

McCall Plaza.

Once again, we have potential development going into the old McCall Plaza at the entrance of our community. There is a developer that has submitted a design to Charlotte County. Though not set in stone, it is likely being developed for a Wawa Gas station. The plan is for a gas station and a drive through which will increase the stop and go as well as noise.

This will not be a good fit for our community. They modified the plan to not need to remove our LBI sign so that likely will not stop it this time. The plan has an entry/exit planned for Falcon Dr. This will greatly increase traffic on Falcon going onto Oriole.

This will result in fumes from the gas pumps as well as damage from a potential spill. The increase in noise from the business and vehicles will be 24/7. The light pollution from headlights coming onto Falcon as well as the lights from the business itself will be disruptive. Studies show that crime around gas stations goes up dramatically.

In addition to traffic increasing along a residential road it opens our community up to more visibility from those wanting to see what mischief they can cause. Remember, our roads are public, so anyone can take a ride around the community to see what trouble they can cause. Not to mention the golf carts, bikers and walkers on Falcon and Oriole. Currently, Millennium rents spaces from McCall. Once this is no longer possible cars will likely again be parked on Falcon. This will constrict traffic more and if they park on the grass will impede mowing operations.

This type of business is totally incompatible with a residential neighborhood. We already have three gas stations, and they are all on the other side of South McCall and have no residential communities behind them.

The property is zoned commercial so we may have little recourse. Hopefully a traffic study will show that the intersection is at capacity and cannot handle the increase in traffic.

We do have the name and email address of the developer. We are asking everyone to flood him with emails. Maybe he will look at a different type of business to go in there.

Something that is not 24/7 and with a lower traffic footprint. Attached are examples of emails you could send. You can cut and past or create your own. Remember to be respectful. It is about quantity. In LBI I, IA, II, 3 & 4 and Holiday Estates III we have well over 1,000 residents. Anyone living here with an email can send one.

In addition, attached is a list of the Charlotte County Commissioners. We encourage you to email them as well. They never responded last time but it is worth a shot. Remember to add that you are a voter in Charlotte County if that is the case.

If we can't stop this, we do not want to look back and wonder if we could have done more.

Contacts to email concerns of McCall Plaza Development

Developer: Andrew Smith, CSC Properties, LLC. andrew@cscproperties.com

Ken Doherty Ken.Doherty@CharlotteCountyFL.gov

Chris Constance Chris.Constance@CharlotteCountyFL.gov

Bill Truex Bill.Truex@CharlotteCountyFL.gov

Stephen Deutsch StephenR.Deutsch@CharlotteCountyFL.gov

Joe Tiseo Joseph.Tiseo@CharlotteCountyFL.gov