

**Marilyn Shanholtzer**  
**I018 Individual Letter**

**Comment 1** I have reviewed the section of the EIS regarding the sale and redevelopment of the current airport property and cannot believe the consultants have gone so far from what the public desired. I attended all three meeting held by the airport regarding the redevelopment. Two of the things that were highly stressed were NO MARINA in Goose Bayou and NO HIGHRISES. I find it interesting that the consultants prepared such detailed development possibilities in their three options.

**Response** The FAA conducted the FEIS analysis based on the information provided by the Airport Sponsor in its RFP. The FAA did not participate in the preparation of redevelopment planning documents for the existing site.

The FAA conducted a conservative analysis based on best available information existing at the time of the FEIS, *i.e.*, a composite of the three redevelopment scenarios in the Airport Sponsor's Redevelopment Report. Local land use decisions are the responsibility of state and local governments, not the FAA.

**Comment 2** Goose Bayou is one of only a very few remaining estuaries in the St. Andrew Bay area and is about five miles inland from the Gulf. It is small and extremely shallow as shown on the enclosed colored photographs and also two photocopies showing the original shore line and the current shoreline. It has provided a wonderful nursery ground for all kinds of fish and shellfish. When the airport runway was extended in the 1960s, it compromised some of the flushing action of the tides. Removal of that extension would probably be a good thing. However, siting a marina here would be a death sentence to Goose Bayou.

**Response** See response to Comment 1 above.

**Comment 3** While I realize that the airport is trying to maximize the profit from the sale of the old airport, developers don't care what they destroy, as they just make their money and move on. It is terribly important that we don't destroy our most valuable natural assets, our wonderful bays and bayous. It doesn't take a genius to understand that marinas should be located as close as possible to the Gulf of Mexico so that they can be flushed by the tides. Currently, there are 15 additional proposed marina projects in Bay County with 1,428 wet slips. Remember everyone [sic] of these marinas with over 10 slips that is proposed in shellfish harvesting areas, will have to have a large radius around it closed to shellfish harvesting. It should also be remembered that during Hurricane Opal, a level three hurricane that came ashore west of us, we had at least an eight foot surge on Goose Bayou which flooded the end of the runway area.

**Response** This is a regulatory issue outside the scope of this project and beyond the purview of the FAA.

**Comment 4** The neighborhoods bordering the airport are Kings Point, Forest Park, and Venetian Villa, all single family traditional homes with a few two story townhouses in the Venetian Village area. The overwhelming response from the public was NO HIGHRISES and yet the consultant has added highrises and even mentioned ways to possibly get more height than might be allowed. The property should certainly have a DRI done.

**Response** See response to Comment 1 above. The Airport Sponsor's RFP indicated that the redevelopment of the existing airport site would be subject to DRI analysis.

**Marilyn Shanholtzer**  
**I018 Individual Letter**

**Comment 5**           The condo bubble here has burst as stated in our local newspaper on June 11, 29006 [sic]. Development projects are being abandoned unfinished. Tourism is down on the beach. Development has driven away the average family and we certainly don't need to kill our bays and bayous for "just one more highrise condo". For too long developers have gotten even [sic] thing they wanted, this needs to stop here!

**Response**           This is an issue outside the scope of this project and beyond the purview of the FAA.

*Marilyn Shanholtzer*  
*1275 Capri Drive*  
*Panama City, FL 32405-4803*  
*Phone: 850-271-3640*  
*Cell: 850-319-4036*

JUL - 6 2006

I018

June 27, 2006

Ms. Virginia Lane  
Federal Aviation Administration  
Orlando Airports District Office  
5950 Hazeltine National Drive  
Orlando, FL 32822

Re: Panama City-Bay County International Airport  
Redevelopment Planning - old (current) airport

Dear Ms. Lane

After fighting against the runway into the bay folly and fighting for the new airport (the only sensible thing to do), I again find it necessary to write to you.

I have reviewed the section of the EIS regarding the sale and redevelopment of the current airport property and cannot believe the consultants have gone so far from what the public desired. I attended all three meeting held by the airport regarding the redevelopment. Two of the things that were highly stressed were NO MARINA in Goose Bayou and NO HIGHRISES. I find it interesting that the consultants prepared such detailed development possibilities in their three options.

Goose Bayou is one of only a very few remaining estuaries in the St. Andrew Bay area and is about five miles inland from the Gulf. It is small and extremely shallow as shown on the enclosed colored photographs and also two photocopies showing the original shore line and the current shoreline. It has provided a wonderful nursery ground for all kinds of fish and shellfish. When the airport runway was extended in the 1960s, it compromised some of the flushing action of the tides. Removal of that extension would probably be a good thing. However, siting a marina here would be a death sentence to Goose Bayou.

While I realize that the airport is trying to maximize the profit from the sale of the old airport, developers don't care what they destroy, as they just make their money and move on. It is terribly important that we don't destroy our most valuable natural assets, our wonderful bays and bayous. It doesn't take a genius to understand that marinas should be located as close as possible to the Gulf of Mexico so that they can be flushed by the tides. Currently, there are 15 additional proposed marina projects in Bay County with 1,428 wet slips. Remember everyone of these marinas with over 10 slips that is proposed in shellfish harvesting areas, will have to have a large radius around it closed to shellfish harvesting. It should also be remembered that during Hurricane Opal, a level three hurricane that came ashore west of us, we had at least an eight foot surge on Goose Bayou which flooded the end of the runway area.

3

The neighborhoods bordering the airport are Kings Point, Forest Park, and Venetian Villa, all single family traditional homes with a few two story townhouses in the Venetian Village area. The overwhelming response from the public was NO HIGHRISES and yet the consultant has added highrises and even mentioned ways to possibly get more height than might be allowed. The property should certainly have a DRI done.

4

The condo bubble here has burst as stated in our local newspaper on June 11, 29006. Development projects are being abandoned unfinished. Tourism is down on the beach. Development has driven away the average family and we certainly don't need to kill our bays and bayous for "just one more highrise condo". For too long developers have gotten even thing they wanted, this needs to stop here!

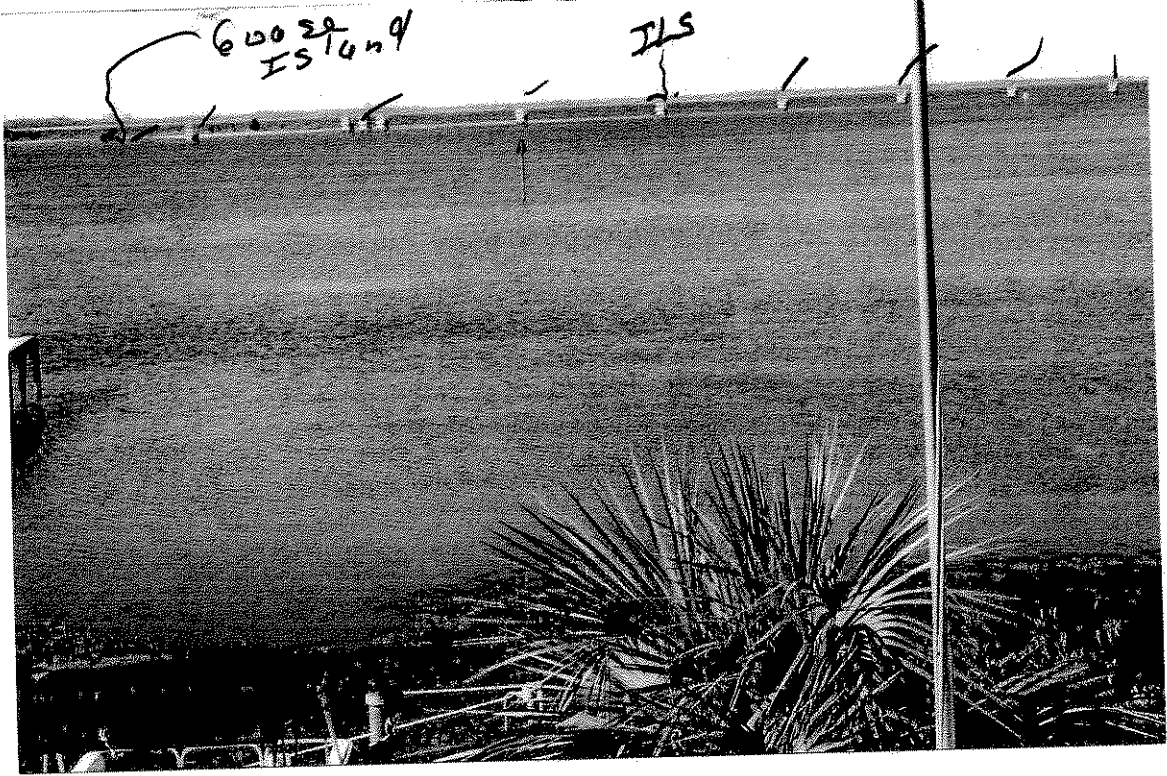
5

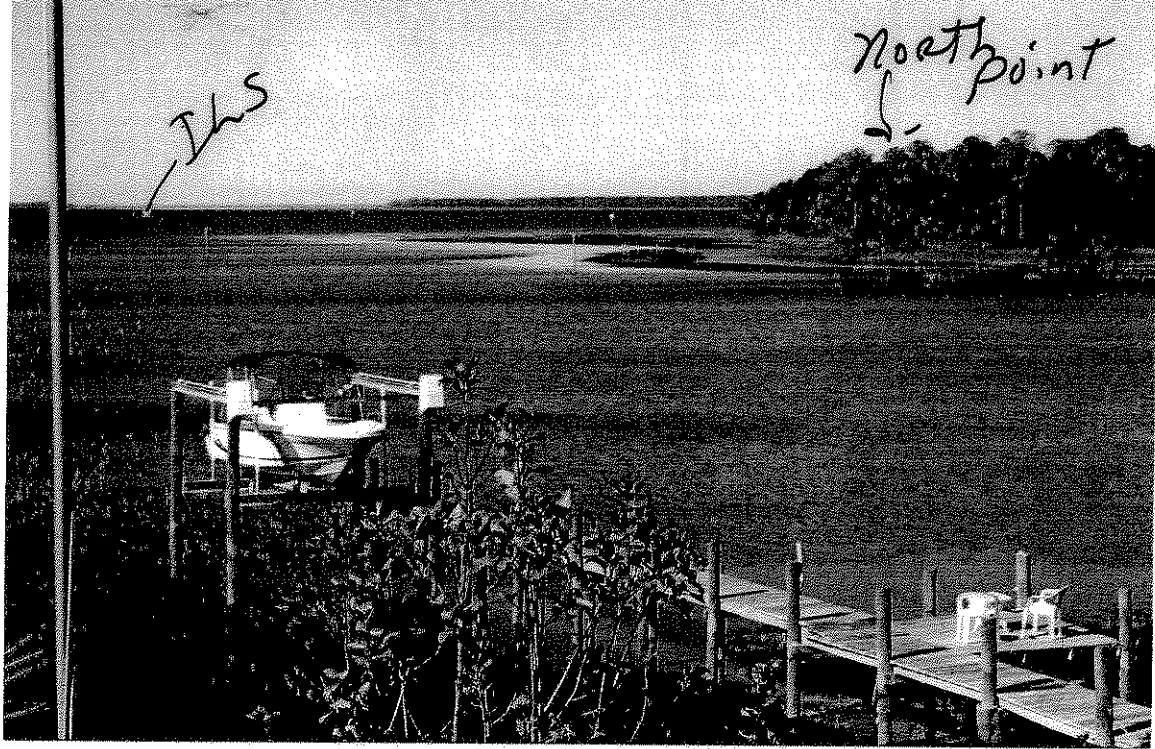
I appreciate your consideration.

Very truly,

  
Marilyn Shanholtzer

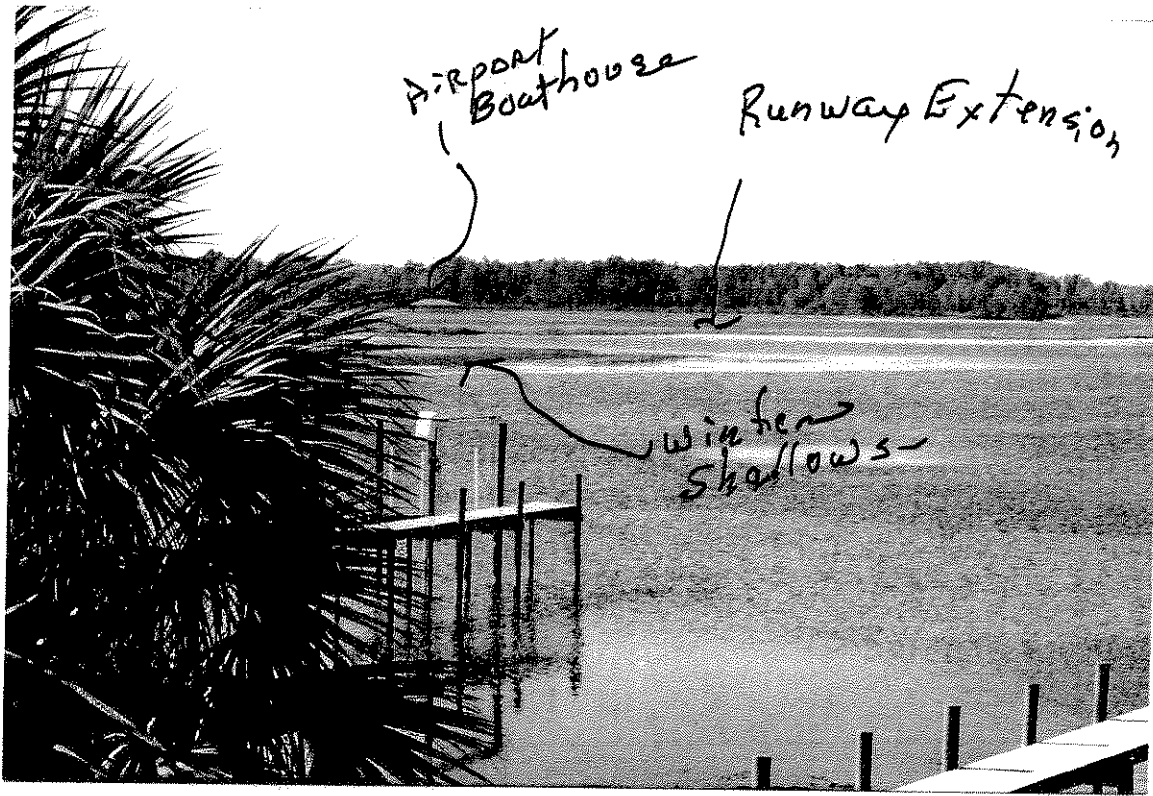
Enclosures:





IWS

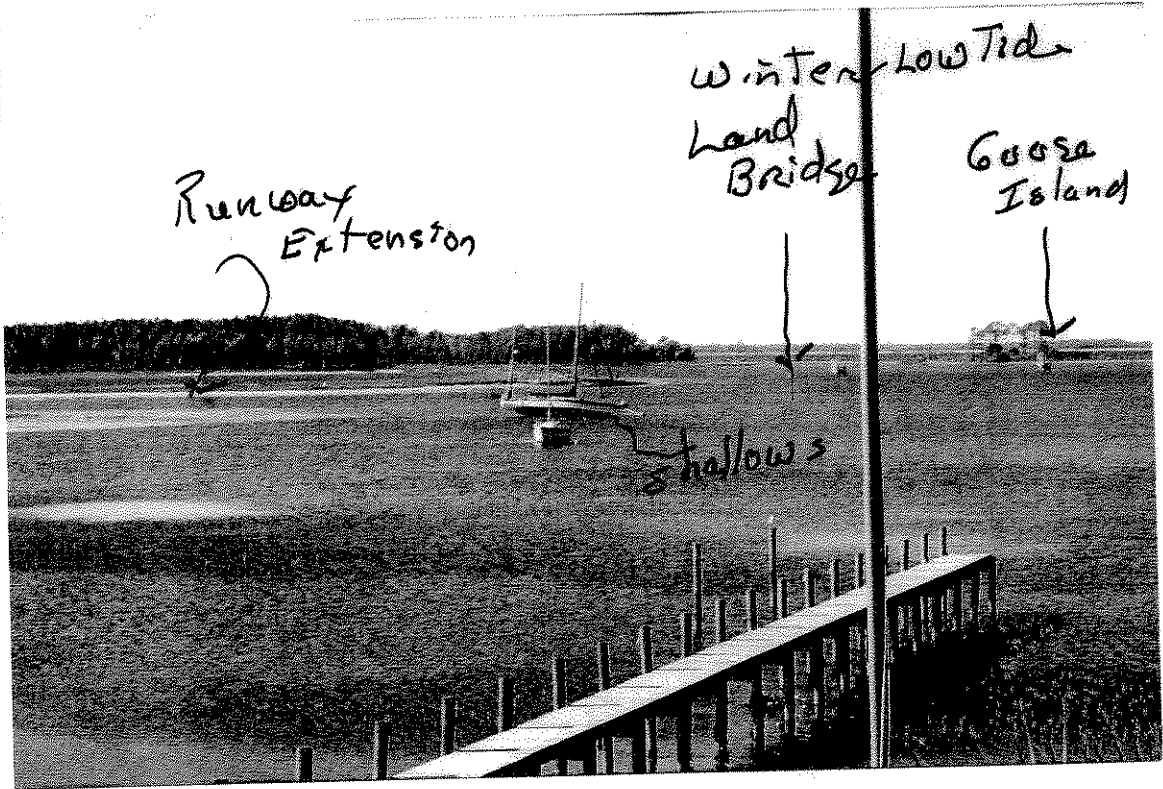
North point  
↓



Airport  
Boathouse

Runway Extension

Winters  
Shallows



Runway  
Extension

Winter Low Tide

Land  
Bridge

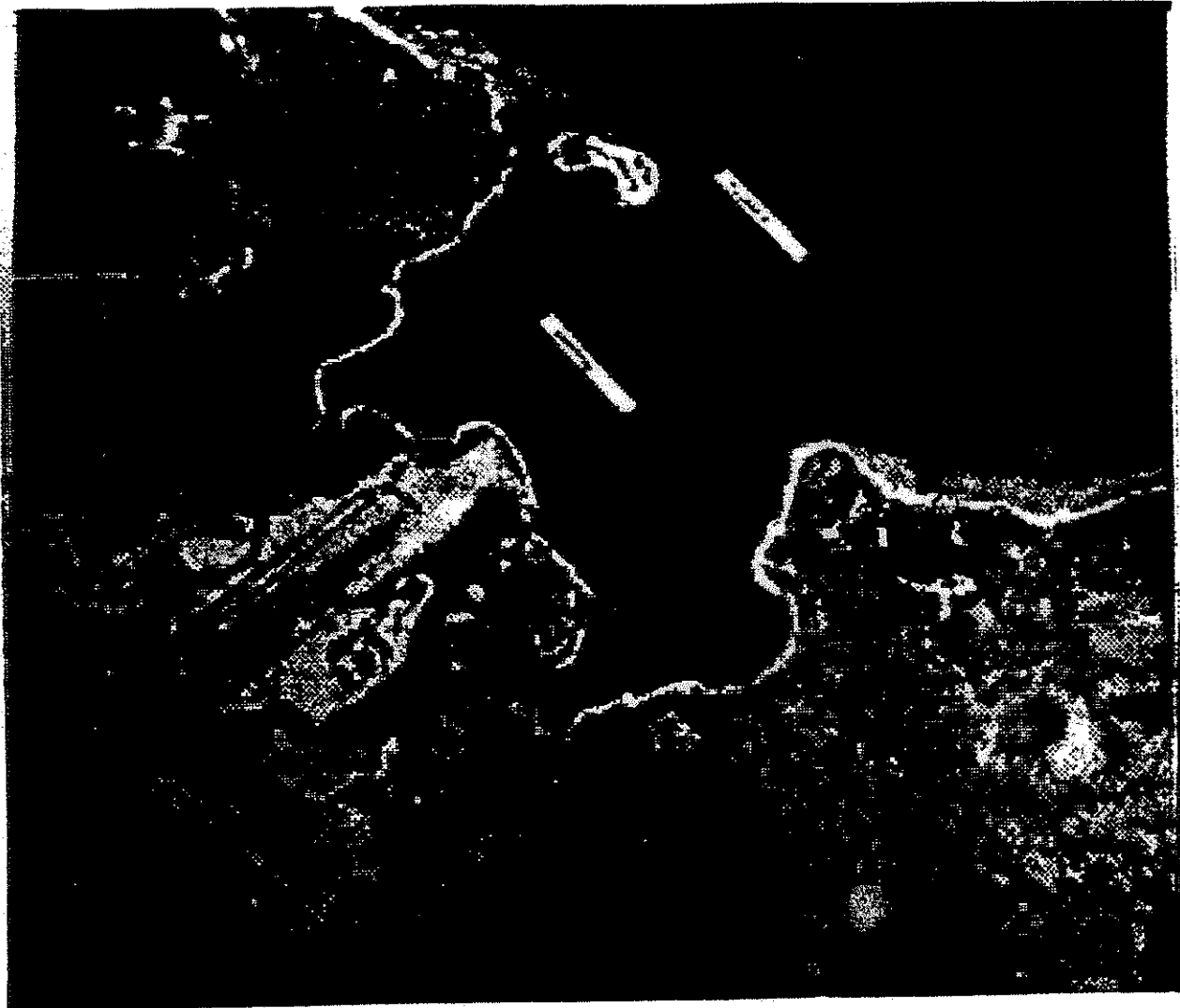
Goose  
Island

Shallows

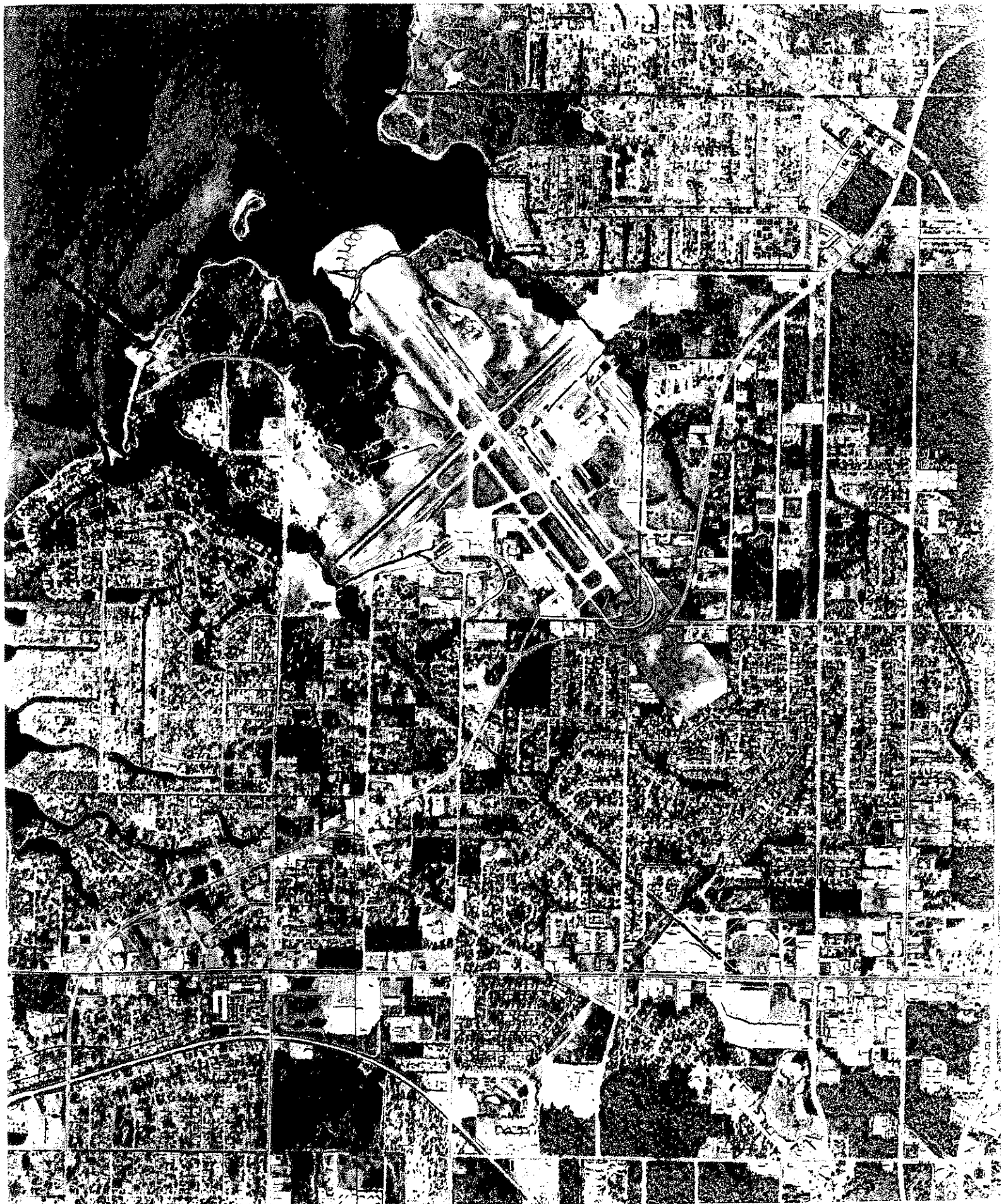
AERIAL PHOTO OF THE  
PANAMA CITY AIRPORT  
IN 1964

1st white line  
indicates current  
extension done  
in 1964-1965

2nd white line  
indicates proposed  
extension length.







APPRaiser HOME

## Bay County Parcel Maps

BACK TO SEARCH PAGE

Map Help Click Here

Show:

Roads

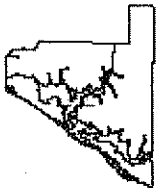
Dimensions

Yearly Sales

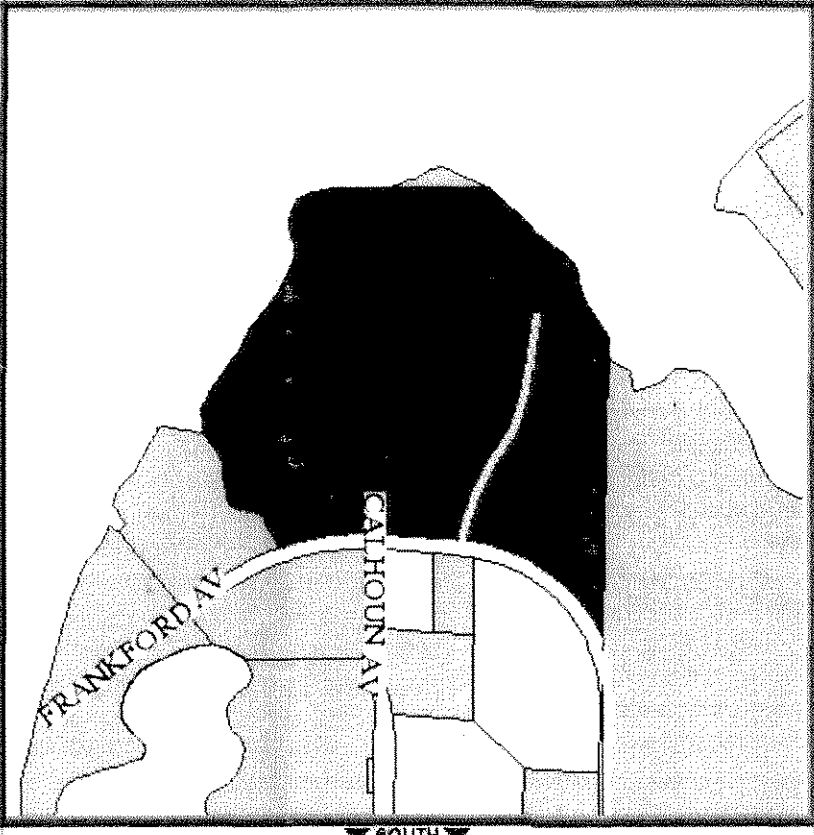
Sales for year:

2004
  2005
  2006

Subdivisions  
 Blocks  
 Lot Lines  
 Future Land Use  
 Flood Zones  
 Last 3 Parcel Digits



Relative location within Bay County




0 0.1 0.2 0.3 0.4 mi

**PARCEL INFORMATION TABLE**

Selected Parcel	26656-000-000 (Click for Complete Card)		
Property Use	MUNICIPAL		
Acres	49.65		
Land Use	COMM ACRGE		
<b>OWNERSHIP INFORMATION</b>			
Name	PANAMA CITY-BAY CO AIRPORT &		
Mailing Address	INDUSTRIAL DISTRICT PO BOX 1029 PANAMA CITY, FL 324021029		
Situs Address	FRANKFORD AV		
<b>VALUES</b>			
Land Value	1,241,250		
Agricultural Value	0		
Building Value	0		
Misc Value	0		
Classified Value	1,241,250		
Assessed Value	1,241,250		
Exempt Value	1,241,250		
Taxable Value	0		
Homesteaded	N		
<b>LAST 2 SALES</b>			
Date	Price	Vacant?	Qual

The Bay County Property Assessment Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, it's use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[APPRaiser HOME](#)    -----    [RETURN TO SEARCH PAGE](#)



**Bay County  
Property Appraiser  
Riek Barnett**

650 Mulberry Ave.  
Panama City, FL 32401  
Office (850) 784-4095  
Fax (850) 784-6128


**Click Any Parcel On Map To Update Parcel Information Table.**

**Click Selected Parcel Link For Full Property Record Information.**

**Click Zoom Out for a Better View.**

↑ ZOOM OUT
 
↓ ZOOM IN
 
 Selected Parcel



PARCEL INFORMATION TABLE			
Selected Parcel (Click For Card)	26656-000-000		
Property Use	MUNICIPAL		
<b>OWNERSHIP INFORMATION</b>			
Name	PANAMA CITY-BAY CO AIRPORT &		
Mailing Address	INDUSTRIAL DISTRICT PO BOX 1029 PANAMA CITY, FL 324021029		
Situs Address	FRANKFORD AV		
<b>VALUES</b>			
Homesteaded	N		
Land Value	1,241,250		
Agricultural Value	0		
Building Value	0		
Misc Value	0		
Assessed Value	1,241,250		
Exempt Value	1,241,250		
Taxable Value	0		
Just Value	1,241,250		
<b>LAST 2 SALES</b>			
Date	Price	Vacant?	Qual
			
<b>Relative location within Bay County</b>			



**Bay County**  
**Property Appraiser**  
**Rick Barnett**

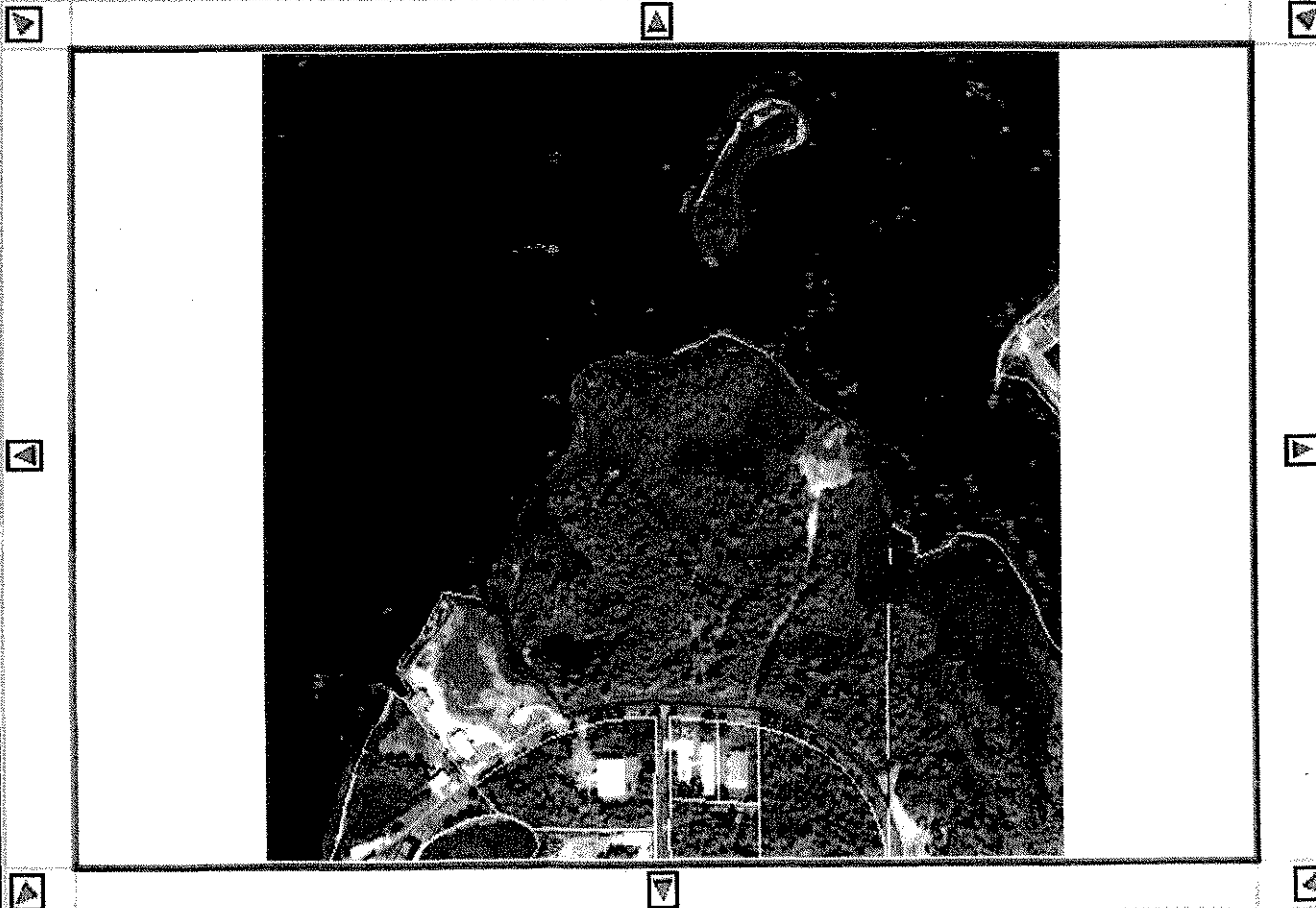
650 Mulberry Ave.  
 Panama City, FL 32401  
 Office (850) 784-4095  
 Fax (850) 784-6128

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**Click Selected Parcel Link For Full Property Record Information.**

**Click Zoom Out for a Better View.**

ZOOM OUT
  ZOOM IN
  Selected Parcel

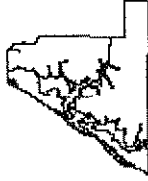


**PARCEL INFORMATION TABLE**

Selected Parcel (Click For Card)	26656-000-000
Property Use	MUNICIPAL
<b>OWNERSHIP INFORMATION</b>	
Name	PANAMA CITY-BAY CO AIRPORT &
Mailing Address	INDUSTRIAL DISTRICT PO BOX 1029 PANAMA CITY, FL 324021029
Situs Address	FRANKFORD AV

<b>VALUES</b>	
Homesteaded	N
Land Value	1,241,250
Agricultural Value	0
Building Value	0
Misc Value	0
Assessed Value	1,241,250
Exempt Value	1,241,250
Taxable Value	0
Just Value	1,241,250

<b>LAST 2 SALES</b>			
Date	Price	Vacant?	Qual



**Relative location within Bay County**



**Bay County  
Property Appraiser  
Rick Barnett**

650 Mulberry Ave.  
Panama City, FL 32401  
Office (850) 784-4095  
Fax (850) 784-6128

**Click Any Parcel On Map To Update Parcel Information Table.  
Click Selected Parcel Link For Full Property Record Information.  
Click Zoom Out for a Better View.**

ZOOM OUT
  ZOOM IN
  Selected Parcel

PARCEL INFORMATION TABLE			
Selected Parcel (Click For Card)	11728-000-000		
Property Use	MUNICIPAL		
<b>OWNERSHIP INFORMATION</b>			
Name	PANAMA CITY-BAY CO AIRPORT &		
Mailing Address	INDUSTRIAL DISTRICT PO BOX 1029 PANAMA CITY, FL 324021029		
Situs Address	3173 AIRPORT RD		
<b>VALUES</b>			
Homesteaded	N		
Land Value	28,760,000		
Agricultural Value	0		
Building Value	3,202,239		
Misc Value	9,251,788		
Assessed Value	41,214,027		
Exempt Value	41,214,027		
Taxable Value	0		
Just Value	41,214,027		
<b>LAST 2 SALES</b>			
Date	Price	Vacant?	Qual
<b>Relative location within Bay County</b>			



**Jack A. McKeithen**  
**I019 Individual Letter**

- Comment 1** This deal is all about land developers and their greed, not about the people of Bay County who voted against a new airport.
- Response** The non-binding referendum is a local issue and outside of the purview of the FAA and the scope of this EIS.
- Comment 2** The current airport is adequate, centrally located to the users and safe (according to your agency). All a new airport would mean is higher commuting costs, traffic snarls, and increased taxes to the people who live here and own property.
- Response** Section 3.4.1 of the FEIS documents that the existing airport is not sufficient to meet aviation demand in the service area or FAA safety and design standards. Although the airport is currently deemed to be safe it does not meet all FAA safety and design standards. After a number of serious aircraft incidents at several airports in the United States, the FAA initiated a national program in 1999 to bring all commercial service airports adhering to 14 CFR Part 139, *Certification of Airports*, into conformity with the required RSAs lateral to, and off of, all runway ends. The national program was recently included as part of the 2006 Appropriations Bill (Pub. L. 109-115, Div. A, Title I, November 30, 2005, 119 Stat. 2401) and requires certificated airports to comply with the FAA design standards for runway safety areas as cited in 14 CFR Part 139.
- Comment 3** The people of this county have spoken. We do not want or need a new airport and the crooked land developers, county officials and real estate agents want to ram it down our throats. Don't let this happen.
- Response** See response to Comment 1 above.



I019

JUN 05 2006

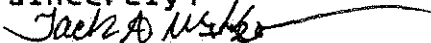
Virginia Lane  
Federal Aviation Administration  
Orlando Airports District Office  
5950 Hazeltine National Drive  
Orlando, FL 32822

May 31, 2006

Dear Ms Lane:

I am writing this letter to ask that you reconsider your decision to approve a new Airport in Bay County. This deal is all about land developers and their greed, not about the people of Bay County who voted against a new airport. The current airport is adequate, centrally located to the users and safe (according to your agency). All a new airport would mean is higher commuting costs, traffic snarls, and increased taxes to the people who live here and own property. As a military combat veteran and retired USAF officer, I fought and sacrificed to ensure the freedoms we have in the United States endure. The people of this county have spoken. We do not want or need a new airport and the crooked land developers, county officials and real estate agents want to ram it down our throats. Don't let this happen.

Sincerely,



JACK A. MCKEITHEN  
USAF, RETIRED