

SAN CARLOS REDEVELOPMENT CORPORATION

**1130 Main Street,
Fort Myers Beach, FL 33931
(239) 463-2588**

RECEIVED
APR 23 2019

COMMUNITY DEVELOPMENT

April 22nd, 2019

Mikki Rozdolski
Planning Manager
Lee County Community Development Department
1500 Monroe Street
Fort Myers, FL 33901 (Sent via Email and Mail)

Dear Mrs. Rozdolski,

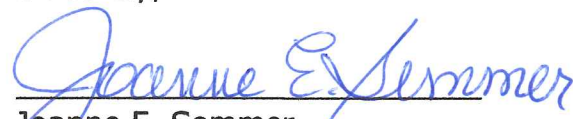
The San Carlos Island Community Redevelopment Corporation objects to the proposed changes by Lee County Staff to the Lee County Land Use Plan on San Carlos Island. The future land use change will allow increased entitlements of density and increase the currently unacceptable traffic. The Florida Department of Transportation defines San Carlos Blvd. as a level F road: Where every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required and with generally more demand than capacity.

Also, Main Street is an important road servicing residential, commercial and industrial areas. This road is 2 lanes with NO turning lanes or NO stoplight to San Carlos Blvd.

San Carlos Blvd. currently is home to over 167 businesses and over 925 residences using San Carlos Blvd & Main Street.

We object to increases in development with the current and future traffic conditions being mitigated prior to any enhanced development. We request that no new development entitlements be granted until a plan of action and funding for improvements are identified and the improvements are implemented.

Sincerely,


Joanne E. Semmer
Chairman


William J. Semmer
Director

The FDOT has adopted the A-F Levels of Service Standards found in the Highway Capacity Manual (HCM) and AASHTO Geometric Design of Highways and Streets ("Green Book"). Definition of a F Road: forced or breakdown flow. Every vehicle moves in lockstep with the vehicle in front of it, with frequent slowing required. Travel time cannot be predicted, with generally more demand than capacity. A road in a constant traffic jam is at this LOS (Level of Service).

See Attached List of San Carlos Island Commercial and Industrial Businesses

SAN CARLOS ISLAND COMMERCIAL AND INDUSTRIAL BUSINESSES

Home of the Largest Pink Shrimp Fleet in the USA

Restaurants

1. American Legion #274
2. Bonita Bill's Waterfront Café
3. Bonita Bill's Waterfront Café Community Room
4. Doc Ford's Rum Bar & Grille
5. Doc's House
6. Dixie Fish Co.
7. Hurricane Tina's Bar
8. Loyal Order of the Moose #964
9. Nauti Parrot Dock Bar
10. Original Shrimp Dock
11. Parrot Key Caribbean Grill
12. Shark Bar and Grill

Newspapers

13. Beach Bulletin
14. Observer

Service Clubs

15. American Legion #274
16. FMB Lion's Club
17. FMB Shrine Club
18. FMB Tarpon Hunter's Club
19. Loyal Order of the Moose Lodge #964

Civic Organizations

20. Beach Area Civic Association (BACA)
21. Ostego Bay Oil Spill Co-op.
22. San Carlos Island Lighting District
23. San Carlos Island Redevelopment Corp.

Other Clubs & Organizations

24. Boat Club of Fort Myers
25. Freedom Boat Club

Real Estate

26. Jane Plummer, Fort Myers Beach Realty
27. RWB Real Estate, Inc.

Taxidermist

28. Evans Taxidermy

Professional Services

29. David C. Preiss, Chiropractor

Custom T-Shirt Printing

30. Krusty Pete's Kustom T-Shirt Printing

Schools

31. Ostego Bay Marine Found. Science Ctr.
32. SWFL Marine Institute

Photography

33. Kay Dehays Photography

Independent Seafood Companies Shrimping

34. Ariel Inc
35. Dale's Seafood
36. Dock of the Bay
37. Dragon Tail
38. Gore Seafood
39. High Plains Drifter
40. Kayden Nicholl, Inc.
41. Master Jumbo Inc.
42. Miz Shirley Inc.
43. Rick's Seafood
44. Southern Faith
45. Stella Mestra
46. Trico Welding
47. White Caps
48. W.W.J.T. Inc

Independent Seafood Companies

Crabbing

49. Blakley Stone Crabs
50. Seabold Stone Crabs

Seafood Markets

51. Erickson & Jensen
52. Sanibel Seafood
53. Trico Seafood Markets

Shrimp Fleet

54. Blain Green
55. Erickson & Jensen Seafood Packers
56. Richard Kallinan
57. Trico Seafood Markets

Marinas

58. Compass Rose
59. Diversified Yacht Services
60. Gulf Star Marina
61. Gulf Marine Ways
62. Main Street Marina
63. Olsen's Marina
64. Salty Sam's Marina
65. Semmer Anchorage
66. Semmer Dock's

Charter Boats

67. Gulf Star Marina
68. Magic Wind Adventure Sailing
69. Salty Sam's Marina

Boat Rentals

70. Gulf Star Marina
71. Salty Sam's Marina

Recreation – Rentals

- 72. B&B Aboard, Inc.
- 73. Backwater Adventures
- 74. Krazy Woman Kayaks
- 75. Lagerhead Cycleboats, Inc.
- 76. Ranalli Parasail
- 77. Salty Sam's Marina
- 78. Team Fat Bike.Com

Shipyards

- 79. Diversified Yacht Services (150-ton lift)
- 80. Gulf Marine Ways (150-ton lift)
- 81. Olsen's Marine Services (75-ton lift)

Bait Shops - Recreational

- 82. Dick's Tackle & Bait Shop Dick's Tackle & Bait Shop
- 83. Salty Sam's Marina

Bait Shops - Commercial

- 84. Sanibel Seafood

Net Shop

- 85. Don's Nets
- 86. Erickson & Jensen

Marine Contractors

- 87. Banks Brothers - Seawall Division
- 88. Dehays Marine Services
- 89. Kelly Brothers
- 90. Ostego Bay Environmental

Boat Ramps

- 91. Ebbtide (Private)
- 92. Port Carlos Cove (Private)
- 93. Salty Sam's Marina
- 94. San Carlos Isl. Maritime Park Boat Ramp
- 95. Yachtsman's Cove (Private)
- 96. Lee County Commercial Boat Ramp

Barge Landings

- 97. Kelly Brothers – (Main Street)
- 98. Semmer Landing - (end of Ostego Drive)

Deep Water Dockage for Large Boats

- 99. Ballard Oil
- 100. Player's Landing
- 101. Salty Sam's Marina

Ship Store/Supply

- 102. Diversified Yacht Services
- 103. Erickson & Jensen
- 104. Gulf Marine Ways
- 105. Salty Sam's Marina

Marine Fuel

- 106. Ballard Gas
- 107. Balgas Oil
- 108. Diversified Yacht Services
- 109. Erickson & Jensen
- 110. Salty Sam's Marina

LP Fuel

- 111. Balgas LP Gas Farm

Marine Mechanics & Services

- 112. Marine Sales Services
- 113. Mott's Marine Services
- 114. Southwest Florida Marine Technologies LLC
- 115. TLC Complex Marine Mechanic

Machine Shop

- 116. Diversified Yacht Services

Welding

- 117. Cal's Welding
- 118. Erickson & Jensen
- 119. Trico

Storage

- 120. Buttonwood Storage
- 121. Main Street Storage
- 122. Southern Comfort

Free Public Parking

- 123. Fishermans Wharf
- 124. Main St. Parking Lot

Governmental Agencies & Organizations

- 125. Estero Bay Aquatic Preserve
 - DEP Field Office
- 126. United States Coast Guard FMB
- 127. USCG Aux Flotilla 91
- 128. USCG Cutter Point Steele

Convenience Store & Gas Station

- 129. Beach Tobacco & Beer
- 130. Sunoco

Tattoos

- 131. Beach Tobacco & Beer
- 132. Sunoco

Electrical

- 133. Electrified Girl, Inc. (Ebay Store)
- 134. Semmer Electric, Inc. – Residential, Commercial & Industrial
- 135. Paul Polakoff Electric

Electrical Part & Supplies

- 136. Semmer Electric, Inc.

Automotive Service & Parts Store

- 137. AFA
- 138. Fort Myers Beach Prop. Investments
- 139. NAPA Auto Parts

Towing & Car Rentals

- 140. AFA
- 141. Fort Myers Beach Prop. Investments

Mobile Home Parks

- 142. Bon Air
- 143. Gulf Cove
- 144. Main Street Trailer/RV Park
- 145. Port Carlos Cove
- 146. San Carlos Lodge
- 147. Sunnyland

Trucking Services

- 148. White Cap Trucking

RV Park

- 149. Ebb Tide
- 150. Main Street
- 151. Oyster Bay Park

Apartments

- 152. Sea-Air Beach Apartments

Attractions

- 153. Fantasy's Adult Entertainment
- 154. Key West Express
- 155. Ostego Bay Found. Marine Science Center
- 156. Pieces of Eight Pirate Cruise
- 157. Public Fishing Pier
- 158. Sight Sea-R Dolphin, Sunset, and Eco Tours

Retail

- 159. Goodwill
- 160. Salty Sam's Marina
- 161. Fat Iguana Artwerx

Roofing

- 162. Weather Seal Roofing

Home & Misc. Services

- 163. Beach Upholstery
- 164. Cox Handyman Services
- 165. Auto Accident Reenactment Services

Agricultural/Aquacultural Farms

- 166. Semmer Farms

Landscaping

- 167. Matt McCarron

A/C & Refrigeration

- 168. Turbo Refrigeration & Conditioning

LEE COUNTY UTILITIES PUMP STATION (Main Station for San Carlos & Estero Islands)

PORT OF SAN CARLOS ISLAND located on Matanzas Pass Federal Channel

NEIGHBORHOODS & COMMUNITIES

- A. Emily Lane
- B. Helen Lane
- C. Gulf Cove Park
- D. Oak Street North
- E. Oak Street South
- F. Oyster Bay Lane
- G. Port Carlos Cove
- H. Sportsman's Cove