

MEMORANDUM
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT

TO: LPA **DATE:** December 14, 2015

FROM: Brandon Dunn, Principal Planner

RE: CPA2015-05
Bay Harbour Marina Village

On December 4, 2015, Staff issued the staff report for CPA2015-05, Bay Harbour Marina Village. Attached to the staff report were public comments that were received up to that date. Please find attached additional comments that were received by staff by the end of business on Friday, December 11, 2015.

Miller, Janet

From: whites14@aol.com
Sent: Tuesday, December 08, 2015 11:41 AM
To: watermullin4@gmail.com; kurtndar@netzero.com; joyceaharvill@aol.com; ceya@embarqmail.com; yspirate@aol.com; reliable28@aol.com; patkolata@kolata.com; robertworth@worthrealtywi.com; bethbrewer01@comcast.net; FMB.carlson@yahoo.com; minnesota.dave@yahoo.com; gizzifl@gmail.com; jessicadykstra@me.com; lennysmail@gmail.com; soridanay@yahoo.com; dtschrunk@embarqmail.com; pamtaylor208@yahoo.com; patpickett19@gmail.com; supermom239@hotmail.com; linda.dunlap@forthc.com; brucecr@hotmail.com; rita.fair@yahoo.com; tsingleton@wi.rr.com; norann400@gmail.com; rhondamattngly87@yahoo.com; taylorjw1@yahoo.com; alrichin@gmail.com; ricklee@surecast.net; kurtndar@netzero.net; brantleychuck@yahoo.com; jobe.mitchell@charter.net; bernadette.mitchell@mitchfamily.com; dotsonelectric@sbcglobal.net; dbqmarina@aol.com; dbqmarina1@aol.com; jowint5@aol.com; rebeccayarnes@yahoo.com; siferdlarry@centurylink.net; tenneys@wabasha.net; jmhomeplace@hotmail.com; rlpowers1@yahoo.com; kees.king@gmail.com; williamspf@earthlink.net; stellaandlewis@gmail.com; tloesser@yahoo.com; jj37a@yahoo.com; jewelandmike@comcast.net; xenapayne@aol.com; kat@swflgulfcoast.com; drd1957@hotmail.com; jhaefner0738@comcast.net; mhilli@aol.com; auntiebewo@aol.com; thebantons@live.com; jbpreator@aol.com; wklare@hughes.net; cindyjc@sbcglobal.net; 1deefrommi2fl@comcast.net; badest@wi.rr.com; PL4811@live.com; nedwoc13@aol.com; Lzeinert@aol.com; harleysp46@hotmail.com; wanloy1@yahoo.com; smirt194317@gmail.com; gliljoey54@juno.com; jcultice@yahoo.com; nettie.childs89@gmail.com; jankowskijean@yahoo.com; laundry33931@yahoo.com; rogerar1@yahoo.com; conniesboateak@yahoo.com; cjs4511@aol.com; heylo28@gmail.com; harrykutch@aol.com; rock69kt@aol.com; rolandsandy@embarqmail.com; bob4222@yahoo.com; norma5511@msn.com; maryloufunk@comcast.net; debrob281@aol.com; lw112837@gmail.com; tshea180@gmail.com; gdostal@juno.com; deborahwasko@gmail.com; ceya@embarqmail.com; bill.larion@hotmail.com; patbaldy@tds.net; iheeya77@yahoo.com; teamiby@comcast.net; lrdnnr@yahoo.com; affuzzy@aol.com; carolh629@yahoo.com; burgergaryc@gmail.com; beehapry31842@yahoo.com; pc2202@comcast.net; ddrtrt@aol.com; rwbrealestate@aol.com; wj77gabrielson@gmail.com; erider@live.com
Cc: whites14@aol.com; Miller, Janet; jj37a@yahoo.com; reliable28@aol.com; charliedad239@hotmail.com; rogerar1@yahoo.com
Subject: Proposed Bay Harbour Marina Village Development

To: San Carlos Island residents

Subject: Proposed Bay Harbour Marina Village development

Many of your neighbors on San Carlos Island are strongly opposed to the Bay Harbour Marina Village proposed for the site of the former Compass Rose Marina. The developer is requesting changes to the land development code to allow currently prohibited uses on the site. Here is a partial list of what the proposal includes;

- A 14 story high rise residential building with 113 apartments, 38 of which are earmarked for "workforce" housing.
- A two story, four unit residential facility along Oak Street.
- A 520+ car parking structure with over half designated for use by the general public and beach parking.
- A boat dry stack storage facility for 286 boats, 29 wet slips, a launching facility and a ships store.

This proposal packs too much into too little space, violates the intent of Lee County open space requirements, increases traffic on Main Street to a dangerous level, increases population density above the level allowed by our land use comp plan and establishes precedent for even more over development of San Carlos Island in the future. In addition, the water dependent overlay use was established to ensure the protection of water dependent uses and this area as one of the last significant remaining commercial working waterfronts in Lee County. The proposed amendment is detrimental to preserving San Carlos Island's unique water dependent uses and working waterfront.

The proposed land use change (Comp Plan Change) has completed review by Lee County Community Development Planning and there is now a recommendation that the change be approved by the Lee County Board of Commissioners. The next step in the process is for the proposal to go before the Lee County Local Planning Agency (LPA) for their review and recommendation. This public hearing is scheduled for 8:30 am, December 14, 2015 at the Old Lee County Courthouse, 2120 Main Street, Fort Myers, Florida. Please make

an effort to be there to speak out to oppose the Comp Plan Amendment on San Carlos Island. **Time is of the essence. If you wish to object to this change you must contact the Lee County Local Planning Agency immediately or appear at the hearing:**

Email comments to the Lee County Local Planning Agency are allowed. They should be addressed to Janet Miller at this email address; jmiller@leegov.com. Ms. Miller will distribute the comments to the LPA staff. Your emails should make reference to case number CPA2015-00005.

You are encouraged to forward this email to anyone you believe would appreciate having this information. If you have questions, feel free to reply to the sender.

Nicholas White
Emily Lane, San Carlos Island
563-663-0947

Miller, Janet

From: Cynthia Cripps [cindyjc@sbcglobal.net]
Sent: Tuesday, December 08, 2015 12:05 PM
To: Miller, Janet
Subject: Bay Harbor Marina Development

Ms. Miller,

As property owners on Emily Lane, which is just east of this proposed project, we are strongly opposed to this development as planned. It is way out of scale with the surrounding area. This small island is already densely populated and does not need additional residents. Even worse will be the horrific amount of traffic this will add to an already high traffic area. Especially "in season". (Have you ever tried to get to the beach during the Winter season?) With the addition of a 500 car public parking garage plus the traffic created by people coming to access the marina and the retail businesses, the traffic will be a year round nightmare. The current infrastructure is not equipped to handle the proposed development.

We sincerely hope you will reject the zoning application for this proposed development. Thank you for your time.

Cindy and Larry Cripps

Miller, Janet

From: Bruce Green [brucecr@hotmail.com]
Sent: Tuesday, December 08, 2015 12:11 PM
To: Miller, Janet
Subject: CPA2015-00005

Ms. Miller, in reference to case #CPA2015-00005. I am writing to make you aware of my strong opposition to the design and intent of this project. As you should know San Carlos Island is a small residential area with one of the last working waterfront areas in Lee county. I feel that the approval and construction of this project as it is designed would negatively affect the quality of life on the island as we know it.

As it is, during the season it is practically impossible to make a left hand turn off of Main street to get to the beach. The addition of a parking garage that would add what an approximate number of 500 cars to this already overcrowded area. Not only will the added cars obviously impact traffic but the number of trips these cars would make would be significantly greater than 500.

I will not go into long drawn out details, I'm sure you are already aware of all of the negative impacts this project will have and you would also be aware that there is not one positive aspect to this plan. We already have boat storage on the island at Salty Sam's as well as a ships store, boat ramp and machinery to lift larger boats out of the water. There is also approval on hotels, restaurants and condominiums at the same location. We do not need any more than what is already approved.

Please take all of the negatives into account when considering this matter.

I have yet to find one person on this island that approves of this plan and we all vote.

Thank you for your consideration in this matter.

Bruce Green
Emily Lane, San Carlos Island
239-765-0606

Miller, Janet

From: Terry Worth [terryworth@worthrealtywi.com]
Sent: Tuesday, December 08, 2015 12:41 PM
To: Miller, Janet
Subject: Proposed Bay Harbour Marina Village Development

J Miller, just a few comments and as Realtor with multiple income properties both commercial and residential I am all for improvement and yes it would be nice to clean up this area which has been like this since Hurricane Charlie. However, we should not over build the area by trying to squeeze a square peg in a round hole.

The traffic to the beach is already more than ridiculous the reason we choose to live on this side of the bridge off of main street on Emily Lane was the more quite community yet just steps away from the beach. Adding more traffic to this corner with a parking garage and this many residential units sounds out of control, isn't there something within in the zoning that would consider traffic counts. How will anyone ever get on or off of main street if they live beyond this monster?? Is there a bigger plan that will remove businesses from San Carlos to widen the road to allow for more traffic, something would need to be done where is the thinking on this?

A marina is one thing but all this housing and a parking structure is madding. Please seriously consider the full picture of this.

Terry Worth
Owner/Manager
Worth Realty
414-963-1600 Office
866-963-1600 Toll free

terryworth@worthrealtywi.com

If you do not wish to receive future emails, please reply to this email indicating "Opt-out"

Miller, Janet

From: judy [jmchomeplace@hotmail.com]
Sent: Tuesday, December 08, 2015 1:34 PM
To: Miller, Janet
Subject: Harbor project on San Carlos island

We strongly oppose the project Larry and Judy McLaughlin 47 Emily Lane

Sent from my Verizon Wireless 4G LTE smartphone

Miller, Janet

From: Randy Shaul [rpshaul@sbcglobal.net]
Sent: Tuesday, December 08, 2015 3:35 PM
To: Miller, Janet
Subject: CPA2015-00005 Proposed Bay Harbour Marina Village Development

Ms. Miller, I have reviewed the plans for Bay Harbor Marina and find them unacceptable for that small of a parcel of land in a location where traffic is already terrible. The proposal to add approximately 460+ (230 units X2) residents, plus a significant amount beach parking to that small lot in that location doesn't seem prudent without fixing the existing or at least proposing a fix to the existing traffic problem. Adding up to 500 more cars to the area immediately adjacent to the Matanzas bridge traffic doesn't seem logical. Especially with the likely increased traffic by the future Salty Sam project.

What traffic and environmental study has been done to address this issue? Traffic to Estero Island routinely backs up to Summerline now. Why wouldn't you add off island parking further away from the bridge. Adding that many people to the population that close to the existing traffic mess makes no sense.

Unless of course the only consideration is the Lee County tax base. This of course is what it looks like... rampant, unchecked land development by developers and public officials who don't have to live there after the deed is done.

It should be clear that we are very opposed to this project because of the existing traffic and increased population density on a small plot of land (sand) and the resultant detriment to the quality of life to the existing residents and everyone else who try's to get to Estero Island today.

Thank you for your kind consideration of our comments.

Randy and Kresha Alvarado Shaul
47 Nancy Lane
Ft Myers FL 33931

Miller, Janet

From: Mary Kann [dbqmarina@aol.com]
Sent: Wednesday, December 09, 2015 9:34 AM
To: Miller, Janet
Subject: CPA2015-00005

We reside on emily lane on our strongly opposed this proposed project. This would make way too much traffic on Main Street that is already congested and off during season.. There is no room on this VERY small island for more people.

Mary Kann

Miller, Janet

From: Richard Powers [rlpowers1@yahoo.com]
Sent: Wednesday, December 09, 2015 10:14 AM
To: Miller, Janet
Subject: Proposed development on San Carlos Island.

Janet, This development [bay harbor] would be a disaster for the people who live in the area. The oysterbay development will cause some extra traffic but they have a lot of land and are removing as many units as they will build. Bay Harbor will add 120 living units, a marina with dry dock and a huge parking structure. There is no traffic light at Main and San Carlos and I understand because of the bridge, there will never be one. This will cause all traffic going toward the bridge to use Buttonwood, a huge log jam. The whole development will make someone rich at the expense of the hundreds of current residents. The height of the apartment building, the lack of green space, the density of the structures and the lunacy of a 500 space parking lot, will ruin the quality of life all of the people in the area. I hope that our representatives in county government will stop this!!! It would be a great spot for a marina and retail and retail development Thank You Janet.
Richard Powers 48 Emily Lane Fort Myers Beach. 262-370-4805

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[Check out our Website](#)

Miller, Janet

From: Lois Jenkins [heylo28@gmail.com]
Sent: Wednesday, December 09, 2015 10:58 AM
To: Miller, Janet
Subject: Proposed Bay Harbor Village Development -CPA2015-00005

Dear Ms. Miller,

This letter to you is done with the intent of informing you of our strong opposition to the development referenced in my subject matter. We live at 834 Oak St. right next to this property.

San Carlos Island is a small, quiet community. What is being proposed seems to us that the developer is trying to pack 15 pounds of flour into a five pound bag. This small island just cannot absorb the increase in traffic that will be created by a development of this magnitude. This plan increases the population density above the level allowed by our land use comp plan. The proposed amendment will be detrimental to preserving San Carlos Island's unique water dependent uses and working waterfront.

We are aware that the same person involved in this project is the same person who abandoned and bankrupted the Compass Rose Project back in 2007 during the recession. Since this person allowed this property to be repossessed by the banks, this property has been a total and complete eyesore. Many people in the area have made many request to have the property cleaned, and until recently, we were unsuccessful with our request. How can we feel comfortable that there won't be an abandonment issue again if this developer finds that his lofty plans just won't be possible?

We feel that the LPA should give the people of San Carlos Island more time to be educated on the impact this project will have on our small island before any changes to the land use is approved.

Thank you,

Lois Jenkins
Pam Howell

Sent from my iPad

Miller, Janet

From: Norma Fish [Norma5511@msn.com]
Sent: Wednesday, December 09, 2015 12:19 PM
To: Miller, Janet
Subject: CPA2015-00005

This email is to respectfully ask you to vote AGAINST the proposed Bay Harbour Marina Village Development because of the horrendous traffic situation it will cause in this area.

I live on Nancy Lane and already have to time when I can make doctor appointments, go grocery shopping, etc. because of traffic. Adding that much development to an already packed little island is absolutely mind boggling and I cannot believe it is even being seriously considered. A personal friend of mine, Jennifer Jawarski, was killed trying to cross San Carlos Blvd. and Main Street 2 years ago. This area absolutely cannot accommodate more residents stacked 14 stories high and a 520 car parking garage.

Please think of the people living here and do not allow this to happen!!

Thank you,

Norma Fish
43 Nancy Lane
Ft. Myers Beach, FL 33931

Miller, Janet

From: Lowell Weaver [lw112837@gmail.com]
Sent: Wednesday, December 09, 2015 7:37 PM
To: Miller, Janet
Subject: Reference case CPA2015-00005

Att Janet Miller

This email is in reference to the proposed Bay Harbor Marina Village development.

We purchased our property in 1989. The Compass Rose Marina was here at that time. I do not object to the marina.

HOWEVER I do object to the parking garage and the 14 story residence building. These two items would increase the traffic on main street tremendously.

The traffic at the intersection of Main street and San Carlos is very bad at times. We are told there will never be a traffic light at this intersection. The added traffic would create total gridlock and delays for emergency vehicles.

Lowell & Donna Weaver
843 Oak St
Fort Myers Beach, FL 33931

239 770 8052

Lw112837@gmail.com

Miller, Janet

From: Audrey Kurowsky [aok663@att.net]
Sent: Thursday, December 10, 2015 6:56 AM
To: Miller, Janet
Subject: CPA2015-00005.

Ms Miller

I am a property owner on San Carlos island and I **object** to the proposed land use change concerning case

CPA2015-00005. I sincerely hope that the LPA reviews this situation very carefully and DOES NOT let this go forward.

Sincerely,
Audrey Kurowsky
19281 San Carlos Blvd
Ft Myers Beach, FL 33931

Miller, Janet

From: Hermann Kühnel [hermann@kuehnel.org]
Sent: Thursday, December 10, 2015 9:34 AM
To: Miller, Janet
Subject: Opposition to approval of case CPA2015-0005

From : Hermann Kuehnel
7 Nancy Lane
San Carlos Island
Fort Myers Beach, FL 33931

To: Lee County Local Planning Agency
Attn: Mrs. Janet Miller

Subject: Opposition to approval of case CPA2015-0005

Please accept this as my formal request that you disapprove land use change case CPA2015-0005, Bay Harbour Marina Village MPD. This proposal packs too much into too little space, violates the intent of Lee County open space requirements, increases traffic on San Carlos Blvd. And Main Street to a dangerous level, increases population density above the level allowed by our land use comp plan and establishes precedent for even more over development of San Carlos Island in the future. The water dependent overlay use was established to ensure the protection of water dependent uses and this area as one of the last significant remaining commercial working waterfronts in Lee County. The proposed amendment is detrimental to preserving San Carlos Island's unique water dependent uses and working waterfront.

Contrary to statements in the Developers proposal, this development would be detrimental to the best interests of Lee County residents. Again, I respectfully ask that you deny the land use change request.

Thank you for your consideration,

Hermann Kuehnel

Miller, Janet

From: Hermann Kühnel [hermann@kuehnel.org]
Sent: Thursday, December 10, 2015 9:40 AM
To: Miller, Janet
Subject: Opposition to approval of case CPA2015-0005

From : Karin M. Kuehnel
8 Nancy Lane
San Carlos Island
Fort Myers Beach, FL 33931

To: Lee County Local Planning Agency
Attn: Mrs. Janet Miller

Subject: Opposition to approval of case CPA2015-0005

Please accept this as my formal request that you disapprove land use change case CPA2015-0005, Bay Harbour Marina Village MPD. This proposal packs too much into too little space, violates the intent of Lee County open space requirements, increases traffic on San Carlos Blvd. And Main Street to a dangerous level, increases population density above the level

allowed by our land use comp plan and establishes precedent for even more over development of San Carlos Island in the future. The water dependent overlay use was established to

ensure the protection of water dependent uses and this area as one of the last significant remaining commercial working waterfronts in Lee County. The proposed amendment is

detrimental to preserving San Carlos Island's unique water dependent uses and working waterfront.

Contrary to statements in the Developers proposal, this development would be detrimental to the best interests of Lee County residents. Again, I respectfully ask that you deny the land use change request.

Thank you for your consideration,

Karin M. Kuehnel

Miller, Janet

From: Hermann Kühnel [hermann@kuehnel.org]
Sent: Thursday, December 10, 2015 9:45 AM
To: Miller, Janet
Subject: Opposition to approval of case CPA2015-0005

From : Jens T. Kuehnel
7 Nancy Lane
San Carlos Island
Fort Myers Beach, FL 33931

To: Lee County Local Planning Agency
Attn: Mrs. Janet Miller

Subject: Opposition to approval of case CPA2015-0005

Please accept this as my formal request that you disapprove land use change case CPA2015-0005, Bay Harbour Marina Village MPD. This proposal packs too much into too little space, violates the intent of Lee County open space requirements, increases traffic on San Carlos Blvd. And Main Street to a dangerous level, increases population density above the level allowed by our land use comp plan and establishes precedent for even more over development of San Carlos Island in the future. The water dependent overlay use was established to ensure the protection of water dependent uses and this area as one of the last significant remaining commercial working waterfronts in Lee County. The proposed amendment is detrimental to preserving San Carlos Island's unique water dependent uses and working waterfront.

Contrary to statements in the Developers proposal, this development would be detrimental to the best interests of Lee County residents. Again, I respectfully ask that you deny the land use change request.

Thank you for your consideration,

Jens T. Kuehnel

Miller, Janet

From: Hermann Kühnel [hermann@kuehnel.org]
Sent: Thursday, December 10, 2015 9:43 AM
To: Miller, Janet
Subject: Opposition to approval of case CPA2015-0005

From : Sven H. Kuehnel
7 Nancy Lane
San Carlos Island
Fort Myers Beach, FL 33931

To: Lee County Local Planning Agency
Attn: Mrs. Janet Miller

Subject: Opposition to approval of case CPA2015-0005

Please accept this as my formal request that you disapprove land use change case CPA2015-0005, Bay Harbour Marina Village MPD. This proposal packs too much into too little space, violates the intent of Lee County open space requirements, increases traffic on San Carlos Blvd. And Main Street to a dangerous level, increases population density above the level allowed by our land use comp plan and establishes precedent for even more over development of San Carlos Island in the future. The water dependent overlay use was established to ensure the protection of water dependent uses and this area as one of the last significant remaining commercial working waterfronts in Lee County. The proposed amendment is detrimental to preserving San Carlos Island's unique water dependent uses and working waterfront.

Contrary to statements in the Developers proposal, this development would be detrimental to the best interests of Lee County residents. Again, I respectfully ask that you deny the land use change request.

Thank you for your consideration,

Sven H. Kuehnel

Miller, Janet

From: ita408@comcast.net
Sent: Thursday, December 10, 2015 4:09 PM
To: Miller, Janet
Cc: Dist2, Cecil Pendergrass; Dist4, Brian Hamman; Dist3, Larry Kiker; Dist1, John Manning; Dist5, Frank Mann; Buchanan, Phil; Mahan, Darryl; denege; Zinn, Michele; Wiltshire, Bill; Welcom, Ron; wardonbereg; Walker, Pamela; Taylor, Dick; Taylor, Betsy; Stay, Robert; Shelton, Gary; Wood, Roger; Mortimer, Terry; Miller, George; Malik, Syed and Razia; Mahan, Dot; Madam2; Loveless, Gary; Joe; jercher; Hallman, DJ; Green, Jack; Goldman, Mark; glassyseas; Friedman, Shelly; Desjarlais-Lueth, Chris; Desjarlais, Leslie; Clark, Glenda; Castel, Helen; Bud and Char; Bob; Bill M; Bill and mary; appeler; Andrews, SD; Allen, Bob; eastman, sally; Chip and Karen; Sharon, Hilkene
Subject: Land Planning Agency-Pine Island Plan review

Ms. Miller:

I will appreciate it if you could provide the following message to all members of the Agency:

The residents of Pine Island, and its environment, count on your Agency's continued diligence in protecting our residential safety needs and the community's fragile environments by ensuring ALL recommendations in the Pine Island Plan draft rewrite, PLUS all Pine Island recommendations that may not appear in that draft, be equally assessed and considered. Please do not quietly dismantle a successful 27 year Land Development Plan, long approved by the State, and heralded as one of the best Development Plan's written. My fear is a new Pine Island Plan that does not adequately control commercial and residential development will provide an opening for future profiteering development that would eventually destroy one of the remaining beauties of the Lee Island Coast.

Thank you for your consideration and help.

Ron Lueth
8283 Main Street
Bokeelia FL 33922
283-1847
ita408@comcast.net

Miller, Janet

From: whites14@aol.com
Sent: Thursday, December 10, 2015 1:20 PM
To: Miller, Janet
Cc: Whites14@aol.com
Subject: CPA2015-00005

December 10, 2015

To: Lee County Local Planning Agency

From: Nicholas J. and Linda S. White, 39 Emily Lane, Fort Myers Beach, FL 33931

Subject: Opposition to approval of case CPA2015-0005

Please accept this as our formal request that you disapprove land use change case CPA2015-0005, Bay Harbour Marina Village MPD. This proposal packs too much into too little space, violates the intent of Lee County open space requirements, increases traffic on Main Street to a dangerous level, increases population density above the level allowed by our land use comp plan and establishes precedent for even more over development of San Carlos Island in the future.

In addition, the water dependent overlay use was established to ensure the protection of water dependent uses and this area as one of the last significant remaining commercial working waterfronts in Lee County. The proposed amendment is detrimental to preserving San Carlos Island's unique water dependent uses and working waterfront.

This proposal should not be considered in a vacuum. There are already two major development plans approved along Main Street; a Condo development at the current Oyster Bay and Ebb Tide RV parks and a major Hotel and convention center across the street. No increase in the residential density in the San Carlos Island Comp Plan was allowed when these were approved. This proposal increases the residential density on San Carlos Island by 11%. There is little sense in enacting Comp plans if we are going to override their provisions when a developer requests that we do so. They were designed to protect us from over development, were they not?

The traffic study included with the developer's request may be technically accurate. But it does not reflect the reality of conditions already present on San Carlos Island. During Season, we have a two to three hour commute to medical appointments, shopping, etc. Traffic along San Carlos Blvd. used to back up starting at around 10:30 am or 11:00 am. Now traffic is already backed up to Siesta Isle by 8:30 am. This proposal and another on Estero Island would add over 2000 parking spaces to the area. That would add another 2000 cars a day to San Carlos Blvd. and perhaps more as we may average more than one car a day per parking space or more than one trip per day per car. The study basically says that San Carlos Blvd. is an "F" already, so why don't we put some more cars on it and see what happens? The residents of San Carlos Island already know what will happen; increased gridlock. The danger of gridlock along Main Street is not only real but likely.

Please consider the possibility that this developer may not intend to build the project included in this request. It is possible and legally allowed to request the Comp Plan change and the zoning changes which will increase the potential return on investment for the parcel. Having accomplished that, the parcel can be resold to another developer for a much higher price than the price paid. Once the Comp Plan is changed and the zoning is changed the parcel can be developed for any conforming use without further public hearing. This is part of why it's so dangerous to change the Comp Plan.

In summary, this proposal is so extreme that it stretches the Comp plan and Zoning regulations to the breaking point. It is not in the best interests of the citizens of Lee County or to the residents of San Carlos Island. We respectfully request that it be disapproved.

Sincerely,

Nicholas J. White and Linda S. White

Miller, Janet

From: Laura Danner [lrdnnr@yahoo.com]
Sent: Thursday, December 10, 2015 9:29 PM
To: Miller, Janet
Subject: CPA2015-00005 Bay Harbour Marina Village

Lee County Local Planning Agency

I am opposed to the Bay Harbour Marina Village as proposed. I do not think that the land use plan should be changed to allow Central Urban. The current mix of light and marine industrial has allowed San Carlos Island to maintain and support the unique shrimp industry, boat yards and working waterfront. The development has too high a density for the size of the property and the height of building is drastically out of scale with the surrounding area. The proposed 175' is more than twice the height of the current bridge and taller than any other buildings in the Fort Myers Beach area.

Access to the development is a two-lane road - even if brought up to Class A standards it will still be a two lane road. There is not a light at the end of Main St and would not be able to have one due to the angle of the bridge. The only other road, Buttonwood, is an even narrower 2-lane road. San Carlos Boulevard, a 5 lane road, already moves at a crawl during several months of the year, The addition of 113 apartments and a parking garage with 520+ spaces would probably cause traffic to be at a standstill and back up for several miles.

The proposed green space seems to mock the Lee County open space requirements. Green space that is located on the top of five story buildings does not provide the type of green space that can be used by wildlife or trees of a size that have an environmental impact.

The boat dry stack facility, wet slips, launching and ships store, along with an appropriate number of parking spaces for those facilities seems to me to be a reasonable use of this property that is in harmony with the current and permitted land usages on San Carlos Island.

Miller, Janet

From: Roger Ruddick [rogerar1@yahoo.com]
Sent: Thursday, December 10, 2015 11:21 PM
To: Miller, Janet
Subject: Re: CPA2015-00005

To: LPA

Re: CPA2015-00005

Please do not consider approving the proposed Comp Plan change. It is not in the best interest of San Carlos Island and it goes against the very intent of the Comp Plan to protect and preserve San Carlos Island. San Carlos Island is unique in so many respects --working waterfront--water dependent overlay to protect this. Many mobile homes on this side of the island. People live here in a unique situation but pay a heavy price in daily life to survive just due to the traffic problems no matter what the study says. I urge you to try to drive to Publix at Summerlin and San Carlos Blvd or to drive to Topps and see how long it takes to do what should be a simple task.

Is there a need for additional retail space when so many retail units sit empty and available on San Carlos Island?? Additional retail space has already been approved that is not even built or open yet. There is no need for additional retail space. The parking garage adds insult to injury to our Island considering the impossible traffic situation. It goes beyond or I should say before our Island as it will effect Siesta Isles and Boardwalk Caper and cause them delays as well.

Please do not approve the change to add residential units. There is no need for this other than to appease the developer. This is in direct conflict with the intent of the Comp Plan for San Carlos Island. In addition, the plans presented are using the rooftops as open space and the set back from Main Street and Oak are almost zero. The height of the proposed buildings are not appropriate for the neighborhood despite what has already been approved at the other end of Main Street. Do two wrongs make it right?? Will residents lose their sunset? Is there a shadow effect?? We do not want to be Miami--no need for this on San Carlos Island.

Please closely consider all aspects before making a decision on this Comp Plan change and your recommendation.

Thank you .

Mary Ellen Ruddick
33 Emily Ln.
Fort Myers Beach, FL 33931--San Carlos Island

Miller, Janet

From: Raymond Schauer [rayschauer@hotmail.com]
Sent: Thursday, December 10, 2015 10:22 PM
To: Miller, Janet
Subject: Proposed Bay Harbour Marina Development.

Dear Ms Miller:

I am a property owner on San Carlos island and strongly object to the proposed land use change concerning case number CPA 2015-00005.

I sincerely hope the LPA reviews the project very carefully and does not let it go forward. Thank you for your consideration.

Sincerely

Ray and Colleen Schauer
Gulf Cove

Sent from my iPhone

Miller, Janet

From: Roger Ruddick [rogerar1@yahoo.com]
Sent: Thursday, December 10, 2015 10:45 PM
To: Miller, Janet
Subject: CPA2015-00005.

To: LPA

Re: CPA2015-00005

You are an advisory Committee and I hope that you consider the interest and concerns of local residents as we do not seem to have much of a voice for our neighborhood and surroundings that were originally protected in the Comp Plan.

The traffic issue alone should be enough to deny the request. How old is the traffic study? The road is rated an F and will continue to be rated an F so that justifies building more and creating more traffic delays and problems? I can not go to grocery or Post Office or conduct normal business without hours of sitting in traffic. We are prisoners to traffic any time of day.

We do not need increased residential density. The original intent was to protect San Carlos Island with the water dependent overlay and preserve the working waterfront.

Once again the developer comes in and says we want --this our rights--that's why we had the Comp Plan--not to change it down the road.

Please deny this request for change of the Comp Plan.

Roger Ruddick
33 Emily Ln.
Fort Myers Beach, FL 33931 (San Carlos Island)

Miller, Janet

From: Roger Ruddick [rogerar1@yahoo.com]
Sent: Thursday, December 10, 2015 11:21 PM
To: Miller, Janet
Subject: Re: CPA2015-00005

To: LPA

Re: CPA2015-00005

Please do not consider approving the proposed Comp Plan change. It is not in the best interest of San Carlos Island and it goes against the very intent of the Comp Plan to protect and preserve San Carlos Island. San Carlos Island is unique in so many respects --working waterfront--water dependent overlay to protect this. Many mobile homes on this side of the island. People live here in a unique situation but pay a heavy price in daily life to survive just due to the traffic problems no matter what the study says. I urge you to try to drive to Publix at Summerlin and San Carlos Blvd or to drive to Topps and see how long it takes to do what should be a simple task.

Is there a need for additional retail space when so many retail units sit empty and available on San Carlos Island?? Additional retail space has already been approved that is not even built or open yet. There is no need for additional retail space. The parking garage adds insult to injury to our Island considering the impossible traffic situation. It goes beyond or I should say before our Island as it will effect Siesta Isles and Boardwalk Caper and cause them delays as well.

Please do not approve the change to add residential units. There is no need for this other than to appease the developer. This is in direct conflict with the intent of the Comp Plan for San Carlos Island. In addition, the plans presented are using the rooftops as open space and the set back from Main Street and Oak are almost zero. The height of the proposed buildings are not appropriate for the neighborhood despite what has already been approved at the other end of Main Street. Do two wrongs make it right?? Will residents lose their sunset? Is there a shadow effect?? We do not want to be Miami--no need for this on San Carlos Island.

Please closely consider all aspects before making a decision on this Comp Plan change and your recommendation.

Thank you .

Mary Ellen Ruddick
33 Emily Ln.
Fort Myers Beach, FL 33931--San Carlos Island

Miller, Janet

From: Nancy Guthrie [nguthrie1226@yahoo.com]
Sent: Friday, December 11, 2015 12:42 PM
To: Miller, Janet
Subject: proposed development on San Carlos Island, CPA 2015-00005

As an owner and full-year resident on Nancy Lane, I am strongly opposed to allowing the overwhelming development being requested. This is totally out of character for our island and will change our lives in ways we do not want. I moved here in 1987 and lived on the Beach 25 years until moving to Nancy Lane 3 years ago. I saw the beach continue to overbuild to the present condition, and they still propose new and even greater projects. When I left, I missed having the Gulf at my front door, but the noise, traffic, and overcrowding are not missed at all. Now we are being asked to sacrifice our quieter, more peaceful life, where good neighbors know and look out for each other, only so that many of the problems of the Beach can be brought to San Carlos Island. There are precious few neighborhoods like ours left in coastal Florida, and I request that this be respected. A number of new homes have been built on our street, and property is being upgraded each year. Development is inevitable, but it should not be anything that adds a lot of traffic and crowds far too many people into too little space. A building of 175 ft. is not welcome, nor is a parking garage of the proposed size. The proposed development will not enhance our lives or property in any way, but will have detrimental consequences for us. Please consider, also, that another much larger project is already supposed to be built on our island. Thanks for reading this.

Nancy Guthrie
31 Nancy Lane

Miller, Janet

From: Semmer Electric, Inc. [semmerelectric@comcast.net]
Sent: Thursday, December 10, 2015 4:32 PM
To: Dunn, Brandon; Miller, Janet
Cc: Dist1, John Manning; Dist2, Cecil Pendergrass; Dist3, Larry Kiker; Dist4, Brian Hamman; Dist5, Frank Mann
Subject: WILLIAM J SEMMER PROPERTY OWNER "Close To Project" BAY HARBOUR MARINA VILLAGE MPD
Attachments: 861 OAK ST.pdf; 863 OAK ST.pdf; 865 OAK ST.pdf; 19105 SEA SIDE.pdf; 830 BUTTONWOOD.pdf; 890 BUTTONWOOD.pdf; 700 FISHERMANS.pdf; 702 FISHERMANS.pdf; 716 FISHERMANS.pdf; 718 FISHERMANS.pdf

Good afternoon,

Please see attached ~~10~~ of 20 letters as an adjacent property owner **strongly opposed** to the land use change from Industrial Development to Central Urban on the Proposed Bay Harbour Marina Village development. We have been one of the first three designated "Waterfronts Florida Program" Community with the State of Florida since 1995 supported by Lee County. We have hosted two Waterfronts Florida State Workshops. All commercial industrial property is part of the Waterfronts Florida Program and should stay that way.

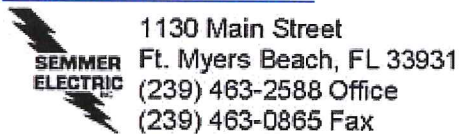
Thank You,

Sandy for

William J Semmer

President

www.semmerelectric.com



WILLIAM J. SEMMER
1130 Main Street Fort Myers Beach, Fl. 33931
(239) 463-2588 fax (239) 463-0865
e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **1120 Main St.** Fort Myers Beach "Close To Project" 24-46-23-00-00003.0020

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

As an adjacent property owner I am opposed to the land use change from Industrial Development to Central Urban. The Industrial Development Category provides for small businesses that support the Industrial Working Waterfront along the Matanzas Pass Federal Channel on the south side of San Carlos Island. The property has historically provided a location for these services before the current owners tore them down.

Matanzas Pass is the only Federal Channel between Key West and Tampa. Its unique location anticipates expansion of the Industrial Working Waterfront uses and will increase the need for related supporting industrial businesses.

Main Street, a two lane road, cannot absorb the increased traffic generated by 119 "new" residential uses and a 520 car parking garage.



William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER
1130 Main Street Fort Myers Beach, FL 33931
(239) 463-2588 fax (239) 463-0865
e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **1122 Main St.** Fort Myers Beach "Close To Project" 24-46-23-00-00003.0000

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, FL 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

**Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902**

Property Owner of: 1130 Main Street Fort Myers Beach "Close To Project" 24-46-23-00-00002.0010

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, FL 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902


Property Owner of: **1138 Main St.** Fort Myers Beach "Close To Project" 24-46-23-00-00002.0000

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, FL 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **1540 Main St. Fort Myers Beach** "Close To Project" 19-46-24-00-00011.0010

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902


Property Owner of: **816 South St.** Fort Myers Beach "Close To Project" 24-46-23-00-00006.0030

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, FL 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **36 Nancy Lane** Fort Myers Beach "Close To Project" 24-46-23-00-00000.0360

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, FL 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

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e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **37 Nancy Lane** Fort Myers Beach "Close To Project" 24-46-23-00-00000.0370

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, FL 33931

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December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: 853 Oak St. Fort Myers Beach "Adjacent To Project" 19-46-24-00-00005.0080

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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Cc: County Commissioners

WILLIAM J. SEMMER
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e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **855 Oak St. Fort Myers Beach "Close To Project" 19-46-24-00-00005.0180**

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: 861 Oak St. Fort Myers Beach "Adjacent To Project" 19-46-24-00-00005.0100

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: 863 Oak St. Fort Myers Beach "Adjacent To Project" 19-46-24-00-00005.0050

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, FL 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: 865 Oak St. Fort Myers Beach "Adjacent To Project" 19-46-24-00-00005.0070

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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Cc: County Commissioners

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1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **19105 Sea Side Dr.** Fort Myers Beach "Adjacent To Project" 19-46-24-00-00005.0000

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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Cc: County Commissioners

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e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: 830 Buttonwood DR. Fort Myers Beach "Adjacent To Project" 24-46-23-01-00010.0060

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

**Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902**

Property Owner of: 890 Buttonwood DR. Fort Myers Beach "Adjacent To Project" 24-46-23-01-00010.0130

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: 700 Fisherman's Wharf Fort Myers Beach "Close To Project" 24-46-23-10-00008.0000

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

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(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **702 Fisherman's Wharf** Fort Myers Beach "Close To Project" 24-46-23-10-00009.0000

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

As an adjacent property owner I am opposed to the land use change from Industrial Development to Central Urban. The Industrial Development Category provides for small businesses that support the Industrial Working Waterfront along the Matanzas Pass Federal Channel on the south side of San Carlos Island. The property has historically provided a location for these services before the current owners tore them down.

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Main Street, a two lane road, cannot absorb the increased traffic generated by 119 "new" residential uses and a 520 car parking garage.



William J. Semmer

Cc: County Commissioners

WILLIAM J. SEMMER

1130 Main Street Fort Myers Beach, Fl. 33931

(239) 463-2588 fax (239) 463-0865

e-mail semmerelectric@comcast.net

December 7, 2015

Mr. Brando D. Dunn
Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: 716 Fisherman's Wharf Fort Myers Beach "Close To Project" 24-46-23-10-00003.0000

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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December 7, 2015

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Lee County Planning Division
P.O. Box 398
Fort Myers, FL 33902

Property Owner of: **718 Fisherman's Wharf** Fort Myers Beach "Close To Project" 24-46-23-10-00002.0000

RE: CPA2015-00005 Bay Harbour Marina Village MPD Amend Lee Plan Map 1 to redesignate the future land use category of approximately 7.58 acres of land from Industrial Development to Central Urban and to add the property to the Mixed Use Overlay on Map 1, Page 6 to allow for a missed use development. 1195 Main Street Fort Myers Beach, Fl 33931

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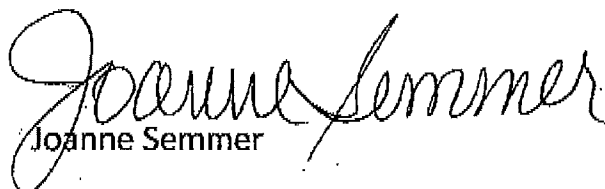
SAN CARLOS ISLAND REDEVELOPMENT CORPORATION**1130 Main Street Fort Myers Beach, Florida 33931****Joanne Semmer, President 239-463-9326 / Fax (239) 463-0865**

FAX

Date: Dec. 10, 2015Number of Pages Sent Including Cover Page 10 pagesTo: Brandon D. Donn / Janet MillerFax Number: 485-8344

Message: Please find copies of the
Petition Against the Land Use Plan
Change for
Bay Harbor Marina Village

Thank You,


Joanne Semmer

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PETITION AGAINST BAY HARBOUR MARINA VILLAGE

1195 Main Street San Carlos Island

"This project includes a 17 story (175 feet high) building with 113 residential dwelling units with 38 bonus density units (low cost housing) and a 5 story 500 car parking garage for public parking !!!!!"

CPA2015-00005 – Plan to change the current land use category from the subject property from industrial to central urban to allow for a mixed use marina village with public parking and bonus density for workforce housing.

REZ2015-00009 – Request bonus density for the rezoning to MPD

DCI2015-00015 – Rezone 7.85 acres from Light Industrial (IL), Marine Industrial (IM), and Commercial (C-2) to mixed Use Planned Development (MPD) to permit a maximum of 113 residential dwelling units, including 38 bonus density units, a marina with 286 dry boat slips, 29 wet slips, a boat launching facility, 30,000 square feet of commercial retail / office and mini storage, and a parking garage for 500 +/- parking spaces including 200 +/- public parking spaces with a maximum building height of 175 feet.

Name	Address
ERIC BECK	7233 Bucknell dr. F.M. 33908
Jim Johnson	702 Fisherman's Wharf 33931
Renee Rickard	Metu Pkwy 33914
Kit Sager	Metu Pkwy
Bob Berlin	Westminster High
Annex Dexter	Westminster High
Jonell Wicker	843 Oak ST FT Myers Bch 33931
Rick Redman	824 826 OAK ST. F.M.B. 33931
James E. Funk	11311-CYPRESS LN FL- 33931
Richard Krauss	12131 LIVE OAK DR FT MYERS FL 33908
James E Funk	14 Nancy Ln Ft Myers Beach 2397650807
CARL WITMER	8724 SW 1 AVE CAPE CORAL FL. 33914
Dean Kioes	702 Fisherman's Wharf FMO 33931

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Name	Address
KELI WALSH	839 South Street FMB FL 33931
William Stewart	4008 Country Club F1 33904 Cape Coral
DICK BLAINE	REEL ONE DR FL 33907
Chris Batista	890 North St Ft Myers Lck FL 33932
Kimberly Schmidt	18032 San Carlos Blvd Unit #99 FMB, FL 33931
Patricia	14889 BONAIRE Circle Fort Myers FL 33908
Robert Adenik	11123 CANAL CIR FT. MYERS FL 33906
Robert Schachel	11921 Caraway Ln Ft Myers FL 33908
Pat Murdick	16755 Caravel Ln Ft. Myers FL 33908
Scott Schachel	11781 Caravel Cir Ft Myers FL 33908
JEFF GREENE	143 PRIMO DR. FMB 33931
DeWayne Swindlo	18014 San Carlos
Darwyn Mueller	4451 Bayback Ln Ft. Myers Beach 33931

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Name	Address
Joanne Semmer	792 Oak St. Ft. Myers Beach, FL 3393
James Rainey	874 Oak St. Ft. Myers Beach, FL 3393
Sharon J. Moore	762 Oak St Ft Myers Beach FL 3393
Jessica Hager	1130 main st. FMB FL 3393
Tony Rivera	15279 Wall Dr Ft Myers FL 33908
Bill Semmer	1130 MAIN ST FMB 33931
Edna Bluff	413 SW 7th Cape Coral Main st. FMB 33931
Ken Dunn	6025 Esplan bld 33931
Laura Jan	6025 Esplan Blvd 33931
Dawn Hunt	838 South St. 33931
Katie Heath	1120 main st FMB 33931
Matthew Bartlett	1130 main st FMB 33931
Loretta Beck	7233 Bucknell dr. F.M. 33908
LORRAINE SEMMER	1540 MAIN ST. FMB - 33931

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Name	Address
Norm LAMARCO	14550 DAEFODIL DR FM 33919
Kenji Tull	43 NANCY LN, FT MYERS BCH FL 33931
Norma Tish	43 Nancy Lane FMB FL 33931
Steve Norman	1711 Main St. G-22 FMB FL 33931
Lisa A. Naumann	1711 Main St. G-22 FMB FL 33931
William Schneider	7121 BEANOWILLA CT. FM 33908
Carlos Cleveland	18741 Bayview Dr FMB 33931
Dawn Donohue	11581 Dawn Court Dr. 33908
Barbara Begin	30 Doubloon Way FMB FL 33931
Randy Shaul	47 Nancy Lane FMB 33931
Kresha Alvarado	47 Nancy Lane FMB 33931
Joshua Simpkins	838A South St 33931
Stephen Hunt	830C11 South St. 33931

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[Signature]

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Name	Address
DAWN ENGEL	371 Verna Ave, Ft. Myers, FL
Liz Barker	343 Mattie Ft. Myers
Tami Moore	121 Dawn St Ft. Myers
Marilyn Kohn	104 Elise Ft. Myers
Marg A. Stelter	281 Yorkshire Ft. Myers 33908
Don Westover	210 Darwent Blvd Ft. Myers 33908
Wayne Vidmar	209 Periwinkle Blvd. Ft. Myers 33908
John Kohn	33 Ronald Dr. Ft. Myers 33908
Wanda Hughes	349 Mattie Dr. Ft. Myers 33908
John K. McHenry	39 Ronald Dr. Ft. Myers FL 33908
Wendy Briley	376 Verna Dr. Ft. Myers FL 33908
Sharon Baker	30 Ronald Dr. Ft. Myers FL 33908
Alisa H	7 Darwent Ft. Myers 33908
LEON BAKER	30 RONALD DR FT MYERS 33908

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Name Address

DIANA CARVER 221 DERWENT BLVD FT MYERS 33902
 Shirley Stehle 2188 Yorkshire Av Ft. Myers 33908
 MARY ELLEN LARRIERE 88 GERTRUDE AVE Ft MYERS, 33908
 Alice Hagan 37 Embassy (over) Ft Myers Beach
 Ken Hagan 37 HANCOCK W FT M. BEACH 33931
 Rob Kugel 613 SW 21ST LANE CAPE CORAL 33991
 Shelli Merrill 243 Palermo Cir. Fmh. fl. 33931
 Raymond Hagan 890 1st St. Ln. F.M.B. FL 33931
 BRAD PAYNE 11601 DAWN COURSE Fort Myers FL 33908
 MARCUS TURNER 5600 Saddle Creek Fort Myers FL 33919
 CLIFTON BUILO 17250 Whitewater Pt F.M.B. FL 33931
 DAVID RICHARDSON 702 FISHERMAN'S WHARF, FMB 33931
 John Spear 11317 DAWN-COLORIE DR. Ft Myers 33908

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Name	Address
Jim Safford	21663 Indian Bayou FMB 33931
Jim Kell	521 SW 47TH TERRACE CAPE CAN 33914
Jane Kell	521 SW 47TH TERRACE Cape Canal 33914
Samuel Skofsky	11281 Caswell Cir Fm 33908
Richard DeRosa	600 RANDALL AVE FMB 33931
Maria Waldrop	78 Oyster Bay Ln San Carlos Is. FMB
Lauretta Holton	640 Matanzas Ct. F.M.B. 70, 33931
Leah Kell	702 Fishermans Wharf 33931
Marge Kell	16251 DUBLIN CIR, Ft MYERS, FL 33908
Gayne Glorise	Subian 16351 Dublin Circle Ft Myers 33908
Philip Bremer	12981 TIMOTHY LN. FORT MYERS, FL 33908
Aimee Peters	19323 SUMMERLIN 897 FT MYERS F 33908
Diana E. E. E.	19323 Summerlin Rd 897 Ft Myers F33908

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Name

Address

Caroline Gingles, 96 ALLEON WAY, Port C. Cove