

CONCERNS OF OWNERS OF HARBOUR ISLE CONDOMINIUMS

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Planning Commission Rebecca Grohall

Planning Director P.O.Box 1480

Fort pierce, FL 34954

November 28, 2018

Subject: 825 Seaway Drive Planned Development

To Whom It May Concern;

We, the residence of Harbour Isle East/West, would like you to consider our concerns in proposed 825 Seaway Drive Planned Project. Parcel 2402-501-0001-010-8, FUTURE CUMBERLAND FARMS and Parcel 2402-501-0001-000-5, HARBOUR ISLE SHOPS.

CONCERNS: PLANNED HARBOUR ISLE SHOPS.

- Blight, many locations unoccupied for over a year.
- Noise pollution from planned outside eating area.
- Aesthetics conform to existing architectural buildings, including roof materials.
- Light pollution
- Truck loading/unloading (planned to be behind buildings within 200 feet of 48 condominiums).
- Refuse bins, again, next to condominiums. Rodents, smell and noise.
- No Pedestrian walkway.

CONCERNS: CUMBERLAND FARMS on the Major Amendment to Harbour Isle PD

- Gas station within 200 feet of 48 condominiums. (see attachment A)
- Noise pollution to immediate area.
- Light intrusion (24hrs) into the condominiums.
- Health concerns from gasoline fumes (methyl tertiary-butyl ether, benzene and 150 other chemicals that are added to gasoline.
- Proposed ground water draining into Harbour Isle Master Storm Water System. This will drain into our lake which we maintain.
- Chevron Gas/Convenience store already exists across the street.
- Future blight of the existing Cumberland Farms and other vacant storefronts.
- Lowers our property value.

RECOMMENDATIONS:

- Builder to pay and plant trees along the wall on HIE property to help with noise and lights from the proposed truck loading docks.
- Totally enclosed rubbish bins to deter rodents and keep the smell down.
- Design conformity to Harbour Isle.
- Enclosed ground level air conditioners.
- Restricted hours for proposed restaurants, businesses, and Cumberland Farms.



EFFECTS OF PLANNED DEVELOPMENT ON HARBOUR ISLE EAST

- * LIGHT INTRUSION
- * NOISE POLLUTION
- * CRIME
- * RESTRICTIVE HOURS



68.5 FEET FROM BLDG. 37

47.6 FEET FROM BLDG. 38

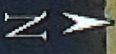
1

37

38

2

200 ft



Google Earth
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EXHIBIT A

Is It Safe to Live Near a Gas Station?

The health concerns for you or your family with living by the pump

Living and working within 100 meters (328 feet) of a gas station increases exposure to toxic chemicals.

Despite all the modern health and safety guidelines they must follow, gas stations can still pose *significant hazards to neighbors, especially children. Some of the perils include ground-level ozone* caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground, and exposure hazards from other chemicals that might be used at the station if it's also a repair shop.

Ozone pollution is caused by a mixture of volatile organic compounds, some of which are found in gasoline vapors, and others, like carbon monoxide, that come from car exhaust. Most gas pumps today must have government-regulated vapor-recovery boots on their nozzles, which limit the release of gas vapors while you're refueling your car. A similar system is used by the station when a tanker arrives to refill the underground tanks. But if those boots aren't working properly, the nearly odorless hydrocarbon fumes, which contain harmful chemicals like benzene, can be released into the air.

Higher ozone levels can lead to respiratory problems and asthma, while benzene is a known cancer-causing chemical, according to the National Institutes of Health (NIH). The quest to reduce ozone levels has led the state of California to implement a more stringent vapor-recovery law, effective April 1, 2009, which requires that all gasoline pumps have a new, more effective vapor-recovery nozzle.

Underground gasoline storage tanks can also be a problem. The U.S. Environmental Protection Agency (EPA) estimates that there are some 660,000 of them from coast-to-coast. Many a lawsuit has been filed against oil firms in communities across the country by people whose soil and groundwater were fouled by a gas station's leaking underground storage tank. In the past, most tanks were made of uncoated steel, which will rust over time. Also, pipes leading to the tanks can be accidentally ruptured.

When thousands of gallons of gasoline enter the soil, chemicals travel to groundwater, which the EPA says is the source of drinking water for nearly half the U.S. If buying a home, consider its potential loss in value if a nearby underground storage tank were to leak. Gasoline additives such as methyl tertiary-butyl ether (MTBE), which has been outlawed in some states, make the water undrinkable—and that is only one of 150 chemicals in gasoline. Repeated high exposure to gasoline, whether in liquid or vapor form, can cause lung, brain and kidney damage, according to the NIH's National Library of Medicine.

Spilled or vaporized gasoline is not the only chemical hazard if the station is also a repair shop. Mechanics use solvents, antifreeze and lead products, and may work on vehicles that have asbestos in brakes or clutches. Auto refinishers and paint shops use even more potentially harmful chemicals.

In today's car-centric world, we can't escape exposure completely, because these chemicals are in our air just about everywhere. But by choosing where we live, keeping an eye out for spills, and pressuring the oil companies to do the right thing for the communities they occupy, we can minimize our exposures.