

**From:** Mary Lupi <mplupi47@yahoo.com>  
**Sent:** Wednesday, June 10, 2020 7:44 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Gas Station

I'm opposed to another gas station being built on the corner of Cranberry and Price. I live on the corner of Altoona and Price and the noise level at times is quite loud. There are 3 stations open just blocks from the proposed site and feel the people behind the site who live in a residential area will be inconvenienced by noise, lights and possible fire by putting this station right in front of their homes. This is a no brainer and the community doesn't need it!!!!!!!!!!!!!!!!!!!!!!!!!!!!

**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

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

**From:** chadfxd@aol.com <chadfxd@aol.com>  
**Sent:** Wednesday, June 10, 2020 5:43 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Building on Cranberry and Price

I live off of Cranberry and I am against the proposed gas station. Especially a 24 hour site. We already have a gas station at both ends of Cranberry and do not need one so close to homes. This will cause a spike in crime and ruin the beauty of the area.

Thank you,

Chad Diener  
941-429-4886

**From:** purtyinpink10@aol.com <purtyinpink10@aol.com>

**Sent:** Wednesday, June 10, 2020 5:39 PM

**To:** Heather Taylor <htaylor@cityofnorthport.com>

**Subject:** Proposed gas station on Cranberry and Price

I am a home owner off of Cranberry Blvd and DO NOT want a gas station this close to residential homes. This is not appropriate or safe for our community. Please let our voice be heard.

Sincerely,

Mary Diener  
941-429-4886

From: Sherilyn Matthews <sherimatt7707@gmail.com>

Sent: Wednesday, June 10, 2020 5:07 PM

To: Heather Taylor <htaylor@cityofnorthport.com>

Subject: North Port does not need ANOTHER Gas Station let alone one that is 24/7 at the corner of Price & Cranberry

North Port does not need ANOTHER Gas Station let alone one that is 24/7 at the corner of Price & Cranberry.

Sherilyn Matthews  
1596 Hyssop Loop  
North Port, FL 34289  
Homeowner

**From:** Gilda Bodine <gigibodine731@gmail.com>  
**Sent:** Wednesday, June 10, 2020 5:01 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Land at Price & Cranberry

Dear Ms. Taylor:

Please help us. The city does not need another gas station on Price & Cranberry. We do not need a 24/7 at this corner. Please help us keep it residential.

Sincerely,

Gilda Bodine  
3100 Dalhart Ave, North Port, FL 34286

**From:** zabman100 . <paul.zabalo@gmail.com>  
**Sent:** Wednesday, June 10, 2020 4:58 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Gas station on cranberry

To whom it may concern, I don't agree with building a gas station on cranberry so close to the homes there. Studies have show that it poses significant hazards and can also lead to soil pollution for our plants and animals. Plus the traffic there is already terrible with tons of accidents. Thank you very much, I hope my voice counts as a home owner in this beautiful city.

Sincerely,  
Paul Zabalo

From: David Ortiz <dlortiz1@hotmail.com>

Sent: Wednesday, June 10, 2020 4:51 PM

To: htaylor@cityofnorthport.gov; Heather Taylor <htaylor@cityofnorthport.com>

Subject: No to Gas Station @ Cranberry &Price

Good evening,

This is email is in regards to the special request for a 24/7 gas station to be build on Cranberry and Price. I am standing with the community and asking that you say NO to another gas station in a now community area. I understand the space was zoned for a commercial property, however can we put businesses in our community to help give northport an identity or support the future lives of the children that are raised here? Another gas station is not going to help employ many of the children that are looking to work during the summer or gain professional experience that they can carry with them into adulthood. Please consider the views of this community and say No.

Best Regards,

David Ortiz

**From:** Eileen Reardon <eileenmaryreardon@gmail.com>  
**Sent:** Wednesday, June 10, 2020 4:35 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Fwd: 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

From: Bebe B <bebebarcus@gmail.com>  
Sent: Wednesday, June 10, 2020 4:34 PM  
To: Heather Taylor <htaylor@cityofnorthport.com>  
Subject: Gas station Cranberry and Price

I am totally against this gas station.

It's ridiculous and should be zoned as residential.

The dollar store is bad enough.

Sincerely,  
Debra Barcus  
North Port resident

From: Joan Garcia <jgar4220@icloud.com>  
Sent: Monday, June 8, 2020 4:57 PM  
To: Debbie McDowell <dmcowell@cityofnorthport.com>  
Subject: Re: Gas station \*\* Quasi \*\*

Obviously, I didn't mean you. It is my opinion that you are the ONLY person on the Commission who listens to, and represents the citizens of North Port.  
BTW...your response was hidden in my Cloud, hence the delayed response.

Sent from my iPad

> On May 16, 2020, at 9:02 AM, Debbie McDowell <dmcowell@cityofnorthport.com> wrote:  
>  
> Thank you for your email and thoughts on the subject. I have received many emails that are very similar to yours. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link  
> <https://cityofnorthport.legistar.com/Calendar.aspx>  
>  
> If you need assistance, please let me or the City Clerk know.  
>  
> Debbie McDowell  
> Mayor. City of North Port  
> 4970 City Center Blvd.  
> North Port, FL 34286  
> Office: 941.429.7071  
> City Cell: 941.628.0486  
>  
>  
>  
>  
> -----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.

From: Kari Pooley <starr0808@icloud.com>  
Sent: Wednesday, June 10, 2020 3:52 PM  
To: Heather Taylor <htaylor@cityofnorthport.com>  
Subject: Cranberry and Price 7-11

Hello,

I'm sending this to give my thoughts on ANOTHER gas station being built in this area of North Port. I realize our city is growing and that is wonderful. Although, I have lived here since 1999 and I sure miss my old North Port! I am very much against another gas station being built in this area. Only because it's getting so crowded as it is, traffic etc. There is a 7-Eleven gas station on Toledo Blade by Publix, a gas station at the corner of cranberry and Toledo Blade, the Walmart gas station on price and Sumter and the Circle K on Sumter. I think another one in this area will create more harm than good. Just my thoughts!

Thank you for your time.

Sincerely,  
Kari Pooley

**From:** Kelley Powell <usfbrat@gmail.com>  
**Sent:** Wednesday, June 10, 2020 3:43 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Do Not Build

PLEASE DENY THE REQUEST TO BUILD ANY TYPE OF GAS STATION NO MATTER THE HOURS AT THE CORNER OF PRICE & CRANBERRY.

THIS MAKES ME VERY CONCERNED ABOUT HOW IT WILL AFFECT THE SAFETY OF MY NEIGHBORHOOD AND PROPERTY VALUES

NORTH PORT DOES NOT NEED NOR DO RESIDENTS WANT THIS APPROVED

Respectfully your Neighbor

**From:** Kelley Powell <kjpowell92@gmail.com>

**Sent:** Wednesday, June 10, 2020 3:40 PM

**To:** Heather Taylor <htaylor@cityofnorthport.com>

**Subject:** Proposed Commercial Development at corner of Price & Cranberry

Heather,

My name is Kelley and I reside in the 3100 block of Cranberry Blvd. I am writing to request that it be noted at the Monday June 15 meeting I am opposed to the proposed use of the land parcel at the corner of Cranberry Blvd and Price Avenue to be utilized for construction of a 24-7 Gas station. There is no need for a gas station when 13 other gas stations are within 1 to 4 miles of this location. Although it is zoned commercial this is not an appropriate commercial business for this nor any other commercially zoned parcels along Cranberry Blvd. This business type is a want not a need. There are already 3 other 7-11 locations within a few miles in any direction from this land parcel.

The City of North Port should be seeking opportunities to use this land and similarly zoned ones for things that will improve property values.

It is my understanding these land plots (one above mentioned and ones at Cranberry and Etterick) have been zoned commercial for decades. I would rather see the zoning changed to residential than efforts mive forward to create special exceptions to the already established zoning regulations.

I left Tampa to get away from areas this corporation is trying to get the fine City of North Port to become.

PLEASE DENY ALL REQUESTS BEING MADE TO DEVELOP THE LAND PARCEL AT PRICE AND CRANBERRY BLVD

Regards,

K P

From: **Ben Had** <[paurme@yahoo.com](mailto:paurme@yahoo.com)>

Date: Tue, Jun 9, 2020 at 9:38 PM

Subject: 7-11

To: <[stacytracy@gmail.com](mailto:stacytracy@gmail.com)>

Hi Stacy,

I live on Tusket Ave. and I would like to sign the petition against the proposed 7-11 gas station at Price and Cranberry.

Will you please add my name to the "against" list?

Thank You.

Roger Albright

--

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

From: Susan <sschoettler1@yahoo.com>  
Sent: Wednesday, June 10, 2020 3:18 PM  
To: Heather Taylor <htaylor@cityofnorthport.com>  
Subject: No Gas Station

Please put my name  
On the List of No  
Cranberry and Price  
Susan Schoettler  
2636 Yacolt ave  
North Port , Fl 34286

**From:** Kathy Bergeron <[katjoeb@outlook.com](mailto:katjoeb@outlook.com)>

**Sent:** Tuesday, June 9, 2020 10:39 PM

**To:** Debbie McDowell <[dmcdowell@cityofnorthport.com](mailto:dmcdowell@cityofnorthport.com)>; Jill Luke <[jluke@cityofnorthport.com](mailto:jluke@cityofnorthport.com)>;  
Vanessa Carusone <[vcarusone@cityofnorthport.com](mailto: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

**From:** gary@finlyinsurance.com <gary@finlyinsurance.com>  
**Sent:** Wednesday, June 10, 2020 10:04 AM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** 7-11 on Price and Cranberry

Please Vote no for the 7-11 on Price and Cranberry , I live at 2809 Traverse Ave and I do not want a business that close to my home. This will negatively effect my property value. So please Vote NO

Thanks  
Gary Finly  
Agent  
Finly Family Insurance Agency  
941-206-4444 phn  
941-206-4446 fax

We now have 2 Offices

675 Tamiami Trail #5	1058 Venice Ave East
Port Charlotte, Fl 33953	Venice, Fl 34285
941-206-4444 phn	941-485-7650 phn
941-206-4446 fax	941-485-7640 fax



**From:** Tara BATORI <TNBatori@msn.com>  
**Sent:** Tuesday, June 9, 2020 9:57 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Lucaya ave

To whom it may concern,

I am writing this email with great concern. It's been brought to my attention the possibility of a gas station/convenience store/car wash to be built on the corner of Lucaya Ave and Price Blvd. I have lived on Lucaya Ave since 2012 and can tell you there is already a huge traffic problem in the morning. Many car accidents and recently a man bicycling with his toddler child was hit at that intersection. The two lane road can not accommodate the already congested morning traffic and adding a business will only further make it more congested and pose a bigger safety concern.

As a 31 year resident of North Port I have seen so much growth and know it will continue to grow and blossom. I am not against growth. I am against a unnecessary gas station placed in the middle of a neighborhood. We all know it will not only attract high traffic but vagrants as well.

Living next to a gas station also poses many health risk for the near by home owners. Please say NO and keep our neighborhood, just that a quiet, safe neighborhood by not bringing in a unwanted and unneeded 7-11.

Thank you,  
Tara Batori

**From:** Justin McWilliams <justinmc8802@gmail.com>

**Sent:** Tuesday, June 9, 2020 9:44 PM

**To:** Heather Taylor <htaylor@cityofnorthport.com>

**Subject:** No to gas station

To whomever is may concern,

It utterly disgusts me of the future plans to place a clearly unneeded gas station in a residential area, the fact is North Port is filled with gas stations. It will attract vagrants and poison the water supply, and lower the home value of your constituents, the same constituents that decide the fate of your political career for the next couple of years. As a 17 year resident I am asking you to please not allow the placement of a gas station in our neighborhood. Their are many other desirable areas that are more appropriate.

Sincerely,

Justin McWilliams

2732 Lucaya Ave

North Port, Fl 34286

**From:** Ben Had <paurme@yahoo.com>  
**Sent:** Tuesday, June 9, 2020 9:35 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** 7-11

We do "NOT" need another gas station. There are two gas stations at Cranberry and 41, one at Cranberry and Toledo Blade, one at Toledo Blade near the Publix and two gas stations at Price and Sumpter. There will soon be, a 7-11, I might add, at Toledo Blade and Price. Why do we need 7 gas stations in about a three mile driving area?

There are eight homes that back up against the prepossessed 7-11 and also another two undeveloped lots. Who want to live in a residential area and have a 24 hour seven day a week gas station and car wash in their back yard? Those homes more than likely have well water. So, what happens when the fuel tanks from the gas station have a leak and the gasoline and or diesel fuel gets into the ground water? Doesn't the city have some kind of ordnance against building a gas station that close to homes? If they don't, they should have one.

When I moved to North Port about ten years ago, I was so impressed with the neighborhoods. I was impressed at how the people here took pride in their homes and their neighborhoods. It showed by the way they kept their homes neat and tidy.

We all know that someday, maybe not in the too far future, Cranberry will become a four lane roadway. Not all the cross streets will be through streets. That means we may have to drive to certain other cross streets to access Cranberry.

So, I vote "NO" for the prepossessed gas station.

Roger Albright

From: Susan <sschoettler1@yahoo.com>  
Sent: Tuesday, June 9, 2020 7:01 PM  
To: Heather Taylor <htaylor@cityofnorthport.com>  
Subject: 7/11

NO NO NO NO NO  
No Gas Station!!!

**From:** Victor Colon <vcolper@yahoo.com>

**Sent:** Tuesday, June 9, 2020 6:52 PM

**To:** Heather Taylor <htaylor@cityofnorthport.com>

**Subject:** Seven Eleven 7/11 convenience store, car wash and gas station

Hello,

The proposed construction for a 7/11 Convenience store, Car wash and Gas Station at the corner of Cranberry and Price is totally unnecessary in my opinion. There are plenty of gas stations within a couple of miles, this would bring gatherings of people and other inappropriate activities to our nice and quiet community. My opinion is that this would affect our properties value by bringing in more traffic and also the environmental impact from leaking fuel tanks and spills would be a nightmare.

I can understand the convenience store, though would rather not have it. We have plenty of shops around already.

Please do not permit the construction of the gas station and car wash.

Thank you,

Victor Colon  
2769 Trilby Ave  
North Port, FL 34286  
787 315-3237

**From:** Leigh Moccia <lamoccia426@gmail.com>  
**Sent:** Tuesday, June 9, 2020 4:57 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:**

I oppose the plans for the plans to build a gas station and car wash in the residential area on price and sumter.

Sincerely

Leigh Ann Moccia

**From:** M Boucher <imobaldone@yahoo.com>  
**Sent:** Tuesday, June 9, 2020 3:24 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Oppose 7-11 W. Price

Council, Good evening, I live 1.2 miles away from the proposed site. Here are my thoughts after hearing from everyone at the last meeting. First off, I found it interesting that not one single comment from the public was [in favor](#) of this project. It truly seems odd, that if it was so good for the community, you would have more people saying what a grand idea this is. Even one person might have said yes, this is great. Yet, that didn't happen. So like the old saying goes, if it's too good to be true, it probably is. [So](#) obviously this isn't good for us. A lot of question we left unanswered, or had to be agreed upon down the road. Who pays for park, building and upkeep. Who pays for maintenance of the pond. The list goes on. If this is the case, how can honestly you vote for something that you do not know all the answers too? If you do not have all the answers, than this is a waste of a good vote. This is something that will come back to bite you in the end. So my take-away are as follows:

- 1) Lots of gas stations options from all 4 points near this area. 3 within 1.6 miles. I have yet to see someone out of gas on W. Price because they ran out of gas and just couldn't make it that far.
- 2) Too many unanswered questions on the park and after care once it is in place. Parks after dark are not good places to be. Just look a few months ago at the poor lady who was raped in one. Look up the story its not far away from this said site.
- 3) The Boones mentioned 77% was pass by traffic already there. If this is true, why can't they stop at the gas stations at either end of the W. Price or Cranberry? Are people really that lazy? If that's the case, heck; put up a Publix or a CVS so they don't have to drive for groceries or meds. Looking at their plan with the dividers in place, you cut 50% of the people from easy access to this store. So that would mean less people stopping by since it's so hard to access form East or South Cranberry bound traffic. After all, if this is for convenience; no one will work that hard to get in if it is inconvenient.
- 4) The Boones also mentioned if/when something else will be built there; let's say a restaurant, you will have noise and car doors slamming [until 10:00](#) at night. OH the horror! Imagine, hearing those same doors slam 24 hours day,7 days a week. Add in a car wash [at 2 a.m.](#) I'm sure that's not quiet for the 5 – 7 minutes it runs. And that blow dryer, MMM have you ever been through a car wash, not too quiet at the end is it? Also I have yet to pull in to a gas station and never open my door. You have to open them to get out and back in. So Good Point Boones, car doors do not need to [until 10 pm](#); let alone slam [24/7](#).
- 5) Since I am north side of this said site, how do I get home after buying something there? From the store I cannot turn North onto Cranberry. So I have to turn right, go down the road and do u turn or turn in a driveway. Same thing if I exit onto price. I can't turn East onto Price. So again I have to go out of my way, and go down and u turn in a 5 lane road(NOT Very safe!), or turn around in a someone's driveway. Which brings up another question, Who pays the owners for all the destruction caused by numerous people turning in there drive way because you can only exit two directions from the store?

6) I am sure the Boones have done their studies, I am also sure that other gas stations in the area have done theirs as well, to see if what hours are optimum for efficiency & PROFIT. After all, Supply and demand but more importantly PROFIT rule the market place. I wonder in the Boones study, how much traffic was there at 1, 2, 3 or 4 o'clock in the morning? Was there that much that this is needed in a residential/commercial space [24/7](#)? I would dare to think not. If there was this much need, then other stations would be open [24/7](#) as well. After all, they are in business to make money, so why cash on the table?

In closing, I say I am vehemently against these changes to this said area for the reasons I've listed above. I know something has to be built there eventually, but not something this big and definitely not running [24/7](#). Something that blends into the beautiful community we have and benefits us, not stick out like a sore thumb to make it look like highway 41.

***Sincerely ,  
Mark Boucher***

**From:** Joseph <jo3216@comcast.net>  
**Sent:** Tuesday, June 9, 2020 2:55 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:**

Good morning, I wanted to express my concerns about this new gas station /car wash on price . I strongly believe that this will be a huge mistake . We now have much more convenience stores and gas stations then ever before. We don't need to put a new one right by our homes . I am concerned about crime /noise and traffic . I actually live off of San Mateo so for me to be upset it shows how much I love this community. Please consider hearing the people of north port over the investors who most likely don't live here . Thanks for listening , Joe

From: Sarah Hayes <sarahjgibson@yahoo.com>  
Sent: Tuesday, June 9, 2020 2:55 PM  
To: Heather Taylor <htaylor@cityofnorthport.com>  
Subject: Price and cranberry has station

We oppose the 7-11 gas station on the corner of Price and Cranberry. Our address is 2697 Wyola Ave, North Port FL 34286. This location is completely inappropriate for a gas station. There is no need for a gas station this close to so many residential homes. There are currently several gas stations within a 5 minute drive from that location. There are just too many negative impacts on our neighborhood from environmental to safety and decreased home values. You need to reconsider the direction you are taking our neighborhoods and our city!

Sarah Hayes  
Ryan Hayes

**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**

**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.

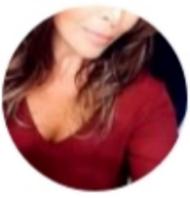
Please listen to our voices and vote to deny the exceptions that would allow the project to be forced on our community.

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

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 track on who might vote for this fiasco and will be sure to rally a vote against them.

Sharon Trowbridge



**Stacy Tracy**

North Port Gardens · 18 May



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hearing in weather to deny or grant 3 special extension requests from the Boone attorneys who are representing builder who wants to build a... See more

18 hr ago    Thank    Reply



Lana Turner Di Benedetto · Port Charlotte ✓

**Stacy Tracy** Another thought.

Someone should scope out a one mile radius on both sides of street, and see how many new houses have been built. The reason is a traffic study needs to be done when school opens, to show the increase of traffic in the area from what is even present. Have to go into subdivisions on both side to count and map out. You need volunteer for this. It may help to push out the project.

8 hr ago    **Thank**    Reply    😊 1



jay ambers · Price/Salford ✓

Why would anyone want gas tanks that large in their own back yards.

Also lowers all surrounding property values to have a gas station there. Notice Price and Sumter No homes around there.

23 hr ago    Thank    Reply    😊 1



**Keith Brown**

North Port Gardens · 25 May



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Liz Riepe · Port Charlotte



We on East Price, have a similar, possible upcoming problem, if commercial property is developed. I had no idea that the property along a portion of Price along our neighborhood was zoned that way. It will ruin the quiet aspects of our area. The light pollution and noise and all of the above mentioned will negatively impact this otherwise quiet neighborhood. Price Boulevard, is NOT a road that should have large businesses. IMHO.

26 May

Thank

Reply



3



Bonnie Langdon · North Port Gardens



Agree

26 May

Thank

Reply



Dave Soleim · Middle S Chamberlain



Keith, very well said. Thank You!!! If the project is allowed to go through, there will be no stopping our officials from continuing the practice of expanding businesses in residential neighborhoods throug... See more

26 May

Thank

Reply



4



Keith Brown

North Port Gardens · 25 May



Tap here to turn off notifications for this post

I agree with you 100%..

26 May

Thank

Reply

😊 1



Nancy Ceci · North Cranberry



Anxiously awaiting tonight's vote. My comment email went to all on the city commission email list. Only Commissioners McDowell and Luke replied with thoughtful personal replies, not a word from ... See more

26 May

Thank

Reply

😊❤️ 7



Bonnie Langdon · North Port Gardens



Same here

26 May

Thank

Reply

😊 1



Marole English · Heron Creek



Agreed. Nicely stated.

26 May

Thank

Reply



Joe Carr · Heron Creek



Moving and buying a new home in a new area is very stressful with many things going on at the same time. I think that Mr. Barker's comments are in no way helpful to these people who are about to have their whole life change.

28 May

Thank

Reply



# Private message: Petition

Inbox



**Michele via Nextdoor** 4 days ago

to me ▾



## Petition

Conversation between you and Michele Werrline, North Cranberry



Michele Werrline, North Cranberry

Hi Stacy, I would like to 'sign' your petition. Michele Werrline, I oppose!! Thanks so much for keeping everyone informed!!

[View or reply](#)

You can also reply to this email or use Nextdoor for [iPhone](#) or [Android](#)

This message is intended for stacytracy@gmail.com.

[Unsubscribe or adjust your email settings](#)

Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



# 7-11 Petition Inbox



**Sandra Large** Yesterday

to me 



We would like to add our names to the petition:

Philipn H. Large 1362 Campbell Street 34288

Sandra K. Large 1362 Campbell Street 34288

Thank you very much.



# 7/11 Petitions Inbox



**Denise** Yesterday  
to me ▾



My email address is: [DCourt322@gmail.com](mailto:DCourt322@gmail.com).  
Please add me to the Petition against building the  
7/11 on Cranberry and Price

Thank you Mrs Courtney

Sent from my iPhone



# PETITION

Inbox



**Barbara Fraser** Yesterday  
to me ▾



add my name and my husband's:  
Barbara Fraser  
Bob Fraser

--

***Barbara Fraser***

# Re: Proposed 7-11 at Price and Cranberry

Inbox



Nextdoor North Port G... May 28



to me ▾



**John & Diane Botly**, N Chamberlain

We had friends who had a carwash/convenience store go in behind him. Loud music and bright lights 24hours a day. He was forced to sue for some relief. Better to re-think this proposal and deny it.



Thank

Private message

[View or reply](#)



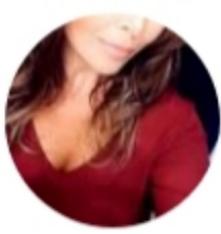
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Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



**Stacy Tracy**

North Port Gardens · 18 May



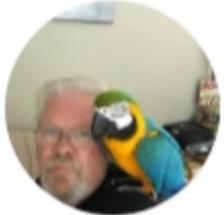
Tap here to turn off notifications for this post

29 May

**Like**

**Reply**

😊❤️ 2



Raymond Follmer · North Port Charlotte Estates



We don't need anymore gas stations or car washes . We need to focus on small Mom and Pop Pubs and eateries. Sandwich shops , small Breweries, local homemade food from around the world. We need a cobblestone downtown area with night life . Live bands , food vendors, Local Brews.

2 days ago

**Thank**

**Reply**

😊 2



Maureen Shaffron · Toledo



I'm late to the game, here, what happened? I am totally against a gas station there. There's one at Sumter and Price, and there's a WaWa coming to Toledo and Price, and the Racetrac at Cranberry and Tamiami.

1 day ago

**Thank**

**Reply**



jay ambers · Price/Salford



Why would anyone want gas tanks that large in their own back yards.

Also lowers all surrounding property values to have a gas station there. Notice Price and Sumter No homes around there.

5 hr ago

Thank

Reply



1



**Keith Brown**

North Port Gardens · 25 May



[Tap here to turn off notifications for this post](#)

27 May

Thank

Reply

1



Denise Courtney · Price/Salford



Dont need it or want it. I believe we can use space for some higher end restaurants that are well established, ie mom and pop or franchised. How about a small business that is fitting for the neighborhood. We all know that eventually gas stations look horrible become hang outs and is really not wanted in a residential area.

27 May

Thank

Reply



Scott Matchett · Middle S Chamberlain



Wouldnt the traffic be worse with something like that?

27 May

Thank

Reply

See 1 more reply



Joe Carr · Heron Creek



Perfect response to what big brother and sister are trying to do. I have noticed that elected "officials" tend to forget they live here as well. I don't know where any of them live but you can bet it isn't on Price or off Price.

27 May

Thank

Reply

2



**Keith Brown**

North Port Gardens · 25 May



Tap here to turn off notifications for this post

KEITH AND MARCIA BROWN

Posted in Recommendations to 35 neighborhoods



Like



Comment



38



82

See 44 more comments



Steven Hlinka · South Sumter to Salford



No No No No No No. We need another 7-11 like we need more potholes in our roads. What a very Sorry, Destructive, Illogical, and Negative proposal.



**Keith Brown**

North Port Gardens · 25 May



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John & Diane Botly · N Chamberlain



We had friends who had a carwash/ convenience store go in behind him. Loud music and bright lights 24hours a day. He was forced to sue for some relief. Better to re-think this proposal and deny it.

28 May

Thank

Reply



Kim Matthews · Price/Salford



Yeah, NP can't go 2 blocks without a gas stations or car wash, but we have to drive to Port Charlotte for a little upscale dining.

28 May

Thank

Reply



Leslie Knudsen · Cypress Falls



[https://www.yoursun.com/northport/news/north-port-7-eleven-decision-pushed-to-june-15/article\\_1e92edd2-9f71-11ea-acd7-1797b050de98.html](https://www.yoursun.com/northport/news/north-port-7-eleven-decision-pushed-to-june-15/article_1e92edd2-9f71-11ea-acd7-1797b050de98.html)

Tag a business mentioned in this reply

28 May

Thank

Reply



Penny Turner · North Port Gardens



Well said!

29 May

Thank

Reply



# Re: Proposed 7-11 at Price and Cranberry



Inbox



Nextdoor North Port G... May 28



to me ▾



**John & Diane Botly**, N Chamberlain

We had friends who had a carwash/convenience store go in behind him. Loud music and bright lights 24hours a day. He was forced to sue for some relief. Better to re-think this proposal and deny it.



Thank

Private message

[View or reply](#)

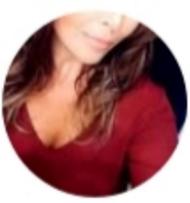


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Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103



**Stacy Tracy**

North Port Gardens · 3 days ago



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Mary Jean Gloudeman · Middle S Chamberlain

It doesn't make sense for traffic on that road because there's only one lane of through traffic in each direction. It will slow the traffic down no matter what. In higher volume parts of the day, when approaching fro... See more

2 days ago

Thank

Reply

5



Nancy Irwin · North Port Gardens

What happened with the 'Price Rd Widening '??? Is that ONLY if the 7-11 goes in? It's all BS ... I DON'T WANT this 7-11!!!!

1 day ago

Thank

Reply

1

See 2 more replies



Cathy Hollar · North Port Gardens

Did not receive a notice.

1 day ago

Thank

Reply



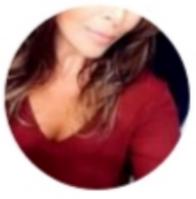
Greg Magac · Middle S Chamberlain

I don't think it is necessary to put a gas station at the corner of Price and Cranberry. The Dollar General already looks out of place.

1 day ago

Thank

Reply



**Stacy Tracy**

North Port Gardens · 3 days ago



[Tap here to turn off notifications for this post](#)



**Debbie Mays** · North Port Gardens



It won't take long for another gas station to pop up on one of the other 2 lots if the 7-11 is allowed. Seems to be the North Port way.

6 min ago

**Thank**

**Reply**



**Mary Jean Gloudeman** · Middle S Chamberlain



It doesn't make sense for traffic on that road because there's only one lane of through traffic in each direction. It will slow the traffic down no matter what. In higher volume parts of the day, when approaching fro... See more

2 days ago

**Thank**

**Reply**



5



**Nancy Irwin** · North Port Gardens



What happened with the 'Price Rd Widening '??? Is that ONLY if the 7-11 goes in? It's all BS ... I DON'T WANT this 7-11!!!!

1 day ago

**Thank**

**Reply**



1

[↪ See 2 more replies](#)



**Cathy Hollar** · North Port Gardens



Did not receive a notice.

1 day ago

**Thank**

**Reply**

**Greg Magac**

7-11

party ,it required me to submit any and all info 5 days before May 7th- which hearing was scheduled. Nice notice... PZAB hearing was a joke..Nock Trolli who is running for a Commissioner seat as well as 1 other....passed ot through with 2 others,even tjough the advisory board did not object to several things. They completely disregarded, cant help but wonder if the election has much to do w....seems very convenient...

**G**

Wow! Very crazy! When it comes to things like this they always try to let it slip through the cracks and fly under the radar. It's very scandalous when it comes to government/city related situations. I know you probably love your home and have many memories there but have you thought about selling and possibly buying elsewhere in North Port? Even though you shouldn't have to do that just because of this situation. I have my fingers crossed for you that it gets denied! In all honesty they need to rezone it. I can't stand driving by the Dollar General on Price Blvd. it looks so out of place. If it comes down to it and the 7-11 is put on a ballot I will 100 percent shoot it down.

Have a good evening.

Write a message





Boone on behalf of his client, for example, had wanted zoning exemptions at the proposed 7-Eleven, on more fueling stations, a car wash, and to allow the store to operate 24/7.

Planning and Zoning commissioners in February had recommended all but the 24-hour request. The developer had also offered North Port half of the four-acre parcel, as a buffer between and to use as the city saw fit.

The opposition was there Tuesday, some by voice only, some in letters read by city clerk staffer, and one projected onto an online video platform. It is COVID-19's doing: guests in cloistered video boxes that light when they speak, all of them fidgeting, sometimes not un-muting their microphones or fighting for focus after hours of staring at a desktop screen.



petition Inbox



lemoncays@yahoo.com 8:03 AM

to me 



Hi Stacy, You are doing a fantastic job - all of North Port owes you big time

Please add my name to the petition Deborah Borner, 2099 Zuyder Terrace

Thank you for all your efforts, Deborah

 Reply

 Reply all

 Forward

**From:** Linda Antunes <linantunes48@gmail.com>  
**Sent:** Sunday, June 7, 2020 1:14 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** New gas station on 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. They just finished a gas station at the end of Toledo Blade with 16 pumps, why build another one we don't need. 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

Just wanted to add that they just finished a 7-11 on the corner of Toledo and 41 with 16 pumps and a car wash. Not only that but where I live you always hear the traffic noises, no matter if it is a truck or car. Another thing is that people don't always stop for the school buses. Some don't pay attention and others might be late for work or whatever. I'm saying a big NO to another gas station.

Sent from my iPhone

**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

**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

**From:** Debbie McDowell <dmcowell@cityofnorthport.com>  
**Sent:** Tuesday, June 2, 2020 2:45 PM  
**To:** NANCY IRWIN <poolirwin@msn.com>  
**Cc:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** RE: Special Commission Meeting June 15, 2020 at 9:00am (7-11 Development) \*\* QUASI \*\*

Thank you for your email and sharing your thoughts on the subject.  
To answer your final question – Yes ma'm, I do live within 1/4 of a mile from this development.

### *Debbie McDowell*

Mayor, City of North Port  
4970 City Center Blvd.  
North Port, FL 34286  
Office: 941.429.7071  
City Cell: 941.628.0486

**From:** NANCY IRWIN <[poolirwin@msn.com](mailto:poolirwin@msn.com)>  
**Sent:** Tuesday, June 2, 2020 2:10 PM  
**To:** Commissioners <[Commissioners@cityofnorthport.com](mailto: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!!!



Home



Groups



Post



Notifications



More

Years ago, North Port city officials had the good sense to ban large and highly trafficked businesses from locating in residential neighborhoods. Since then, most businesses of this kind have been established along large boulevards, in commercial business parks and Publix retail clusters.

#### EXEMPTIONS DOWNSIDE:

**NOISE** - With 24 hour service and a car wash, it will never close and always produce varying amounts of noise

**VERMIN** - Convenience food refuse attracts vermin to trash bins and dumpsters

**VAGRANCY** - The proposed park-like setting will promote loitering, vagrancy and create the ideal setting for crime

**LITTERING** - Littering will be a constant problem for those living nearby

**TRAFFIC CONGESTION** - Traffic and congestion will likely increase

**ENVIRONMENTAL DAMAGE** - There is a potential for damage to land, water and wildlife

**PROPERTY VALUE DECLINES** - Property values will likely be negatively impacted in the immediate area

**SETS NEGATIVE PRECEDENT**

**From:** Christopher Hanks <chanks@cityofnorthport.com>  
**Sent:** Wednesday, June 3, 2020 8:39 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Fwd: Gas Station/car wash/convenience store

Sent from my iPhone

Begin forwarded message:

**From:** City of North Port <[no-reply@cityofnorthport.com](mailto:no-reply@cityofnorthport.com)>  
**Date:** June 3, 2020 at 6:03:30 PM EDT  
**To:** Christopher Hanks <[chanks@cityofnorthport.com](mailto:chanks@cityofnorthport.com)>  
**Subject:** Gas Station/car wash/convenience store  
**Reply-To:** "RICHARD HUDDELSON" <[rhus10@comcast.net](mailto:rhus10@comcast.net)>

Message submitted from the <North Port, FL> website.

**Site Visitor Name:** RICHARD HUDDELSON  
**Site Visitor Email:** [rhus10@comcast.net](mailto:rhus10@comcast.net)

We do not need another gas station in North Port. We currently have 18 gas Stations/Convenient stores, 5 of which are on Toledo Blade(plus a future Wawa) and 3 at the corner of Sumter and Price. In addition we have 5 car washes, 4 Auto parts stores and 5 auto repair places.  
WE DO NOT NEED ANY MORE OF THESE!  
North Port is going to be known as the "Gas Station City OF FLORIDA"  
Richard Huddelson

**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

**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

**From:** Jill Luke <jluke@cityofnorthport.com>  
**Sent:** Wednesday, June 3, 2020 2:28 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Letter to the Editor

Heather,

I read this Letter to the Editor in today's NP Sun. I don't know if you place these types of communication within the file or not, so I'm passing it on... just in case – thanks – Jill Luke

Editor: City of North Port commissioners: As full-time residents of North Port, my wife and I are adamantly opposed to the granting of critical exemptions to the 7-11 corporation so they can develop a mega gas station at Price and North Cranberry. Years ago, North Port city officials had the good sense to ban large and highly trafficked businesses from locating in residential neighborhoods. Since then, most businesses of this kind have been established along large boulevards, in commercial business parks and Publix retail clusters.

Exemptions downside: Noise — With 24 hour service and a car wash, it will never close and always produce varying amounts of noise.

Vermin — Convenience food refuse attracts vermin to trash bins and dumpsters.

Vagrancy — The proposed park-like setting will promote loitering, vagrancy and create the ideal setting for crime.

Littering — Littering will be a constant problem for those living nearby.

Traffic congestion — Traffic and congestion will likely increase.

Environmental damage — There is a potential for damage to land, water and wildlife.

Property values decline — Property values will likely be negatively impacted in the immediate area.

And, it sets a negative presence.

Exemptions upside: Convenience — Conveniences will increase marginally over what is already available nearby.

Higher tax revenues — If successful.

Countless studies confirm the damage this type of development causes to a variety of parties. To move forward with exemptions and development is senseless, nothing less than an egregious dereliction of duty as elected leaders.

Increased city revenue, yes.

Keith Brown

*North Port*

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:** Jill Luke <jluke@cityofnorthport.com>  
**Sent:** Tuesday, June 2, 2020 6:00 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** FW:

7-11 file – thanks – Jill Luke

**From:** giseleluke <[giseleluke@gmail.com](mailto:giseleluke@gmail.com)>  
**Sent:** Tuesday, June 2, 2020 5:39 PM  
**To:** Jill Luke <[jluke@cityofnorthport.com](mailto:jluke@cityofnorthport.com)>  
**Subject:**



Joe Caliguri

Assigned to Commissioner Jill Luke ▾



10:35 AM

Good morning, I wanted to express my concerns about this new gas station /car wash on price . I strongly believe that this will be a huge mistake . We now have much more convenience stores and gas stations then ever before. We don't need to put a new one right by our homes . I am concerned about crime /noise and traffic . I actually live off of San Mateo so for me to be upset it shows how much I love this community. Please consider hearing the people of north port over the investors who most likely don't live here . Thanks for listening , Joe



**From:** Debbie McDowell <dmcowell@cityofnorthport.com>

**Sent:** Tuesday, June 2, 2020 12:39 PM

**To:** Heather Taylor <htaylor@cityofnorthport.com>; Peter Lear <plear@cityofnorthport.com>; Amber Slayton <aslayton@cityofnorthport.com>

**Subject:** Police calls to various locations

Heather –

Is it possible to include this in the back up materials for the June 15 agenda for the 7-11 proposed development? This was prepared by the NPPD upon my request.

*Debbie*

**Shell  
(41 and Hoffman)  
13280 Tamiami  
Trail 11/21/19-  
5/20/20**

ABANDONED 911	1
ACCIDENT	3
ASSIST AGENCY	2
DISTURBANCE	3
DISTURBANCE CI	2
DRUG CASE	2
FELONY	1
FOLLOW UP/INVE	3
FRAUD	1
PUBLIC SERVICE	17
RECKLESS DRIVE	3
SUSPICIOUS INC	2
SUSPICIOUS PER	5
SUSPICIOUS VEH	1
THEFT	1
TRESPASS	5
WARRANT	2
<b>Grand Total</b>	<b>54</b>

**7-11 Gas Station  
(Cranberry & Toledo Blade)  
4895 N Toledo Blade Blvd  
11/21/19 – 05/20/20**

AGENCY ASSIST-MEDICAL	1
ASSIST AGENCY	2
BATTERY	1
DISABLED VEHICLE	1
DISTURBANCE	6
FOLLOW UP	2
HIT AND RUN	1
PUBLIC SERVICE	7
RECKLESS DRIVER	1
SUSPICIOUS IN/PER	3
THEFT	1
TRESPASS	2
WARRANT	1
<b>Grand Total</b>	<b>29</b>

**RaceTrac  
(Cranberry & 41)  
18999 Tamiami Trail  
11/21/19-5/20/20**

ABANDONED 911	1
ASSIST AGENCY	5
DISTURBANCE	2
FELONY	1
FRAUD	1
LOST/FOUND	1
MISDEMEANOR	1
PUBLIC SERVICE	10
RECKLESS DRIVER	1
SUSPICIOUS IN/PER	4
THEFT	1
<b>Grand Total</b>	<b>28</b>

**7-11 Gas Station  
(Price and Sumter)  
1085 Grand Venture Drive  
11/21/19 – 05/20/20**

ACCIDENT	1
BATTERY	1
BURGLARY	1
DISABLED VEHICLE	1
DISTURBANCE	2
DRUG CASE	1
FOLLOW UP	3
IMPAIRED DRIVER	1
LOST/FOUND	4
MENTALLY ILL	2
PROPERTY DAMAGE	1
PUBLIC SERVICE	15
RECKLESS DRIVER	1
SUSPICIOUS IN/PER	5
THEFT	1
TRESPASS	6
<b>Grand Total</b>	<b>46</b>

<b>Hess Gas Station (41 and Sumter)</b> <b>1011 S Sumter Blvd</b> <b>11/21/19-05/20/20</b>	
ACCIDENT	1
ASSIST AGENCY	1
DISTURBANCE CIVIL	3
IMPAIRED DRIVER	1
PUBLIC SERVICE	5
<b>Grand Total</b>	<b>11</b>

<b>Dollar General</b> <b>(Cranberry &amp; Price)</b> <b>3085 W Price Blvd</b> <b>11/21/19-05/20/20</b>	
ACCIDENT	1
ALARM	4
ASSIST AGENCY	1
DISTURBANCE	2
DRUG CASE	1
FELONY	1
FIGHT	1
FOLLOW UP	2
LOST/FOUND	2
MISDEMEANOR	1
PUBLIC SERVICE	4
RECKLESS DRIVER	3
SUSPICIOUS IN/PER	1
THEFT	1
TRESPASS	2
<b>Grand Total</b>	<b>27</b>

<b>Murphy Gas Station</b> <b>(near Price and Sumter)</b> <b>4884 Stauffenberg Ln</b> <b>11/21/19-05/04/20</b>	
ALARM	1
PUBLIC SERVICE	1
<b>Grand Total</b>	<b>2</b>

**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

**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](mailto:BML3220@GMAIL.COM)

**From:** debbie\_mays <debbie\_mays@yahoo.com>  
**Sent:** Friday, May 29, 2020 3:28 PM  
**To:** Commissioners <Commissioners@cityofnorthport.com>  
**Subject:** 7-11 gas station

My name is Debra Mays, I live at 2539 Valkaria Ave, North Port. I live within 2 streets of the proposed 7-11 on Cranberry and Price. My husband and I are adamantly against this gas station and car wash. I can't think of anything that we need less in this neighborhood. Why don't you start thinking about and listening to the people who live in this neighborhood. The restrictions were put in place to protect us, don't take them away! Remember, we will be the ones voting in November

**From:** Debbie McDowell <[dmcdowell@cityofnorthport.com](mailto:dmcdowell@cityofnorthport.com)>  
**Sent:** Thursday, May 14, 2020 2:41 PM  
**To:** Sharon Trowbridge <[sharontrowbridge@msn.com](mailto:sharontrowbridge@msn.com)>; Heather Taylor <[htaylor@cityofnorthport.com](mailto:htaylor@cityofnorthport.com)>  
**Subject:** Re: Cranberry gas station \*QUASI \*\*

Thank you for your email and thoughts on the subject. I hope you'll also submit public comment on May 26. The actual agenda posts a few days before the meeting and will have explicit instructions on how to submit public comment and how to watch it on-line. You can find the agenda by following this link <https://cityofnorthport.legistar.com/Calendar.aspx>

If you need assistance, please let me or the City Clerk know.

Debbie McDowell  
Mayor, City of North Port  
Office: 429-7071  
City Cell: 628-0486

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**From:** Sharon Trowbridge <[sharontrowbridge@msn.com](mailto:sharontrowbridge@msn.com)>  
**Sent:** Thursday, May 14, 2020 10:29 AM  
**To:** Debbie McDowell <[dmcdowell@cityofnorthport.com](mailto:dmcdowell@cityofnorthport.com)>  
**Subject:** Cranberry gas station

There is definitely no need for a gas station and 24 hr. Car wash at this location. We have gas stations at both ends of Price that is sufficient I would definitely say. I live five blocks from this intersection.

Sharon Trowbridge

**From:** Christopher Hanks <[chanks@cityofnorthport.com](mailto:chanks@cityofnorthport.com)>  
**Sent:** Thursday, May 14, 2020 2:53 PM  
**To:** Sharon Trowbridge <[sharontrowbridge@msn.com](mailto:sharontrowbridge@msn.com)>  
**Cc:** Heather Taylor <[htaylor@cityofnorthport.com](mailto:htaylor@cityofnorthport.com)>  
**Subject:** Re: 7-11

Sharon,

Thank you for your email and input into this item. I have received several emails concerning the 7-11, and you have the Right to give public comment or can file as an aggrieved party if you qualify.

Please understand that this is a Quasi Judicial item which is different than a regular agenda item, and as a Commissioner I cannot make my decision based off of my opinion on the matter or off emails of opposition sent to me. I must make the decision according to the qualifying evidence given.

Please know I am not saying that I don't hear you, I am just trying to clarify how my decision must come, legally, which would be in accordance to acting as a judge and not a commissioner per se.

You can make public comment by going to the link **Error! Hyperlink reference not valid.** the day before the meeting you wish to comment on. Go to link here: <https://www.cityofnorthport.com/government/city-leadership/city-commission/online-meetings/online-public-comment>

If you believe you are an aggrieved party and want to make sure that your testimony can be part of the case to be adjudicated then email the city clerk to determine if you meet the criteria of an aggrieved party. Her email is here: [htaylor@cityofnorthport.com](mailto:htaylor@cityofnorthport.com)

I have included the city clerk into this email to capture.

Sincerely,  
Chris Hanks  
Commissioner, City of North Port

Sent from my iPhone

On May 14, 2020, at 10:44 AM, Sharon Trowbridge <[sharontrowbridge@msn.com](mailto:sharontrowbridge@msn.com)> wrote:

I live 5 blocks from this intersection. The noise now is quite loud when sirens go through. I can't imagine what a gas station & 24 hr. car wash will bring. The Dollar General is not noisy but the surrounding lawn area continues to look junky. Think that is on the city. I am totally against this project being oked. It is ludicrous to shove it down our throats. I have lived here for 14 years and continue to vote. This will be taken into consideration.

Sharon Trowbridge

**From:** Jennifer Cook <hotmama582@gmail.com>  
**Sent:** Wednesday, May 27, 2020 8:25 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** Price/Cranberry 7-11

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

From: **Jennifer Cook** <[hotmama582@gmail.com](mailto:hotmama582@gmail.com)>  
Date: Wed, May 20, 2020, 12:24 PM  
Subject: Price/Cranberry 7-11  
To: <[dmcdowell@cityofnorthport.com](mailto:dmcdowell@cityofnorthport.com)>, <[jlake@cityofnorthport.com](mailto:jlake@cityofnorthport.com)>,  
<[commissioners@cityofnorthport.com](mailto:commissioners@cityofnorthport.com)>, <[vcarusone@cityofnorthport.com](mailto:vcarusone@cityofnorthport.com)>,  
<[chanks@cityofnorthport.com](mailto:chanks@cityofnorthport.com)>, <[pemrich@cityofnorthport.com](mailto:pemrich@cityofnorthport.com)>

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

**From:** debbie\_mays <debbie\_mays@yahoo.com>  
**Sent:** Thursday, May 28, 2020 3:14 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** 7-11 station at corner of Cranberry and Price

I am writing to oppose the building of a 24 hour 7-11 at the corner of Cranberry and Price. I live at 2539 Valkaria Ave, North Port 34286. The station would be 2 streets away from my home. There are at least 6 gas stations within a 3 mile radius of this proposed site. We do not need another one! This is a residential area and most of us are on well water. Gas tanks can fail and leak into our aquifer! Tell me why would there ever be a need for a 24 hour station in this area. The only people frequenting a gas station in the middle of the night are usually up to no good or traveling. If traveling, another station is just down the street. Commissioners, please do not allow this station to be built in our neighborhood!

**From:** Karen Given <karengiven@gmail.com>  
**Sent:** Wednesday, May 27, 2020 5:31 PM  
**To:** Heather Taylor <htaylor@cityofnorthport.com>  
**Subject:** 711

Please don't allow 711 on cranberry and price. There is land available that isnt so residential. I believe having 711 in a residential area will increase crime.

Karen Given

**From:** Stacy Tynan Tracy <[stacytracy@gmail.com](mailto:stacytracy@gmail.com)>  
**Sent:** Tuesday, May 26, 2020 11:16 PM  
**To:** Jill Luke <[jlake@cityofnorthport.com](mailto:jlake@cityofnorthport.com)>; [chanks@cittofnorthport.com](mailto:chanks@cittofnorthport.com); Vanessa Carusone <[vcarusone@cityofnorthport.com](mailto:vcarusone@cityofnorthport.com)>; Pete Emrich <[pemrich@cityofnorthport.com](mailto:pemrich@cityofnorthport.com)>; Debbie McDowell <[dmcowell@cityofnorthport.com](mailto:dmcowell@cityofnorthport.com)>  
**Subject:** Fwd: All info confirmed on North Port Sun paper

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

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

**From:** Stacy Tynan Tracy <[stacytracy@gmail.com](mailto:stacytracy@gmail.com)>  
**Date:** Tue, May 26, 2020, 11:15 PM  
**Subject:** All info confirmed on North Port Sun paper  
**To:** Heather Taylor <[htaylor@cityofnorthport.com](mailto:htaylor@cityofnorthport.com)>

And they come from county police report ...

All published Jan 2020- current  
I dont want to interrupt, or speak out of term...  
Facts: dates  
Fire at 7- 11 on Toledo /Cranberry- 1/25/2020  
Robbery at shell- 1/18/2020  
Shooting Chevron - 2/12/2020  
Hit and run on price /salford 2/28/2020

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