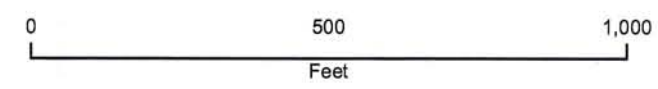


Restore Areas at Base of Bridge



San Carlos Island
Community Plan



Lee County
Southwest Florida

Attracts

Beauty

Gateway

Working Front

Community -

Affordable Waterfront

Access to Beach

Lifestyle

activities

location

Positive

landscaping by county

County invest in island

Infrastructure

hard to get occupational license

general need for

pedestrian crossing - auto - access
traffic control

parking - need

Negatives

more density

inappropriate development

parking - lacking

More negative views

Unique

Access to beach

diversity of people -

not over developed

walkability

pet friendly

day

Contribute

Money - boat load

military - coast guard - port

federally maintained channel

shallow draft port

fishing

Volunteering community

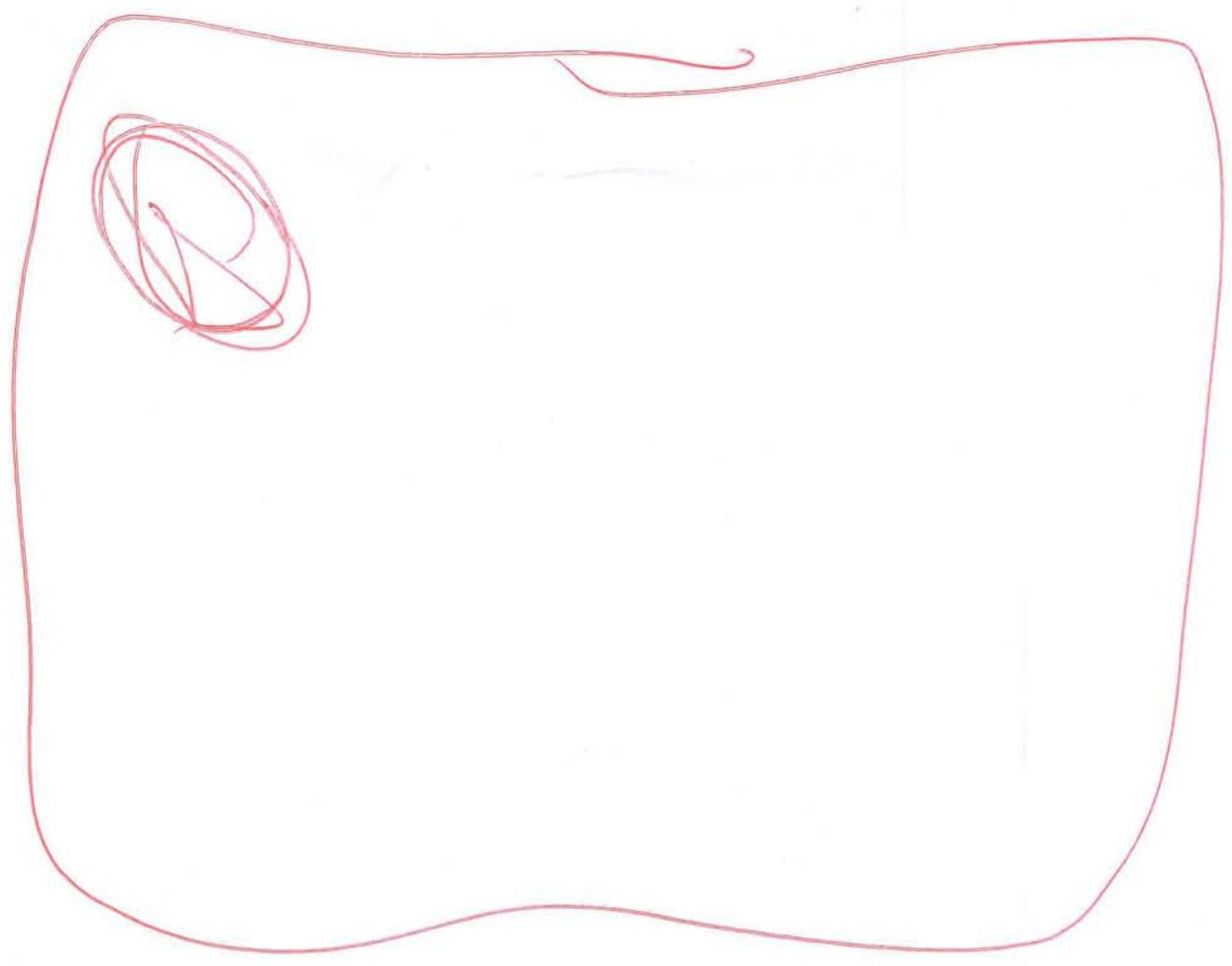
center of ecotours

good combo of residential to commercial

* lost industrial

Small businesses - before vacating property

↳ marine related



Sense of Community
Bike Peddling
Not the H/R Rises on the River
Accessible
Shrimp Boats - Water-Oriented
Character - Bus Blend + Canoe
Not a Tourist Trap

2] What does LC contribute to SC?

Tax \$

Unique Businesses

Evac route/Traffic

Bad Road/Striping

Positive Change?

4)

from frontage Road

No L turn ~~at~~ Main St / SCB

Buttonwood Improvements

Commitment Water-Depend Industries

Road Improvements / Commercial
Expansion

Drainage Improvements

Advanced Disposal Pickups

Not part of FMB

Mooring Field Prowe Line-Abards to
Backside of SCI

Negative Change

H: Rises

More Traffic

Being parking lot for (Estero Island)

Trash

Raising Residential Density

Development

Rds/Drng Maintenance/Upgrades
Mix of Uses

Village Atmosphere
Resort Area

Bedroom Community

Blue/Yellow

Parking/Traffic including emergency access concerns

Controlled Redevelopment since
Island is "Prime Property"

Bike/Ped

Crime concerns

Updated infrastructure must be
in place to maintain character of island

Manage sides traffic / San Carlos Blvd traffic
~~Barriers~~

Affordable/Accessible

Barrier Bedroom community

Waterfront Access

Accessible Working Waterfront / Shrimp Industry

Areas to be cleaned up

Peacefulness disturbed by commercial business/industry
that produces noises

Return of service businesses

Spotlight and end of the bridge

Attraction

- ▷ Old Florida charm, not over-developed
- ▷ fishing village atmosphere
- ▷ proximity to water, recreational activities
- ▷

Uniqueness Contribution

- ▷ small town
- ▷ do not have to cross bridge
- ▷ jobs + restaurants
- ▷ water-dependent infrastructure
- ▷ coast guard + safety
- ▷ tourism / i.e. tours, fishing, shrimping
- ▷ landmarks from existing businesses
- ▷ civic associations
- ▷ non-transient community → sense of neighborhood

▷ aesthetics

Changes

- ▷ Keeping commercial
- ▷ drainage / infrastructural
- ▷ redevelopment → housing updates
- ▷ Improvements to main street to further redevelopment AND enhance what exists (restoration)
- ▷ public/community boat ramp access
- ▷ improvement to landscape buffers for visibility
- ▷ traffic control + maintenance
- ▷ sidewalk / bicycle / crosswalks (consider golf cart traffic)
- ▷ workforce housing
- ▷ under four-floors ^{for} ~~of~~ development projects

Negative change

- ▷ unattractive buildings - parking garage
- ▷ "NOT MIAMI" LOOK
- ▷ #1 negative change is no change
- ▷ business turnover - lack of investment
- ▷ over densified areas incl. mixed use developments

Positive changes cont'd

- ▷ affordable housing for workforce
- ✦

Preferred type of redevelopment

- ▷ balance between revitalizing & becoming Miami
- ▷ projects that adequately provide better drainage (completed yesterday)
- ▷ development that does not impact current residences
i.e. road widening

NOT

Summary

- ▷ traffic on main street concerns
- ▷ development on San Carlos Blvd to not impact main st.
- ▷ encouraging existing ecosystems to continue to be healthy & thriving
- ▷ provide a balance for water-^{dependent} development

1 Deep water access
Closeness to Beach
Laid back

2 Keep fishing fleet
Keep present density

~~History of Island~~
History of Island

Retail fish markets

3 Sm. Retail on San Carlos Blvd.

4a Improved ^{streets} sidewalks & transportation
without taking property

4b Improve appearance of Properties

Reasonable development w much less density

5 (^{neg.} Doing nothing
High Rise)

MAIN CONCERN

* - TRAFFIC

- SAFETY / EMERGENCY
- POPULATION / WATER
- GEOLOGY OF THE ISLAND
- FUTURE LAND USE - RESTRICTED WHERE HIGH RISE ARE BUILT.
- KEEP THE SAME DENSITY THAT IS APPROVED, DO NOT ADD MORE.
- SMALL TOWN FEEL, ~~KEEP~~ SMALL COMMUNITY
- HOMESTEAD OPPORTUNITIES
- AFFORDABLE / FOR PEOPLE. (HOUSING) ATTAINABLE.
- NICE MIX AND WOULD LIKE TO KEEP IT.
- KEEP THE SEAFOOD INDUSTRY

1

Long time residents
Laid back atmosphere
Peace & Quiet
Access to fishing - Gulf of Mexico
Open Views - Green Space
Fishing Industry History

NO crime - development brings in
people help each other
leave pristine for future people
50's feel
Accommodates All INCOMES
Close to beach
restaurants - community installed
SIDE WALKS

want sensible development - NOT uncontrolled slow & careful
Height restrictions
preserve what we have

DON'T want huge buildings - NOT OVER tree height

MAX use is NOT necessarily the best use

slow careful growth - preserve shrimping industry

2

contribute
to Lee Co

TAX Payers - Registered voters
All INCOMES MIX of housing (affordable)
SHRIMPING INDUSTRY
MARINAS
COAST GUARD
3 Service Organizations
AIM School
County Park

sense of small community
Only FEDERAL Channel in Area (TAUPA)
ISLAND Feel
BAY/Water Community
Working water front
old Fla Feel
AMBIANCE

3

SKIPPED

4

Positive change

Preserve green space - protect environment

Improves infrastructure - MAIN ST rebuilt / SEWER / WATER

NO INCREASED DENSITY

slow & careful growth - BALANCED Growth

Height restrictions

clean-up RUN DOWN AREAS

NEG
large increase
NO progress

