

**SAN CARLOS REDEVELOPMENT CORPORATION**

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

**RECEIVED**  
APR 23 2019

COMMUNITY DEVELOPMENT

April 22<sup>nd</sup>, 2019

David Loveland  
Director of Community Development  
1500 Monroe Street  
Fort Myers, FL 33901 (Sent via Email and Mail)

Dear Director Loveland,

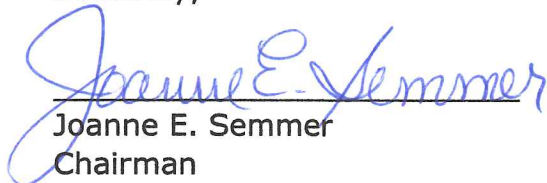
The San Carlos Island Community Redevelopment Corporation objects to the proposed changes by Lee County Staff to the Lee County Land Use Plan on San Carlos Island. The future land use change will allow increased entitlements of density and increase the currently unacceptable traffic. The Florida Department 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.

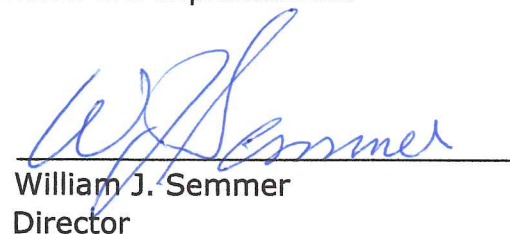
Also, Main Street is an important road servicing residential, commercial and industrial areas. This road is 2 lanes with NO turning lanes or NO stoplight to San Carlos Blvd.

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