

On Wednesday August 29th at 6:30pm at the Harbour Isle East Clubhouse an informal presentation was held to discuss the proposed plans for the retail plaza to be built at 801 Seaway Drive.

Board members present were President Jay Sizemore, Vice President Annette Sannioti and Treasurer Walt Dinneen, Julie Lynch the Property Manager was also present. There were approximately 70 residents in attendance. Also present were the buyers and developers of the site Paul Hanna and Craig Mason who suggested the event as a courtesy to the Harbour Isle East residents.

Mr. Hanna and Mr. Mason had perspective rendered drawings of the proposed plaza which were shown to the audience. Their proposed vision consists of moving the present Cumberland Farms Store/Gas Station to the new plaza where that will serve as the "Anchor/Flag" store for the site. The Cumberland Farms will be located to the side of building 38. The new Cumberland Farms will look nothing like the existing one, it will be built as one of their new concept stores with a modern look with upscale products and services. Adjacent, but not joined to Cumberland Farms will be an additional 12,500sqft retail plaza with 8 units, in front of building 37. Some prospective tenants for the retail space will be a hair salon, an upmarket liquor store and Goodfellas Pizza.

The design calls for a coastal, beachy look with professional landscaping with lots of palm trees and lush tropical plants and shrubs. There will be adequate parking as they plan on putting in 60 more car park spaces than required by the city. The buildings will be one story with a median height of 27ft, the highest elevation will be 32ft accounting for the decorative façade/ridge. The plaza's AC units will be located on the roof but will be screened off for a better visual effect. Based on a DOT survey and a study by a traffic engineer, they propose 3 entrances to the plaza from Seaway drive, the first entrance after the roundabout on Seaway will be a right "in" only entrance and this is located far enough away from the roundabout so as not to cause traffic slowdown, an additional two will be further along Seaway and will be entrance and exit driveways. A fourth entrance/exit is proposed which will be located behind the plaza to the left of and before the Harbour Isle East Guard Gate.

The main areas of concern addressed by the residents was the proposal for the Cumberland Farms or any Gas Station and the potential for traffic, noise, loitering and personal safety. Residents were also concerned about the driveway to/from the plaza from Harbour Isle Drive East and the added traffic congestion/confusion that could bring. Mr. Hanna was open to the possibility of having a pedestrian walkway at this location rather than a vehicle entrance. Other concerns were the location of the AC units and the concealment of dumpsters behind the plaza and the potential for foul odors and rodents.

Please bear in mind that although the contract has been signed, the property will not officially close for approximately 3 weeks. After that the proposed plan will need to go before the planning Board for review and approval, because of timing this will probably not get on their agenda until October or November, maybe later. Keep yourself updated by visiting [www.cityoffortpierce.com](http://www.cityoffortpierce.com). I plan on attending the public meetings and will keep you informed when those meetings will be. All residents are encouraged to attend the public meetings where your opinion and voice will be heard.?

Kind Regards,  
Julie Lynch  
Property Manager