

Good evening. My name is Jules Steiner, and I am a Harbour Isle East resident. Rodney Robertson, also a Ft. Pierce resident at Harbour Isle East, has asked me to speak on his behalf while he deals with a medical issue in Maine. Should you have any question regarding specifics, I may ask Keith Madsen to respond, as he is more familiar with the traffic data than I am. Rodney's statement is as follows:

I am opposed to this large scale super convenience market/gas station based on, among other reasons, City Ordinance No. 16-002 which addresses gas stations. The words in that ordinance state that the City will strive to:

- 'prevent impeding vehicular traffic',
- 'prevent impeding pedestrian traffic',
- 'avert any adverse influencing of the city's aesthetic potential',
- 'avoid materially affecting surrounding property values', and
- 'work to further promote the health, safety and welfare of the community'

But I am also opposed to this project because it proposes to build a gas station within 500 feet of over 120 homes, including my home that will be within 80 feet of this gas station.

Moving on from the City's stated responsibilities, however, you should all know that both the Harbour Isles Shoppes and the Cumberland Farms applications have contained traffic studies projecting the volume of traffic expected to enter and exit Seaway Drive using three driveways, one left enter only, a second full access and the third being right exit only.

This configuration puts the highest volume of traffic on the full access driveway in the middle, which is the only driveway that will accommodate entry to the gas station and the Harbour Isle Shoppes and the restaurant from the east and exit to the west.



Using the MacKenzie data contained in the most recent traffic analysis, which has significantly lower traffic results than the O'Rourke analysis, the report shows that the per hour rate during peak traffic times 89 vehicles will **leave** Seaway Drive to the development in the a.m. and 112 in the p.m. at the middle driveway. During those same peak hours another 112 vehicles will **exit** to Seaway Drive in the a.m. and 134 during the p.m., through the same driveway.

Stated another way, during the a.m. peak hours there will be 201 vehicles, or over one every 20 seconds, **entering and leaving** Seaway Drive at the same time, using the middle driveway.....And, in the p.m. peak, the numbers jump to 246 vehicles or just over one vehicle every 15 seconds entering and leaving Seaway Drive at the same time, using the same driveway.

Stop and consider that information.....And as if these numbers aren't staggering enough to contemplate, they will continue to grow by as much as, again from the O'Rourke analysis, 4.7% per year.

If these traffic projections aren't enough to prevent this gas station from moving less than 300 yards from its present site, when will the traffic level rise and reach that worrisome level?

And do not assume that the projected traffic is just cars. Actually, the new Cumberland Farms will add both diesel and recreation fuel so that they will be able to serve the diesel dump trucks and other construction equipment currently traveling on Seaway Drive as Hutchinson Island continues to grow.

In addition, the gas station will attract truck, trailer and boat combinations, often measuring 60 feet and more, to get the recreation fuel. And let us not forget that there will also be huge semi-trucks delivering fuel and supplies to the gas station, convenience store, Harbour Isle Shoppes and the restaurant.



So we will see the whole range of traffic entering and leaving Seaway Drive from the one full access driveway, with 53+% crossing both lanes of traffic to enter from the east and exit to the west during peak a.m. hours and 82% in the p.m. peak.

As the situation exists today, the current gas station is located to the immediate east of the St. Lucie County Fire Station. This shared location permits first responders to exit the fire station with minimal impact from traffic. Moving the gas station to the west will create bottlenecks on Seaway Drive caused by traffic, now including the larger vehicles.

How would the first responders get around these obstacles in a safe manner to respond to calls from a gas station, two restaurants, the Harbour Isle Shoppes, a public beach, an aquarium, a museum, a marina, the Smithsonian lab, another marina and over 900 homes, or to leave the island to transport individuals and to serve the rest of St. Lucie county?

Yes, I am opposed to the applicant's plan to move the existing gas station a short distance from its current location to virtually outside my front door, but I am also very concerned with the huge impact that this move will have on traffic congestion, the bike lane, as well as pedestrian and public safety in general.

In closing, let me remind you that denial of this application would not prevent Cumberland Farms from continuing to operate at their existing facility. In fact, island residents and visitors have been quite adequately served for many years from where the station is currently located.

Thank you for your time and consideration.

