eleven are they paying you off to build all over the damn stupid town. Stop building so many 7-Eleven's gas stations car washes mattress stores get a little creative build something different no more gas stations especially in the neighborhood I wish I never bought a house in this stupid town. It used to be nice here in North Port we live here because of the wildlife and nature and trees and beauty you're turning into a dirty cheap city

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From: [Jill Luke](#)
To: scottmatchett1968@yahoo.com
Subject: RE: Positive Note
Date: Friday, May 15, 2020 5:00:00 PM

Wow! Do you want to run for office??? I'll vote for you! Your thinking is spot on! There does have to be differing ideas, and then, discussion, followed by the compromise and final decision for the overall best of the entire community. Then, ALL of the Commission needs to abide by the majority vote, as it is the majority that settles and makes the decision and it needs to be, then, worked to be the best decision, collectively. Many people miss that!

I've learned a lot while being in office for the past 3 years... and, I've always heard that Chamberlain and Cranberry were to be 4-laned, but in the last PZAB meeting, staff stated that it was not ever the plan! Imagine that! It doesn't mean that it couldn't happen in the future, but as for the planning, initially, it was not in the plans. New one on me!

I love your view of growth... it's great. Change is often frowned upon, so growth is constantly a battle. As for this project at Price and Cranberry... that is a 'Neighborhood Commercial' zoned property. So, they are allowed to build a convenience store... but, the code states there can be NO, 24 hour operation in that type of zoning. It doesn't say that a special exception could be made... it states... NO. As for the gas pumps and the car wash... those can be allowed, but as a special exception... majority vote. Now, in Feb, the Commission voted unanimously to NOT allow gas in that type of zoning. We just have not changed the code, yet. The PZAB board... violated the code by saying they could have 24 hr, and they allowed the 2 special exceptions, too. The PZAB board makes recommendations to the Commission, for the Commission to consider... the final say... about the project. With what the Commission did and stated in Feb... I don't really see us coming to the same conclusion that PZAB did.

To understand, the Commission's decision in Feb, you'd have to know the history of the zoning of NP. It has been a difficult journey, but it is bringing us to a far better place and outcome. That particular corner was always zoned Commercial, but after Activity Centers were created... they, also, created 'neighborhood commercial' areas that were to be a lighter footprint, as they are in the middle of residential homes. That is why the Commission in Feb was 'cleaning up' the zoning aspects of the City, as we are re-writing our ULDC, and we wanted only lighter types of commercial in the neighborhoods, and have the heavier, more industrial commercial in the Activity Centers. That was the intent of the changes, when they were developed, but they needed to be tweaked. It will be interesting on the 26th to see what the outcome of this quasi-judicial proceeding brings. Thank you for your conversation, and if you ever want to serve the City on a Board, or as an elected official... let me know! Thanks – Jill Luke

Jill Luke
City Commissioner
4970 City Hall Blvd.
North Port, FL 34286
Office- 941.429.7073
Cell- 941.628.0757



A City where you can "Achieve Anything"

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From: scott matchett <scottmatchett1968@yahoo.com>
Sent: Friday, May 15, 2020 4:38 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: RE: Positive Note

Hi Miss Jill,

I live on Heaton Terrace off of S. Chamberlain. I visit the next door app quite often and the commissioners have been getting beat up pretty bad over the 7-11 at Price and Cranberry. I personally have no problem with it. I think Growth is a good thing. The 1st time I drove down Chamberlain to go look at the house that we purchased I could tell then that Chamberlain is designed to be expanded to a 4 lane road. If you look on a map you can also see that the intersection that we're talking about for the 711 is commercially zoned for that. I understood all of this when I bought my home and it actually has something to do with why I bought where I bought. Again, I think growth is a good thing. I see the way things are shaping up and I'm excited to watch the area grow and I trust the commissioners to guide that growth. I don't expect all of you to agree on Everything 100% of the time. In fact if you did that would be detrimental. We need differing views to come together and figure out the best path forward so again, please keep up the hard work. Some of us out here appreciate it!

Thanks - Scott

[Sent from Yahoo Mail on Android](#)

On Fri, May 15, 2020 at 3:27 PM, Jill Luke
<jluke@cityofnorthport.com> wrote:

Mr. Matchett... thank you! That was a breathe of fresh air!! What part of the City do you reside in, may I ask? - Jill Luke

From: scott matchett <scottmatchett1968@yahoo.com>
Sent: Friday, May 15, 2020 12:07 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Positive Note

I think you folks are doing a fantastic job! Please keep up the hard work!

Scott

[Sent from Yahoo Mail on Android](#)

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From: [Jill Luke](#)
To: grubiared@gmail.com
Subject: RE: Gas Station
Date: Friday, May 15, 2020 5:13:00 PM

Ms. Santiago,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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

From: grubiared@gmail.com <grubiared@gmail.com>
Sent: Friday, May 15, 2020 7:46 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas Station

Please don't approve the 24 hour gas station on cranberry and price. There are so many gas stations in that area already. A nice small park for kids would be nice or a place for a farmers market or something small if your looking for money. Thst area is already congested and it just does not belong there. Please don't ruin this area please Kristy Santiago

Sent from my iPhone

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From: [Jill Luke](#)
To: [Michael Shallow](#)
Subject: RE: Cranberry & Price - 7-Eleven
Date: Friday, May 15, 2020 5:14:00 PM

Mr. Shallow,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

From: Michael Shallow <mikeshallow@gmail.com>
Sent: Friday, May 15, 2020 7:08 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Cranberry & Price - 7-Eleven

Hello and good day,

I am writing to you to voice my concerns regarding another gas station being built in the neighborhood.

This is most definitely increase the traffic on Cranberry and it is already a death trap due to peoples reckless driving. I was in an accident in front of my house and almost hit a second time because people just haul ass down the road.

What are you going to do in insure the neighborhoods safety from people who don't live here so they don't respect the speed.

Please, this is a serious concern. Something needs to be done to address the reckless driving with or without a new gas station being built.

Thank you for your time.

Michael Shallow
5451 S Cranberry Blvd

North Port, FL 34286

(941) 662-9511

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From: [Jill Luke](#)
To: [CINDY LARRAURI](#)
Subject: RE: 7-11 gas station
Date: Friday, May 15, 2020 5:17:00 PM

Ms. Larrauri,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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

From: CINDY LARRAURI <cindelarr1@aol.com>
Sent: Friday, May 15, 2020 12:12 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 gas station

Please vote this project down.

Why do we need another 7-11 in the middle of houses , we value our homes and health. The property values will go way down. It's not fair to the people living behind there.

I know it's commercial, but not a gas station and 24 hr car wash. How many do we need in North Port. Who response the area for this?

Please think of the people of North Port and not the almighty dollar. We paid a lot for our homes, please don't turn our neighborhood into a gas smelling community. We also have a canal not far from there, that could be contaminated.

Please rethink this vote.

God Bless

Cynthia Larrauri

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From: [Jill Luke](#)
To: [Maria Brennan](#)
Subject: RE: 24 hour carwash in residential area North Port
Date: Friday, May 15, 2020 5:18:00 PM

Ms. Brennan,

Thank you for your note... just for your info... I'm not in favor of it. – Jill Luke

From: Maria Brennan <poitin.56@gmail.com>
Sent: Thursday, May 14, 2020 7:09 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 24 hour carwash in residential area North Port

As a full-time resident of North Port and taxpayer I do not wish to this project go ahead.

Enough gas stations also!

Soon more electric cars too.

Don't expect us to vote you back in if this is going ahead.

Maria Brennan

Jabara Avenue

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From: [Jill Luke](#)
To: [Joan Garcia](#)
Subject: RE: Gas station
Date: Friday, May 15, 2020 5:20:00 PM

Ms. Garcia,

Thank you for your note... fyi- I am not in favor of it. - Jill Luke

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

From: Joan Garcia <jgar4220@icloud.com>
Sent: Thursday, May 14, 2020 6:03 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas station

I am vehemently opposed to the requested gas station/car wash at Price and Cranberry. That intersection cannot handle the kind of traffic another entrance/exit traffic that such a business will produce. Nor is the neighborhood suitable for the elements that it will attract. Please listen to the people who elected you, and who assumed you would represent our wishes, not your own.

Sent from my iPad

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From: [Jill Luke](#)
To: [Joan Garcia](#)
Subject: RE: Gas station
Date: Friday, May 15, 2020 5:31:00 PM

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

From: Joan Garcia <jgar4220@icloud.com>
Sent: Friday, May 15, 2020 5:29 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: Gas station

I am not surprised

Sent from my iPad

> On May 15, 2020, at 5:20 PM, Jill Luke <jluke@cityofnorthport.com> wrote:

>

> Ms. Garcia,

> Thank you for your note... fyi- I am not in favor of it. - Jill Luke

>

> -----Original Message-----

> From: Joan Garcia <jgar4220@icloud.com>

> Sent: Thursday, May 14, 2020 6:03 PM

> To: Commissioners <Commissioners@cityofnorthport.com>

> Subject: Gas station

>

> I am vehemently opposed to the requested gas station/car wash at Price and Cranberry. That intersection cannot handle the kind of traffic another entrance/exit traffic that such a business will produce. Nor is the neighborhood suitable for the elements that it will attract. Please listen to the people who elected you, and who assumed you would represent our wishes, not your own.

>

> Sent from my iPad

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From: [Jill Luke](#)
To: [Sharon Elrod](#)
Subject: RE: 7/11 plan for intersection Price and Cranberry
Date: Friday, May 15, 2020 5:33:00 PM

Ms. Elrod,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

PS – the Commission doesn't 'plan' what goes where... the owner of the property does. But, if they want something that isn't allowed in that zoning area... they have to come to us for an answer... like in this case.

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Thursday, May 14, 2020 5:48 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7/11 plan for intersection Price and Cranberry

This is very poor planning on the commissioner's part. There are plenty of gas stations/convenience stores in North Port! There, are many reasons that that intersection is a bad place for this. It is residential; it is on Price Blvd, currently a 2 lane road that can't accommodate the traffic it has now; the negative environmental effects it will have on the residents with wells and the issues transitioning to city water; no necessity since there are many stations within a few miles of that location.

I respectfully ask that you reconsider this plan and abide by what your constituents have to say.

Sharon Elrod

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From: [Jill Luke](#)
To: [Elsie Charles](#)
Subject: RE: 7-11 Price and Cranberry
Date: Friday, May 15, 2020 6:33:00 PM

Ms. Charles,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

PS - We are doing our best to get a hospital here... many twists and turns as you could imagine with that industry! As far as any businesses coming into the City... the owner of the property choose that, not the City... as long as it fits the zoning. I will say that I, personally, have talked to a couple of developers that want to bring some great businesses to the City, though, it is a long process to get through planning and engineering. There is a Texas Roadhouse coming on 41... when the developer starts the plaza... the planning and engineering are taking far longer than normal, but that is on their end, not ours. You can follow what is coming into the City... for sure... on the website... under Neighborhood Development Services. Thank you

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

From: Elsie Charles <elsiecharles76@gmail.com>
Sent: Thursday, May 14, 2020 4:43 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 Price and Cranberry

To All Commissioners:

Please tell us it is only an ugly rumor that there is going to be another gas station/convenience store at the corner of Cranberry and Price, which is only 2 blocks from the 3 gas stations already on Price at Sumter!! It will definitely degrade the residential area there. Price is our main crosstown street to NP Center.

My husband and I have lived in Cypress Falls for 7 yeas and keep hoping that North Port will bring some restaurants like Texas Roadhouse or Cheddars to North Port. Another gas station is already scheduled at Price and Toledo Blade which makes FIVE stations along the short stretch between Price and I-75. There seems to be NO imagination amongst the planners of our city. Please explain to me why new businesses other than gas stations are not being proposed and considered during this development phase of North Port?

We also DESPERATELY need a hospital in conjunction with Sarasota ER. Is any progress being made with this? is there any possibility of a Costco?

I hope to hear from you regarding this.

Thank you.

Elsie Charles
2468 Arugula Dr.
Cypress Falls
elsiecharles76@gmail.com

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From: [Jill Luke](#)
To: [Sharon Elrod](#)
Subject: RE: 7/11 plan for intersection Price and Cranberry
Date: Friday, May 15, 2020 6:43:00 PM

Certainly. Yes... you are correct with the PZAB. When there are plans that would have to have exceptions or any type of special approval... they generally go to the PZAB first. It is a Board of 7 members, who are volunteers from the community. That allows for more of a voice from the 'citizens' of the community. (Problem can be, that there might be 'new' unexperienced members that don't know history and the codes as well) They 'recommend' or state what/how they see the issue, to the Commission. The Commission listens to what they say, but it does not mean that they agree with the Board's opinion. The ULDC is the Unified Land Development Code... or what people refer to the 'code'. It tells the zoning of each area/property of the City and how that area is to be developed... what is allowed and what is not. In this case, the 'Neighborhood Commercial' does not allow 24 hour operation in that zoning area... it is 'code'. It is written in the code and is to be obeyed. The PZAB in their meeting... did not abide by the code and chose to allow the 24 hour operation. The Commission, with more knowledge and experience with such matters, don't usually go against what is written into the 'code'. It would be kind of breaking the law. And, no one should be above the law! At least, that is my opinion. Hope that helps – Jill Luke

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Friday, May 15, 2020 6:33 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: 7/11 plan for intersection Price and Cranberry

Thank you for your response. Could you please clarify what PZAB (guessing public zoning advisory board?) and ULDC? And if you're able, who sits on these boards/committees?
Who exactly is allowing the "exception" to the Neighborhood commercial zone?

Thanks in advance for your help.

Sharon

On Fri, May 15, 2020, 5:33 PM Jill Luke <jluke@cityofnorthport.com> wrote:

Ms. Elrod,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to

what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

PS – the Commission doesn't 'plan' what goes where... the owner of the property does. But, if they want something that isn't allowed in that zoning area... they have to come to us for an answer... like in this case.

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Thursday, May 14, 2020 5:48 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7/11 plan for intersection Price and Cranberry

This is very poor planning on the commissioner's part. There are plenty of gas stations/convenience stores in North Port! There, are many reasons that that intersection is a bad place for this. It is residential; it is on Price Blvd, currently a 2 lane road that can't accommodate the traffic it has now; the negative environmental effects it will have on the residents with wells and the issues transitioning to city water; no necessity since there are many stations within a few miles of that location.

I respectfully ask that you reconsider this plan and abide by what your constituents have to say.

Sharon Elrod

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From: [Jill Luke](#)
To: [Sharon Elrod](#)
Subject: RE: 7/11 plan for intersection Price and Cranberry
Date: Friday, May 15, 2020 7:12:00 PM

Ms. Elrod,

The volunteer board has NO authority. They only make recommendations to the Commission. We have a lot of advisory boards that report and recommend things to the Commission to consider. They do NOT decide on anything... only the elected officials have the authority to make final decisions. So, the meeting on the 26th... is really the only one that will actually carry weight to it.

As for Mr. Hanks statements... he is referring to the fact that this is a quasi-judicial proceeding. In those cases, we as commissioners, switch hats and do sit in a manner as a judge. In these proceedings... we view evidence... like in a court... and, make decisions based upon the facts of the evidence. In Public Hearings, or General Business... the Commission presides as a regular Commissioner, where thoughts and opinions have more weight. But, in Quasi-judicial there are facts that have to be examined. Thus, why I am lining up my opposition to what the PZAB recommended... as I feel they did not follow facts... 'code'.

The zoning of the Neighborhood Commercial allows convenience stores to build there. So, the fact is... we cannot stop them from building a 7-11 convenience store. BUT... they asked to have 24 hour operation of that store. THAT is not allowed in that zoning area. The gas station and car wash are listed as potential uses in the code, but they are special exceptions... meaning the Commission would have to hear their 'case/evidence' and decide whether it should be allowed or not. In those 2 areas... the special exceptions... we do have more room for thoughts and opinions... as we have to determine if those items are for the good of the area and community.

Hearing the outcry of those who do not want the station... should have weight in the decision of whether to grant the exceptions or not. We as commissioners cannot talk to each other outside of a public meeting, so we do not know where each other stands until we get into the meeting and start talking. Thus, why I mentioned the meeting in Feb... the last time we talked about Neighborhood Commercial zoning and what we agreed upon then. I can only hope the majority of the Commission still believes in what they said back then! I hope that explains it a bit more to you, but if you still have questions... feel free! To me, the more education that we have within the population, the better, as they understand our duties. Thank you – Jill Luke

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Friday, May 15, 2020 6:57 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: 7/11 plan for intersection Price and Cranberry

How can a "volunteer board" have authority to override what is regulated by a zoning code, as you say, changing a law??

Is this change in code a done deal? Chris Hanks responded to me that he will serve as a judge in a Quasi Legal meeting. What will this do to prevent the underhanded, or "inexperienced" board from making this type of change.

How can I, as a citizen who lives off Cranberry, prevent this type of thing happening in the future?

On Fri, May 15, 2020, 6:43 PM Jill Luke <jluke@cityofnorthport.com> wrote:

Certainly. Yes... you are correct with the PZAB. When there are plans that would have to have exceptions or any type of special approval... they generally go to the PZAB first. It is a Board of 7 members, who are volunteers from the community. That allows for more of a voice from the 'citizens' of the community. (Problem can be, that there might be 'new' unexperienced members that don't know history and the codes as well) They 'recommend' or state what/how they see the issue, to the Commission. The Commission listens to what they say, but it does not mean that they agree with the Board's opinion. The ULDC is the Unified Land Development Code... or what people refer to the 'code'. It tells the zoning of each area/property of the City and how that area is to be developed... what is allowed and what is not. In this case, the 'Neighborhood Commercial' does not allow 24 hour operation in that zoning area... it is 'code'. It is written in the code and is to be obeyed. The PZAB in their meeting... did not abide by the code and chose to allow the 24 hour operation. The Commission, with more knowledge and experience with such matters, don't usually go against what is written into the 'code'. It would be kind of breaking the law. And, no one should be above the law! At least, that is my opinion. Hope that helps – Jill Luke

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Friday, May 15, 2020 6:33 PM
To: Jill Luke <jluke@cityofnorthport.com>
Subject: Re: 7/11 plan for intersection Price and Cranberry

Thank you for your response. Could you please clarify what PZAB (guessing public zoning advisory board?) and ULDC? And if you're able, who sits on these boards/committees?
Who exactly is allowing the "exception" to the Neighborhood commercial zone?

Thanks in advance for your help.

Sharon

On Fri, May 15, 2020, 5:33 PM Jill Luke <jluke@cityofnorthport.com> wrote:

Ms. Elrod,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same

conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

PS – the Commission doesn't 'plan' what goes where... the owner of the property does. But, if they want something that isn't allowed in that zoning area... they have to come to us for an answer... like in this case.

From: Sharon Elrod <elrods1.se@gmail.com>
Sent: Thursday, May 14, 2020 5:48 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7/11 plan for intersection Price and Cranberry

This is very poor planning on the commissioner's part. There are plenty of gas stations/convenience stores in North Port! There, are many reasons that that intersection is a bad place for this. It is residential; it is on Price Blvd, currently a 2 lane road that can't accommodate the traffic it has now; the negative environmental effects it will have on the residents with wells and the issues transitioning to city water; no necessity since there are many stations within a few miles of that location.

I respectfully ask that you reconsider this plan and abide by what your constituents have to say.

Sharon Elrod

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From: [Jill Luke](#)
To: [Ilona Weber](#)
Subject: RE: Gas station on Price Blvd
Date: Saturday, May 16, 2020 9:02:00 PM

Ms. Weber,

I'll start by saying that I am against the gas station going there. Though, the need for more gas stations in the City is there... they just need to be in the Activity Centers, not in the Neighborhood Commercials. The zoning of the Neighborhood Commercial allows certain businesses there. The Dollar General was a permitted business, and so is a convenience store. But, this developer wants 24 hours... and that is NOT allowed, and he wants gas and car wash... those are only accepted by special exception. In Feb. the commission stated that we do not want gas in Neighborhood Commercial, so, honestly, I don't see it passing, but it is to be determined by the majority of the commission. I do appreciate your email and I will submit it to the Clerk's office, so it can be put into the file for this project. Thank you! - Jill Luke

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

From: Ilona Weber <ilona.461@hotmail.com>
Sent: Saturday, May 16, 2020 2:16 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas station on Price Blvd

Please reconsider adding another

Gas station at this location - it is RESIDENTIAL! It doesnt belong there. Dollar Tree should have never been allowed to build there.

There are more car washes, auto part stores and dental clinics in such short proximity to each other than i have ever seen.

North Port is a young and active community, surely there is something more interesting or diverse that could be built there instead, that will fit within a RESIDENTIAL area.

C'mon, i know you can do better than that.

Sincerely,

A Happy North Port resident since 1994

Sent from my iPhone

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From: [Jill Luke](#)
To: [Cathy G](#)
Subject: RE: Cranberry and Price gas station.
Date: Saturday, May 16, 2020 9:14:00 PM

Everything that comes to the City, is chosen by the owner of the property... the City does not choose who comes and who can't. As young as our City is... it is hard to get some of the businesses here, as they want a profit, and until we are a little more established... like the other areas you go to... it will be hit and miss. Each piece of property has a type of zoning put onto it. THAT determines what type of business or even residential can go there. If a particular business is allowed in that particular zoning, the City cannot stop them from building and coming. In the case of the gas station... that property is zoned, Neighborhood Commercial. A convenience store can build there, but it cannot be 24 hours... that is not allowed. (though this developer wants it!) They, also, want gas and a car wash. Those items can only be permitted to come, if the commission decides to allow it, for the good of the community. In Feb, the commission voted unanimously to NOT allow gas in Neighborhood Commercial zones. We are in the midst of changing the codes, so it is not in place, currently, so I guess the developer wants to see if he can get it in before we change it. Though, I don't really see his chances being very high on succeeding. Thank you for your note and I will send it on to the Clerk so that it can be placed in the file for this topic. – Jill Luke

PS - North Port is as quiet as it will ever be right now! It is only 31% built out. When it is completely built out, there is an estimated population of 267,000 people! This area was plotted by General Development Corporation, with not so good of planning, in my opinion. But, the land is sold, and the owners of the land get to choose what they want to do with their property... as long as it is within the zoning. All the best...

From: Cathy G <cate1242@hotmail.com>
Sent: Saturday, May 16, 2020 1:43 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Cranberry and Price gas station.

I seriously do not believe we need another gas station in this neighborhood. There are 5 gas stations within 5 miles. Who really needs a 24 hour car wash. Traffic is already atrocious. My vote is no... as if how we in the neighborhood really feel. North Port has become a laughing stock, we have no really good restaurants, movie theaters, a hospital or any type of entertainment, when I have company come we have to leave North Port to find something to do, what a shame.. I live in a beautiful neighborhood and have a beautiful lot on a lg canal.

But I now realize any builder can come in my neighborhood and buy up lots, and put a gas station where ever they want with approval of city government, it's all about the builders not the residents wishes. We will soon be putting our house up for sale and leaving N. Port. It makes me sad, we moved here because it was so quiet and beautiful, not any more.

Sent from [Mail](#) for Windows 10

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From: [Jill Luke](#)
To: [Lori Flaherty](#)
Subject: RE: 5-16-2020 Comment
Date: Saturday, May 16, 2020 9:26:00 PM

Lori,

This is a pretty standard reply that I'm sending to folks that send in a well stated email...

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

You were very good with you considerations... thank you! Good job! As for the other topic... WV... wow! It is a small group of people out there that decided they don't like NP, and are spreading untruths about what could be possible if they de-annexed. Most of the folks are just being lead like sheep and don't understand. The ones leading it are blinded by their hatred for NP, that they can't see the pitfalls. I guess they didn't understand what and where they were moving to and what the costs and obligations were going to be in an improvement district! They don't want to pay NP taxes, and don't realize THEY didn't plan it... the developer did! So, I don't know why they think they can de-annex something that isn't theirs!! Time will tell what happens with their battle, but you are right... this cannot happen! There is way too much of NP assets in WV to flush that time, money and energy away. Besides, the developer... does not want to de-annex, so they are fighting their own Improvement District!!! As I said... Wow!

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

From: Lori Flaherty <lori_ruson@yahoo.com>
Sent: Saturday, May 16, 2020 12:18 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 5-16-2020 Comment

Hi Commissioners,
I hope this finds all of you well.
What trying times for all of us.

My comment would be against the 7 -11 and gas station and car wash on Cranberry and Price.
This property doesn't seem like a money maker for North Port.
But the neighborhood gets this monstrosity next to their houses.
The traffic around this area is already a nightmare.
More clearcutting-so sad.
The article in today's paper about the Sandhill crane and the baby hit by a car kind of makes this point besides being tragic and sickening.
If the building can't be stopped,
The buffer that the company offered is a good thing.
Seems the gas pumps and car wash are really pushing the limit on the zoning ?
Maybe just the store? With the big buffer?
Certainly not 24 hours. That would encourage trouble.
That zoning neighborhood plus commercial use is awful. Maybe the zoning commission can straighten this out. It would be a horror movie to me to have a convenience store built next door.

Also West Villages wants a divorce from North Port?

Let's not let them get away with this. The income lost to North Port would not be acceptable.

Sent with well wishes for you and yours,

Lori

Lori Flaherty

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From: [Jill Luke](#)
To: [Chaz Hiestand](#)
Subject: RE: 7-Eleven Project
Date: Sunday, May 17, 2020 7:29:00 PM

Mr. Hiestand,

Though, they CAN build a convenience store in that zoning of Neighborhood Commercial... there are some things that they can't do, too. They want 24 hour operations... that is not allowed in the code in that zoning... period! Then, they want gas and a car wash. In Feb. the Commission unanimously agreed that they did NOT want gas in Neighborhood Commercial, and it is to be in the process to change that code, currently. So, I guess the developer decided they would try to 'squeeze' to ask in, before we changed it. To get the gas and the car wash, which are listed as 'special exceptions' in that zoning... they have to come before the commission for approval. I don't want it! I really liked your thought process! It was good. Personally, I don't really see it being passed, but it will be up to the majority of the commission on the 26th. But, as I said, all 5 stated they didn't want gas there, in Feb. I will pass your email on to the Clerk, so that it can be placed into the file. Thank you - Jill Luke

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

From: Chaz Hiestand <ChazHiestand@comcast.net>
Sent: Sunday, May 17, 2020 5:07 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-Eleven Project

Dear Commissioners,

Did I miss something with the Widening of Price Blvd? Why would they want to build a Huge store when the road is to be widened? Why not build a Small store and fewer pumps like they just did on Toledo and Tamiami. That would be more fitting for the neighborhood.

I think most people are upset at the Huge size they are planning. A Huge store would have been better at Toledo and Tamiami. Let me know your thoughts :)

Thanks,

Chaz Hiestand
2852 Algardi Lane

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From: [Jill Luke](#)
To: [jfachet](#)
Subject: RE: Enough with the gas stations. NP has ENOUGH !!
Date: Sunday, May 17, 2020 7:49:00 PM

Actually, we do need a few more... but, NOT THERE!!! I'm opposed to it! Gas stations should be in the Activity Centers, not in neighborhoods! Thank you for your email... I'll pass it to the Clerk, so it can be placed in the file for the topic. – Jill Luke

From: jfachet <jfachet@ptd.net>
Sent: Sunday, May 17, 2020 6:04 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Enough with the gas stations. NP has ENOUGH !!

Sent from my Verizon, Samsung Galaxy smartphone

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From: [Jill Luke](#)
To: [Jennifer Cook](#)
Subject: RE: Price/Cranberry 7-11
Date: Wednesday, May 20, 2020 1:04:00 PM

Ms. Cook,

You did a tremendous job in writing this email with all of the correct elements needed to be extremely accurate! I'm impressed and thankful! I will copy in the response that I send to the majority of the citizens... and, you will see I am in total agreement with you! Thank you –

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you –
Jill Luke

From: Jennifer Cook <hotmama582@gmail.com>
Sent: Wednesday, May 20, 2020 12:24 PM
To: Debbie McDowell <dmcowell@cityofnorthport.com>; Jill Luke <jluke@cityofnorthport.com>; Commissioners <Commissioners@cityofnorthport.com>; Vanessa Carusone <vcarusone@cityofnorthport.com>; Christopher Hanks <chanks@cityofnorthport.com>; Pete Emrich <pemrich@cityofnorthport.com>
Subject: Price/Cranberry 7-11

Dear Commissioners,

I am writing you with grave concern for the 7-11 project proposed at the intersection of Cranberry and Price. I am a home owner and taxpayer located near this project. I oppose the special exemptions given for this project. Here are my legitimate concerns.

Before I purchased my home at 1115 Wapello St in 2011 I discovered the lots at Cranberry and Price were zoned commercial. However, when doing my research I found that the neighborhood commercial zoning meant no stores open 24/7! It also meant no gas stations. That is unless special exemptions are granted! I am very concerned that the zoning and planning board has already granted these special exemptions and I am writing you in hopes you will stop this development. If for nothing else stop them from being open 24 hours a day and stop them from having gas pumps.

While I am for growth of our city I do not feel this is the right kind of growth! I have many concerns about the impact it will have on the homeowners in the immediate area and even the community in general. Do we not have a gas station just a few miles down the road in any direction from this intersection? The answer is yes, yes we do. We have 3 gas stations at Sumter and Price

along with 2 car washes. 2 gas stations at Cranberry and 41 with another coming soon. There is a 7-11 at Toledo blade and Price as well as Toledo blade and Cranberry blvd. Is that every direction? I may have left some out but those are just the ones that come to mind. If you live near the intersection of Price Blvd and Cranberry chances are high you will pass a few gas stations on your way to/from wherever you go!!

I am also concerned about the noise pollution and environmental impact. I have seen numerous birds, hawks, robins, blue jays, woodpeckers just to name a few, on these commercial lots. It is definitely a habitat for box turtles! We've seen them! I know there is a bobcat who passes through frequently. When I don't see the rabbit for a while, I worry the bobcat got him. Anyways the partial land the developer is offering as a buffer will not be enough for our most vulnerable residents, the animals. The noise alone will scare them away, not to mention more traffic.

Speaking of vulnerable, how will this development impact the children in our neighborhood? I, myself, have 5 children. My neighbor, who just moved in a couple of weeks ago, has 8 children and another on the way!! That's 14 children in just 2 of the houses close to this development. Will the noise pollution and lights keep the babies awake at night? Will there be an increase in homeless or predators passing by? Will the pollution and littering have an effect on our health? YES, YES YES! People who live or work near a gas station may be exposed to toxic chemicals in the air, soil, and drinking water. Children, the elderly, and people of all ages who have lung conditions such as asthma are at higher risk for harm. My husband and oldest daughter have asthma. Gasoline contains harmful chemicals, including benzene, which causes cancer. Gasoline vapors contain volatile organic compounds, which harm human health and contribute to ozone pollution. Running motor vehicles produce carbon monoxide and particulate matter. Fuel leaking from underground storage tanks can contaminate groundwater. Very scary if you have well water like I do as well as most homes in this neighborhood.

Please think how you would feel if this were your family in danger. Its not like I didn't know prior to purchasing my home that these lots were zoned commercial. I did however feel the city would do the right thing and not allow these special exemptions. I always knew the time would come for something to be built on these corners. A church, a salon/barber shop, a daycare or a corner store would make more sense to me in a neighborhood then this gas station. I know that it is now up to your vote to stop this planned gas station. I hope my opinion counts and you will vote to stop this gas station!! Thank you for your time.

Jennifer Cook

1115 Wapello St, North Port, FL 34286

(941)716-5651

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From: [Jill Luke](#)
To: [James Fye](#)
Subject: RE: Gas station at Price Blvd/Cranberry
Date: Wednesday, May 20, 2020 12:20:00 PM

Mr. Fye,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

From: James Fye <aazzanine@gmail.com>
Sent: Wednesday, May 20, 2020 10:56 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas station at Price Blvd/Cranberry

Hello Commissioners,

I am writing this with concerns about adding another gas station in the immediate area. I live off of N. Chamberlain and there are plenty of gas stations in this area.

I am concerned due to the congestion on Price Blvd. Why would a gas station be approved for that location when your own plans call for widening of Price Blvd because of safety due to congestion.

If these plans are true for this gas station and car wash. It really makes me wonder what motivations go in to these decisions made by you. It wouldn't seem to be logic or safety. If you think the fire trucks, ambulances, and police had trouble responding to calls, why would this be an option at this time.

I say no to this development. Priority should be safety of citizens over to profit of progress.

No, no, no to gas station and car wash at Price and Cranberry.

Respectfully,

James Fye
3326 Clearfield St,
North Port, FL 34286
518-312-2028

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From: [Jill Luke](#)
To: [James Langdon](#)
Subject: Re: Cranberry Blvd/west Price Development Project
Date: Tuesday, May 19, 2020 10:48:23 PM

Ms. Langdon,

Thank you for your email... I don't want it, either. Each property has a particular zoning affiliated with it. Those 4 corners are zoned Neighborhood Commercial. Within that zoning there are some businesses that are permitted and some are not, and some have to have 'special exceptions', If a company comes to the City and they have a particular business that is accepted in that zoning... the commission cannot stop it. Dollar General was an allowed business, as a convenience store would be allowed, on this property. But they want a 24 hour operation, and the code does not allow that. They want gas and a car wash, which have to have approval of the commission, first, as they are listed as 'special exceptions'. In Feb. the commission unanimously stated they did not want gas in Neighborhood Commercial zones. Personally, I don't see this project being allowed by this commission, but the answer will come on the 26th. We, as commissioners, cannot speak on topics until we are in public meetings, so we cannot talk about this topic until that day. But, if no one has changed their minds since Feb... it doesn't really look like they will be given the 'approval'. Hope that helps. I will send your email to the Clerk's office so that it could be placed in the file. Thank you, again - Jill Luke

Sent from my iPad

> On May 19, 2020, at 8:12 PM, James Langdon <kimberlangdon@outlook.com> wrote:

>

> Dear Commissioners,

>

> I am extremely disappointed to hear that you are considering approval of a 24 hour 7-11 Gas Station with a Car Wash at the proposed above location.

>

> We own a home at 3439 Zoratoa Avenue off Cranberry. We never received this letter that was supposedly sent out.

> Why do we set up exceptions and rules if we keep changing them?

> This is a RESIDENTIAL neighborhood. We DO NOT want fuel service delivery through our neighborhoods or a 24 hour car wash.

> We have multiple gas stations in the area. It is incomprehensible to me that we need another one, as there are numerous ones off of Price, Toledo Blade, Sumter, etc.

>

> When the Dollar General was proposed off of Price and Cranberry, I wrote a letter of opposition because I was concerned with littering in the area. I was told this would not be a problem. Immediately after opening I noticed significant trash surrounding the store, and their lawn service shredded the trash, spreading it everywhere. I personally went to Dollar General, talked to staff - they said they were not allowed to spend their work hours cleaning the outside area. I contacted Dollar General district office of this problem. No response.

>

> I am sick of big companies taking over neighborhoods. We purchased our homes in neighborhoods.

>

> Again, WHY DO WE HAVE RULES IF WE DISREGARD THEM?

> A 24 hour gas station/car wash at this location would increase noise, pollution, traffic, litter, etc.

> I do not think this proposal is good for our neighborhood.

>

>

> Thank you for your consideration in this matter.

>

> Bonnie Langdon

> Email : bzlangdon@outlook.com

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From: [Jill Luke](#)
To: [Barbara Harvey](#)
Subject: RE: Stop Gas station building on Price Blvd. and Cranberry Blvd.
Date: Tuesday, May 19, 2020 1:21:00 PM

Ms. Harvey,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

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

From: Barbara Harvey <barbarah5775@gmail.com>
Sent: Tuesday, May 19, 2020 1:20 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Stop Gas station building on Price Blvd. and Cranberry Blvd.

I am writing to file my complaint against the proposal of building gas station next to Dollar General. There are already 4 gas stations within a 2 mile radius of Dollar General: Circle K, 7 Eleven, Murphy's (next to Neighborhood Walmart and these 3 stations are 1.2 miles from Dollar General on Price Blvd and Sumter Blvd., and the 7 Eleven on Toledo Blvd and Price Blvd. 2 miles from Dollar General. In addition there are at least 4 more stations within a 4 mile radius of Dollar General. It would be better to place another retail or restaurant (upscale restaurant like Carrabbas Bone Fish Grill). You would be causing North Port residents great anger and distress in building yet another gas station next to Dollar General. Please vote down the proposal. Urgently, Barbara Harvey.

Sent from my iPhone

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From: [Jill Luke](#)
To: [Dee Anne](#)
Subject: RE: 7-11 at Cranberry & Price
Date: Monday, May 18, 2020 4:57:00 PM

Ms. Reppucci,

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

From: Dee Anne <purple0vr@aol.com>
Sent: Monday, May 18, 2020 4:16 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 at Cranberry & Price

Dear Commissioners,

I'm writing to you to express my opposition to the plans for the new 7-11 gas station and car wash at Cranberry & Price. This is a very residential area, that is being flooded with gas stations and other businesses as it is.

Price Blvd cannot handle the traffic as it is, especially before and after school and at afternoon rush hour.

Thank you for your consideration in this matter.

Sincerely,
Dee Anne Reppucci

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From: [Jill Luke](#)
To: [Robert Yarwood](#)
Subject: RE: Proposed zoning variance to allow gas station construction
Date: Sunday, May 24, 2020 4:26:00 PM

Mr. Yarwood,

Thank you for an excellent email... I especially, like that you perfectly described NP as suburban! Spot on! I am going to copy an email reply that I'm sending to those who are writing emails that I agree with.... Thank you, so much – Jill Luke

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

From: Robert Yarwood <rlyarwood@gmail.com>
Sent: Sunday, May 24, 2020 10:14 AM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed zoning variance to allow gas station construction

To Whom It May Concern,

My wife and I wish to express our strong opposition to allowing a gas station/convenience store at the corner of West Price and Cranberry Boulevards.

Traffic along the Price corridor is already difficult at morning and afternoon peaks, and that type of commercial development would worsen the situation. We have already accepted risks to our water table with the number of gas stations within the city, and one more will increase that risk. Finally, there are more than adequate sources of gasoline within the city (none of the existing stations ever see the lines common in nearby larger cities). If there is any need for a service station, it would be at I-75 Exit 182 on north Sumter Boulevard, which would service both commuters and highway through traffic.

North Port is, and always will be, a suburban community, and its population will always turn to larger neighbors such as Sarasota for cultural outlets. But local alternatives are desperately needed. That corner should have restaurants, lounges, hair and nail stylists, specialty retail, and/or even a theater.

We should not allow it to fall to the lowest common denominator of gas and snack foods. Please do NOT vote for the variances required for a gas station at this site.

Robert and Gail Yarwood

2625 Tusket Avenue

North Port, FL, 34286

rlyarwood@gmail.com

robert.yarwood@jtax.com

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From: [Jill Luke](#)
To: [Nancy Ceci](#)
Subject: RE: Proposed business at corner of Price and Cranberry Blvds.
Date: Sunday, May 24, 2020 4:30:00 PM

Ms. Ceci,

Your email is excellent... thank you for the very relevant points! You've done your homework. I am going to copy in an email that I'm sending to those who write something that I agree with. Thank you for your input – Jill Luke

I'm in agreement with you. In Feb. our Commission held a meeting where we, unanimously, stated that we wanted to change the 'neighborhood commercial' areas to eliminate some of the items that the current code allows as a special exception... which included gas pumps. We do not want them in those areas! The current code states that there is not to be 24 hour operations... the PZAB went against the ULDC! They, also, went against the recommendations of staff, and accepted all of the special exception! I know the history of the development and zoning of the City, and the attorney, at that meeting, was accurate, up to the current design... but failed to state what was done for the current situation. I will articulate that history. The project is a great design... but, it needs to be in an Activity Center... not, a Neighborhood Commercial zone! If the Commission holds to what they stated in Feb., I don't see how we can come to the same conclusion that the PZAB came to. Thank you for your note, I will pass it to the Clerk's office to be added to the file of this topic. Thank you – Jill Luke

From: Nancy Ceci <nsceci@verizon.net>
Sent: Saturday, May 23, 2020 12:09 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed business at corner of Price and Cranberry Blvds.

To: North Port City Commissioners,

Please include my comments with those you have already received concerning the granting of special exceptions for a convenience store/gas station/ car wash at the corner of Cranberry and Price Blvds. As a nearby resident I am deeply concerned

about the negative impact it will have. It's my understanding that the area is zoned neighborhood commercial that prohibits the above stated type of development.

Environmental concerns include the possibility of toxic spills which will affect our water supply, which is wells. Toxic vapors, 24 hour lighting and noise, and increased crime which have affected other similar businesses are but a few negatives.

Since Price, which is yet to be widened, is a main artery through North Port, traffic is truly a nightmare for school buses and all who must travel it. A business that creates frequent in and out movement on 2 corners will most certainly exacerbate the

problems.

Simply put, North Port does not need another gas station where so many already exist. One neighbor has

mapped 10 in less than 4 miles from this intersection. It will add nothing of value to the immediate area, and there are other businesses that

would be acceptable for that parcel. Neighbors are rightly concerned that the city's interest in this type of development does not benefit it's citizens. Much has been said in recent years about the need for businesses that create living-wage jobs. This

most certainly not qualify.

I urge you to stand up for your constituents, follow the existing zoning, and deny the exceptions that would allow this project to move forward.

Nancy S. Ceci
2951 Belleville Ter
North Port FL 34286

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From: [Jill Luke](#)
To: [City Watch North Port FL](#)
Subject: RE: Opening Public Comment (Agenda item 2) for May 26, 2020 Commission Meeting
Date: Tuesday, May 26, 2020 1:11:00 PM

Stephanie,

You pose a good question, as when I first entered into my position, Linda Yates, was the Mayor and utilized consensus in the manner which you have presented. At one point, it was challenged, (boldly stated) that, that was not how consensus was to be handled. When Comm. Carasone, was made Mayor, the 'change' in how consensus was handled became the norm, and has continued since. It was, almost, as though, a Mayor was being able to 'translate' how this procedure was being handled, as part of how they decided to handle the meetings, as there is a partial liberty for a Mayor to handle and conduct the meeting, in the manner that they desire. I will await the reply you have asked for, but thank you for posing the question. – Jill Luke

From: City Watch North Port FL <CityWatchNorthPortFL@outlook.com>
Sent: Tuesday, May 26, 2020 12:28 PM
To: Kathryn Wong <kwong@cityofnorthport.com>; Commissioners <Commissioners@cityofnorthport.com>
Cc: Peter Lear <plear@cityofnorthport.com>; Amber Slayton <aslayton@cityofnorthport.com>
Subject: Opening Public Comment (Agenda item 2) for May 26, 2020 Commission Meeting

May 26 Public Comments

Opening General Comments:

In preparing my comments for today's meeting, it occurred to me, we have been using the Consensus to move issues along in an incorrect manner. My understanding is that a **Consensus requires All Members to agree** before the item moves forward. If the board cannot reach consensus, the issue should be addressed via a formal vote. However, we have seen way too many items that were decided as a Consensus reached, when the members were split 3-2 or 4-1. Some consensuses were taken before all 5 Commissioners and/or the public had opportunity to weigh-in and these consensus decisions should be revisited as they were not unanimous.

What is a Consensus?

Consensus decision making is a creative and dynamic way of reaching agreement between **all members** of a group. Instead of simply voting for an item and having the majority of the group getting their way, a group using *consensus is committed to finding solutions that everyone actively supports*, or at least can live with. This ensures that all opinions, ideas and concerns are taken into account. Through listening closely to each other, the group aims to come up with proposals that work for everyone.

By definition, in consensus no decision is made against the will of an individual or a minority. If significant concerns remain unresolved, a proposal can be blocked and prevented from going ahead. This means that the whole group has to work hard at finding solutions that address everyone's concerns rather than ignoring or overruling minority opinions.

<https://www.seedsforchange.org.uk/consensus#what>

How consensus works

The decision-making model you're using is called *consensus*, and it works something like this.

1. Someone presents an idea. It could be a formal proposal, but most of the time it's just an idea, not yet fully formed.
2. The idea is passed around and the pros and cons are discussed.
3. As a result of the discussion – the more input, the better – the idea is often modified.
4. If a general agreement seems to be emerging (this is where good listening and facilitation skills are helpful), you can test for consensus by restating the latest version of the idea or proposal to see if everybody agrees.
5. If anyone dissents, you return to the discussion to see if you can modify the idea further to make it acceptable to everyone.

Combining consensus with voting

In the traditional consensus model, one person has the power to block the decision if they strongly disagree. If the board is unable to create a compromise that will satisfy the blocker, they may call for a majority vote as a last resort.

This is sometimes known as “modified consensus.” For groups that want to try consensus, it may be the best way to begin.

Be aware that consensus decision-making is often time-consuming and requires patience and persistence. On the other hand, it creates a more informal and equitable environment where everyone's voice is valued. From my perspective, this is an excellent trade-off.

Source: <http://trainyourboard.com/decisions-decisions-consensus-vs-roberts-rules/>

Can the City Clerk or City Attorney please comment and help the public understand why we are allowing the Consensus on split votes, rather than taking a format vote on these matters when unanimity cannot be reached?

**Thank you,
Stephanie Gibson
North Port Resident**

Sent from [Mail](#) for Windows 10

Sent from [Mail](#) for Windows 10

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From: [Jill Luke](#)
To: [BARBARA COMPLOIER](#)
Subject: RE: Gas station on W Price and Cranberry
Date: Tuesday, May 26, 2020 3:05:00 PM

Barbara,

So do I! Thanks. I'll forward your comment to the Clerk's office for the record. Thanks – Jill Luke

From: BARBARA COMPLOIER <bjffmd@yahoo.com>
Sent: Tuesday, May 26, 2020 2:57 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Gas station on W Price and Cranberry

That is horrible to put a giant gas station/convenience store in the middle of a neighborhood.

I vote NO!!

Barbara Comploier
Frank Comploier
2672 Mindlin In
North Port FL 34286

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From: [Jill Luke](#)
To: [b.carstens](#)
Subject: RE: 7-11 at Price and Cranberry OPPOSITION!!
Date: Tuesday, May 26, 2020 4:11:00 PM

Mr. and Mrs. Carstens,

I am opposed to it, too. Thank you for your note... I'll pass it to the Clerk for the file. – Jill Luke

From: b carstens <b_carstens@yahoo.com>
Sent: Tuesday, May 26, 2020 4:04 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7-11 at Price and Cranberry OPPOSITION!!

Please do not allow that to be constructed there in the middle of a neighborhood! As North Port taxpayers, we are vehemently OPPOSED to this. Thank you!!

Richard and Barbara Carstens
4100 Marcella Terrace
North Port, FL 34286

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From: [Jill Luke](#)
To: [Gid Pool](#)
Subject: RE: Proposal for 24-Hour operation
Date: Wednesday, May 27, 2020 2:11:00 PM

Gid,

Thank you for your note, I will pass it on to the Clerk's office to be placed in the file. – Jill Luke

From: Gid Pool <gidpool@gmail.com>
Sent: Tuesday, May 26, 2020 5:33 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposal for 24-Hour operation

Greetings,

Since I am not sure if in-person speaking is allowed, I wanted to give you my thoughts on the company that wants you to change the land use to a 24-hour gas/convenience store.

While you are pretty much required to allow commercial development on that parcel, allowing unlimited operating hours will require your okay.

Given that there is a similar 24-hour facility less than a mile away at Sumter and Price there seems to be a loss of service to the residents of that area. Therefore there seems little need for the new-build to operate twenty-four hours a day.

If the proposed company doesn't think it can turn a profit with the current restricted hours that tells me they anticipate a very high use during the middle of the night. I don't see this as beneficial to the area around it.

Sincerely,

--

Gid Pool

Standup Comedian & Keynote Speaker
941-276-4140

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From: [Jill Luke](#)
To: [debbie_mays](#)
Subject: RE: Neighbors against 7-11 gas station on Cranberry and Price
Date: Saturday, May 30, 2020 11:32:00 AM

Ms. Mays,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

Jill Luke
City Commissioner
4970 City Hall Blvd.
North Port, FL 34286
Office- 941.429.7073
Cell- 941.628.0757



A City where you can "Achieve Anything"

E-mail message sent or received by City of North Port officials and employees, in connection with, City business are public records subject to disclosure under the Florida Public Records Act.

From: debbie_mays <debbie_mays@yahoo.com>
Sent: Friday, May 29, 2020 5:36 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Neighbors against 7-11 gas station on Cranberry and Price

Sent from my Verizon, Samsung Galaxy smartphone

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From: [Jill Luke](#)
To: [Candis Pepe](#)
Subject: RE: 7/11 Price & Cranberry
Date: Thursday, June 11, 2020 1:49:00 PM

Ms. Pepe,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

From: Candis Pepe <candis219@comcast.net>
Sent: Wednesday, June 10, 2020 7:35 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: 7/11 Price & Cranberry
Importance: High

Dear commissioners:

I am voting NO for the proposed 7/11 at Price & Cranberry. I live very close to the intersection. There are over 10 gas stations within 4 miles of that intersection, 3 of which are 2 miles down the road. Traffic in the am at school opening is impossible, and the same from about 2:15 to 6.

The fact that FULL FUEL trucks will be driving on our streets, the likelihood of oil and gas leakage into the soil, the constant noise of a 24 hour gas, convenient store, and car wash will effect the homes in the area, not just the homes next to the station. The extra traffic will be to much for this intersection to handle, especially once school is back in session.

I VOTE NO ON THE PROPOSED 7/11

Thank you,
Candis Pepe
2757 Algardi Ln
North Port FL 34286

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From: [Jill Luke](#)
To: [James Langdon](#)
Subject: RE: Proposed 7/11 on Price and Cranberry
Date: Thursday, June 11, 2020 1:50:00 PM

Mr. Langdon,

Thank you for your email. As this is a 'quasi-judicial' proceeding, and we, as Commissioners, were instructed to not have any more 'ex parte' disclosures... I can only forward your email to the Clerk's office, so that it can be captured. Thank you – Jill Luke

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

From: James Langdon <kimberlangdon@outlook.com>
Sent: Wednesday, June 10, 2020 6:20 PM
To: Commissioners <Commissioners@cityofnorthport.com>
Subject: Proposed 7/11 on Price and Cranberry

Just another reminder that this proposed 7/11 24 hour convenience store/ car wash is a HORRIBLE idea!!!! The many concerns include, but are not limited to, increased traffic, noise, littering, crime, light pollution, beggars/homeless, etc.

But most importantly, you want to change the demographic of our neighborhood. The developers are requesting 3 out of 4 exemptions - granted, this parcel is commercially zoned, but to put in a 24 hour store AND a car wash/gas pumps, would change/upset the structure of the neighborhood. There are rules in place to prevent this from happening. They are called zoning rules. To request THREE exemptions is totally UNACCEPTABLE!!!! Please consider everything before you make a decision. And I pray that you make the RIGHT decision by protecting our neighborhood! Thank You!

James and Bonnie Langdon
3439 Zoratoa Avenue
North Port, FL 34286

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From: Pete Emrich <pemrich@cityofnorthport.com>
Sent: Saturday, June 13, 2020 11:43 AM
To: Heather Taylor <htaylor@cityofnorthport.com>
Subject: Fwd: Proposed development 7-11 Cranberry Blvd/Price

Hey there, this should be the email(s) containing all conversations regarding scheduling a meeting with myself and Ms.Tracy. The meeting took place Jan 8th in my office.
Thank you
Pete

Sent from my iPad

Begin forwarded message:

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Date: January 2, 2020 at 7:02:24 PM EST
To: Pete Emrich <pemrich@cityofnorthport.com>
Subject: Re: Proposed development 7-11 Cranberry Blvd/Price

Great, thank you sir....see you then.
Happy New Year.

Sincerely,

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

On Tue, Dec 31, 2019, 1:29 PM Pete Emrich <pemrich@cityofnorthport.com> wrote:
Hello, 12:30 will be just fine. I will see you then. I hope you have a Happy New Year.
Pete

Sent from my iPad

On Dec 30, 2019, at 10:45 PM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

No worries... I am flexible that day , is 12:30 convenient for you? If you have a preference on time I am available between 10 30 and on. Just let me know what works best for you.
Thank you,

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

On Mon, Dec 30, 2019, 8:38 PM Pete Emrich <pemrich@cityofnorthport.com> wrote:

Good evening Ms. Tracy,

Yes when you meet with Commissioners it must be done individually, do to Sunshine Laws. When I stated I could meet with you on the 8th I am sorry I meant prior to 2pm as I am busy from 2pm on. I can meet with you at 1pm or earlier if that will work for you. I apologize for the misunderstanding.

Thank you,

Pete

From: Stacy Tynan Tracy <stacytracy@gmail.com>
Sent: Monday, December 30, 2019 09:21 AM
To: Pete Emrich <pemrich@cityofnorthport.com>
Subject: Re: Proposed development 7-11 Cranberry Blvd/Price

Thank you for your email, January 8th at 2 pm will work fine with my calendar as well. I appreciate you time to speak with me in person.

Thank you again,

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

On Sun, Dec 29, 2019, 6:11 PM Pete Emrich <pemrich@cityofnorthport.com> wrote:

Hello Ms. Tracy,

Thank you for your concern, sorry I haven't replied sooner as I have been very busy with the holidays. I would be happy to meet with you, my calendar is pretty full but I do have openings on Jan 8 if that would work for you. I have meetings scheduled from two o'clock on so if you are available prior to that I can make that happen for you. Also I will forward this email to the planning department to see if I can get any updated information. I look forward to meeting with you and I hope you have a Happy New Year.

Pete

Sent from my iPad

On Dec 18, 2019, at 7:33 PM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

Hello there Commissioner Emrich , I hope you are well and enjoying this holiday season. I am reaching out to you in regards to information that I have recently received.

I am the resident who lives next to the commercial property on Price and Cranberry .

Stacy Tynan Tracy

3013 Lucaya Ave

N Port , FL . 34286

941 661 4180

Email: Stacytracy@gmail.com

The proposed development of a gas station in the middle of our neighborhood has a direct impact on myself, my family, our neighbors and their children and the potential property value decrease of the adjacent homes including my own.

I purchased my land in 2000 from Zobel Realty, with Laurie Zobel. At the time of exploration of properties I inquired in regards to the adjacent commercial plot to my land and asked a lot of questions. One in which was...."what exactly can go in next to me"? I specifically asked....NOT A CAR WASH....RIGHT? She was quick to say, ABSOLUTELY not...they would not allow that in the middle of a residential neighborhood. There are special exceptions, etc and rules. That was almost 20 years ago. I purchased the property and built my custom home with Tenbush Construction in the year 2000 and moved in 2001 .

This evening at the neighborhood forum meeting , it has been brought to my attention the intentions for a Development Master Plan regarding the proposed 7 -11 gas station with 16 pumps total, and 24 hour operating car wash. I am sure you can imagine my disappointment.

If I may meet with you regarding this matter or if there is anything helpful you may be able to supply to me that would be greatly appreciated. I know I speak for several residents in this matter.

Thank you for any information you can provide regarding this matter so I may keep the neighborhood in the loop for upcoming hearings or meetings that pertain to this property. We would like to attend and kept in the loop. There are several that work evenings that were unable to attend. The surrounding neighbors are extremely unhappy regarding this issue and will be interested to know any and all information and what are rights are.

Thank you for your time.

Sincerely,

Stacy Tracy

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180

Stacy Tynan Tracy
Euphorique Body & Spa Essentials
941 661 4180
941 240 6180 fax
www.Euphoriquebody.com

From: pemrich@cityofnorthport.com
To: [Stacy Tynan Tracy](mailto:stacytracy@gmail.com)
Subject: Re: Meeting May 7 th
Date: Wednesday, May 6, 2020 1:14:21 PM

Hey there,

Ok the reason it was not on our agenda is that the PZAB meeting at 9:00 am is going to discuss it. It should be in front of us at the meeting around the 26th of this month. I am sorry for any confusion. Good luck.

Pete

Sent from my iPad

> On May 4, 2020, at 10:29 AM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

>

> Video and more pics of the turtle who lives in the commercial property next to me 3013 Lucaya Ave, North Port, FL 34286.

>

> Proposed development of 7 11, Boone attorney stated no protected life detected during there survey. He has been back and fourth several times since January 2020.I have captured him on camera several times.

>

> I will be present during the meeting May 7th for meeting, I also submitted a letter in and Gabe and I have spoke and ready to retain a real estate attorney regarding this matter.

>

> Thank you all for your time and consideration.

>

>

> Stacy Tynan Tracy

> Euphorique Body & Spa Essentials

> 941 661 4180

> 941 240 6180 fax

> Www.Euphoriquebody.com<<http://Www.Euphoriquebody.com>>

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> <20200501_161811.jpg>

From: pemrich@cityofnorthport.com
To: [Stacy Tynan Tracy](mailto:Stacy.Tynan.Tracy)
Subject: Re: Meeting May 7 th
Date: Wednesday, May 6, 2020 11:21:57 AM

Good Morning,

The agenda for the meeting tomorrow was posted yesterday and there is no item for discussion referring to the proposed 7-11 at Cranberry and Price. I have a call into the City Manager to see when the meeting will be. I will keep you posted.

Thank you,

Pete

Sent from my iPad

> On May 4, 2020, at 10:29 AM, Stacy Tynan Tracy <stacytracy@gmail.com> wrote:

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> Thank you all for your time and consideration.

>

>

> Stacy Tynan Tracy

> Euphorique Body & Spa Essentials

> 941 661 4180

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> <20200501_161811.jpg>

From: [Pete Emrich](#)
To: [Stacy Tynan Tracy](#)
Subject: Re: Meeting May 7 th
Date: Wednesday, May 6, 2020 1:14:24 PM

Hey there,

Ok the reason it was not on our agenda is that the PZAB meeting at 9:00 am is going to discuss it. It should be in front of us at the meeting around the 26th of this month. I am sorry for any confusion. Good luck.

Pete

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> Stacy Tynan Tracy

> Euphorique Body & Spa Essentials

> 941 661 4180

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> <20200501_161811.jpg>

From: [Pete Emrich](#)
To: [Stacy Tynan Tracy](#)
Subject: Re: Meeting May 7 th
Date: Wednesday, May 6, 2020 11:21:58 AM

Good Morning,

The agenda for the meeting tomorrow was posted yesterday and there is no item for discussion referring to the proposed 7-11 at Cranberry and Price. I have a call into the City Manager to see when the meeting will be. I will keep you posted.

Thank you,

Pete

Sent from my iPad

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>

> Video and more pics of the turtle who lives in the commercial property next to me 3013 Lucaya Ave, North Port, FL 34286.

>

> Proposed development of 7 11, Boone attorney stated no protected life detected during there survey. He has been back and fourth several times since January 2020.I have captured him on camera several times.

>

> I will be present during the meeting May 7th for meeting, I also submitted a letter in and Gabe and I have spoke and ready to retain a real estate attorney regarding this matter.

>

> Thank you all for your time and consideration.

>

>

> Stacy Tynan Tracy

> Euphorique Body & Spa Essentials

> 941 661 4180

> 941 240 6180 fax

> Www.Euphoriquebody.com<<http://Www.Euphoriquebody.com>>

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> <20200501_161811.jpg>

From: vcnp21@gmail.com
To: [Peter Lear](#); [Amber Slayton](#); [Heather Taylor](#)
Cc: [Vanessa Carusone](#)
Subject: Comments on price gas station
Date: Thursday, May 14, 2020 10:27:35 AM
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