

CAPTIVA COMMUNITY PANEL

MINUTES

Jan. 13, 2015

Attending: Mike Kelly, David Rohn, David Mintz, Jack Cunningham, Dave Jensen, Mike Boris, Bob Walter, Jay Brown, Sandy Stilwell

Audience: 40+

The meeting convened at 9 a.m. After introductions, approval of the Dec. 9 minutes was requested. Cunningham asked for a clarification on the bylaws motion, and was told that the motion was passed to begin the 60-day period before a vote in case the panel wanted to address the issue at its February meeting. A motion to approve the minutes as submitted (Cunningham/Brown) was unanimously approved. Kelly welcomed the three new members (Mintz, Jensen, Boris) to the panel, and county planner Sharon Jenkins-Owen introduced.

CEPD: *Kathy Rooker:* Beach tilling required by permit, completed last Thursday on schedule and under budget. Had to go down 36 inches by permit, makes it softer than before. Not one complaint, vendors appreciated that and it helps with bidding. Thanks to Gulf-front resorts, a big inconvenience and they have to move all their beach equipment. Rope & post discussion... to protect new sea oats, growing and prospering. Plan was not to worry about ropes, but everyone likes them so we're looking at replacement. Put out for bid, using better materials. Board meeting tomorrow at 1 p.m. in Crow's Nest.

CFD: *Deputy Chief Jeff Powell:* New station, getting closer. Thanks for continued support. Concern about gutter and drainage, which is not part of station project, a DOT decision. *Stilwell:* Good idea to flatten. Easier to walk and bike. *Gooderham:* DOT willing to discuss options if panel wants to pursue this. Consensus to look at what can be done from the S-curve south. *Walter:* In when? *Powell:* March 1 if no other setbacks.

Hurricane: *Doris Holzheimer:* No report. Arrangement for Daniel Noah being made, CIYC spring program, open to public. In conjunction with Hurricane Committee. 10 a.m. Tuesday, March 17.

LCSO: *Sgt. Mike Sawicki:* No significant trends, influx of tourists and seasonal residents. A lot of parking and traffic enforcement. Let us know if you see problems.

Fund-raising: *Gooderham:* Update and questions. *Kelly:* South Seas now, planning review this afternoon. Discussion of process and schedule.

CIYC: *Paul McCarthy:* Captiva Island Yacht Club asking for floating dock adjacent to current slip for its summer youth sailing program for islands, partners with Edison Sailing School. Buy boards and hire instructor. First time last year, reached out to community kids. Description of program. Floating dock to use with boats. Sked Florida DEP to allow extension of land lease to put dock on other side of the slip. Asking for support letter to go to DEP to write this. Small extension of land lease for summer sailing program. *Mintz:* Any objections so far? *McCarthy:* No. Temporary only for now. Dock and use are temporary. Might include vacation program if there is demand for that. Motion to write letter of support (Stilwell/Rohn), unanimous approval.

South Seas: David Depew & Jose Gonzales introduced. *Gonzalez:* Lots of questions, goal to answer them all. Proposing 112 two-bedroom units on north end. Two story over parking, all parking under structures. 140 spaces for 112 units. Will reconfigure ninth hole, same length. Moved away from path to beach. Key West design, designed to 155 mph wind load. Pavilion across from Harborside. History of admin interpretation... Density set in 2002 at 912 units. Amended in 2008 – 20 large units at north end with restaurant, 80-unit hotel on south end. 100 hotel units, 40 units reserved for employee housing or alternate to hotel use. Now moving south units north with no change in density. No new units, not increasing density from original. All infrastructure – sewer electric water – remains in place. Sewer plant is operating at 60% today. Move unite to serve facility better and helps hotel operations. *Brown:* Review 2008 allocation. *Gonzalez:* 80 hotel rooms south, 20 on north end, 40 undesignated. *Rohn:* Will this build South Seas out? *Gonzalez:* 28 units left. No plans currently to do anything. ?? Ideas of what you'd like to do? Prior plans described. *Gonzalez:* Nothing currently planned, a lot of designs done over the years that never went anywhere. As economy changes as needs and markets change, property evolves. Nothing else envisioned for foreseeable future. Discussion.

?? Change infrastructure from 2008. Any analysis done of utilities? *Gonzalez:* Original design was for 912 units, capacity is there. *Walter:* 60% was at peak. *Gonzalez:* Electric is unrelated to units, just line and delivery. ?? Statement from each utility as to capacity. *Sarah Spector,* South Seas Club attorney: 2002 interpretation required certain factors... increase density or intensity buffer, under-utilization of public resources. Open space reduction. Not adversely impact surrounding land use. If not proved, cannot be approved administratively. 4 acres vs 6 acres open space analysis. Landscaping and preservation area reduction? Pristine area being developed. No explanation of preservation. Adverse impact... no proof included. Golf cart barn and pro shop removal... where will amenities relocate? Parking, current use for overflow is not addressed. Pro shop and barn removed, adverse impact on facility and traffic. Increase in units without increase in facilities. Prior plan preserved pro shop, this one does not. Application not complete until these issues and impacts are addressed. Traffic impact statement required, not done for this application. Final phase, upgrade facilities, small clusters of development. Improve amenities. 2008 did that, this one does not. Ask people to insist info be provided.

Kelly: Panel is providing this forum to discuss impact. We have not discussed our feelings and needs with this project. A lot of emails, never gone into detail yet. Did not ask questions yet to allow public to hear and ask questions. *Depew:* Effort to engage in cooperating planning project and receive input. New we're hearing it will be adversarial, this was a threat. *Gonzalez:* Can come to as many meetings as you like. *Walter:* Did not take it as a threat, a lot of good questions. *Gonzalez:* Every question is valid, we need to provide the answers we can. This is one resort, planned with a multitude of ownerships. An entity, everyone is an owner. Moving units, density is a non-issue. Arbitrary boundaries, not a separate parcel. Golf... had not resolved golf component. About 19 rounds a day on golf course. Pavilion an undetermined area, probably will become a clubhouse. Put golf staging offsite (by Marina Villas?). Concierge service for golfers. Not fully designed at this point. ??? Harborview owners, 50 vehicles at 5 p.m. in November. Carts will increase traffic. 112 more cars coming to the north end to these units. Parking also an issue, what will happen by Harborview. *Tom ??* Separate association own separate pieces of land. Road to old gate is Lee County owned. Road an issue with association for years, who should pay and maintain? Will it become a county road again?

Gonzalez: Resort trying to deal with road, commitment to renovate road. Resurface since we can't widen or relocate. Do you want this to be a county road? Would impact security and privacy. Is the road

going to be fixed? Yes. ??? Developers have to make improvement to public roadways, could that happen here, have Blackstone take care of that expense? *Gonzalez*: Blackstone will carry the bulk of improvements anyway due to unit allocation. Timing will be crucial, do road upgrade once construction is done. ??? Where are we in the process? *Gonzalez*: Admin approval is sought. We will discuss with community, then county has to act. Then we'd finalize plans and go through further review and permits. Earliest start if everything goes well, sometime in the summer. *Harry Kaiser*: Is this part of employee housing move? *Gonzalez*: Explanation of allocation in 2002 agreement. 2008 modified to 40 units for employees/hotel, 100 straight units. At peak resort has 500 employees, 40 core employees are housed on site, rest offsite or on-site contracted. Discussion of employees, most prefer to live on mainland. ?? What will be done with employee housing site? *Gonzalez*: Right now is units, nursery, equipment, employee cafeteria. Tear all that down and sod it for now, keep maintenance and cafeteria components there. Open space, no plans at this time.

Powell: Parking and ingress/egress how to get truck to west and north units? Discussion of issues. ??? Height of this development vs. existing buildings? *Gonzalez*: 35 feet total, South Seas Club varies. Discussion. ??? You can move people around for density, what about natural ambience. Why choose path of most disruption at the north end? Why not build in path of least disruption at south end? *Gonzalez*: More desirable for guests and resort to north end. Development is always disruptive. Will final project be disruptive or enhance values? We think it will enhance. Want to do this with public review and awareness. ??: South Seas Club owner, am adversely affected. Originally, this land was not available. Charley hit and reduced scope of golf course. 2008 proposal increased intensity, so does this one. Open space at south end is not the same as north area, which is enjoyed by more of the residents of the resort. Intended to always be open space. Sprinkle units throughout the resort. *Brown*: Big picture, density is entire resort without looking at intensity and location. South end would not be as financially attractive but would be more acceptable to community. *Gonzalez*: Redevelopment will evolve, will be increase of localized intensity. No change in overall resort operations. We just want to make this a better project, but we're all property owners seeking to enhance that property's value.

Stan Barton/South Seas Club president: Interval owners are taxpayers. Owners unanimous in concern over adverse impact on their value and ownership. ?? Consider removing end building? *Gonzalez*: We consider impact of building, worked for unimpeded views to Gulf. If you look to the south, you will see us... but not if you look to the beach. Removing building will affect numbers. *Chuck*/Lands End: Intensity is changing, north end density is changing. We did buy here for financial reasons, we also did it because we love this island. This project will have an impact on the north end of the island. As developer this may make sense. As an owner, this will change the island. *Mary Ann Cowart*: Harbor Pointe still in play? *Depew*: Still in litigation with federal government. Separate from the 140 units, but part of the 912 total. *Dave Saunders*: Low density attracted us to the island. Change will affect entire island, current units are underutilized now. Room counts the same, but impact will be different for entire island. *Gonzalez*: Not changing density for facility, north or south. Impact is localized to north end. *Mintz*: Occupancy of employee housing? *Gonzalez*: 89 this morning. *Mintz*: Max capacity? Discussion. Capacity is based on extremes, design is for the norm. Many things impact effects of density in a community. Are we moving units in resort, vs. are we impacting local conditions?

?? Will be a change in density during peak periods. *Gonzalez*: Actual density will not increase, Potential for increase in localized density. *Mintz*: Effect of what people will feel... 90 vs. 672 in peak season. *George* Lands End: Board has same concerns raised here – traffic, congestion, effect on fragile ecosystem. What is the tipping point for the island? Lose pristine quality of beaches, for birds and fish. Quality of life endangered. Xmas season was the highest yet, an omen of what could happen with more

units. ?? Consideration to split units or make buildings smaller? *Gonzalez*: Anything can be negotiated. But is it fair to deny growth? Willing to work with you if you are will to let something happen. ??? What will owners do about providing facilities at north end with more intensity? Have lost north-end amenities over years. *Gonzalez*: Have lot of facilities, market has not allowed consumption of what we have. We can open them up to expand services when necessary. Have to make the numbers work seasonally. ?? Condo or hotel units? *Gonzalez*: Hotel only. ?? Resort needs to look who uses restaurant, not providing what owners want. ??? Will residents in new units have access to amenities? How will it be paid for? ??? Most people started here as hotel guests. This is how resort areas bring in new blood. Condos kill off tourism and bringing in new owners. Hope we can find a way. Timeshare units are highest density units, used 52 weeks a year. Be open to options, a resort can die. ??? Will there be a traffic study for the north end? *Gonzalez*: No magic to density allocation and traffic, people will want to go where amenities are. We think north end will keep traffic at north end. ?? What about an EIS? *Gonzalez*: Not normally required.

Cunningham: Panel responsible for future planning on the island, mostly outside the resort. Traffic – cars and people – parking, view, impact on value. Units will have impact outside the resort, need to look at traffic islandwide. We need to measure impact for the entire island. *Gonzalez*: Agreed, past studies have looked at that. Have studied entire density impact, how we move them around is another issue. *Cunningham*: A lot more people and a lot more impact. *Gonzalez*: Island buildout will impact islands. Has it been figured in? Yes. Has it be done properly? Don't know. Property has rights, don't want to increase units. *Depew*: Employee housing was where they lived, traffic was comparable to resort unit. *Hal Miller*: We should have bought all those cottages to keep density down. Reality is people have rights and we have to respect that. Need to work together. As buildings get bigger, traffic increases. What can we do to address that increase? *Gonzalez*: Hard to get people to let go of their cars. We don't use mass transit as we should. Some communities cut out all cars internally. Impacts today can go away tomorrow. ?? We're all hoping to work together. 2008 study vs. now? *Gonzalez*: Will do study, but people will use their cars to get to amenities. ?? If at north end, have to go and park there, no option of trolley and bikes. *Walter*: Surprising how many people from the south end drive to the north.

Barton: Ninth hole difference? *Gonzalez*: Doesn't have to be shortened. *Rohn*: Tennis Villas, compete with current owners for rentals. *Walter*: Will compete, comes down to what buyers want to buy. Trying to improve group rooms, pushed demand to south end. Discussion of policy. *Stilwell*: Send in comments to panel and project. I pay for my trolley to help move people around. Need enough trolleys to get people out of their cars. *Gonzalez*: We will back to discuss this at future meetings. Discussion. ??? Next steps? *Depew*: application pending with county for amendment, will modify plan and work with county staff, back and forth until we get this ironed out. Pending approval. Goes to Development Order, all horizontal improvement considered. Then to permits, which is for vertical improvements. *Miller*: Extrapolate on numbers, what does data show us, number in room and occupancy. *Gonzalez*: Industry standards can discuss that. That's the basis of infrastructure planning. Slowing road speed increases capacity, study can seem not rational to lay people.

Kelly: Panel is a forum, need to keep you on our agenda monthly to follow up on issues and next steps. Schedule of end points to get feedback to community. *Mintz*: Is this an amendment to 2008 amendment vs. a Planned Unit Development amendment? *Gonzalez*: No, don't want to water down our rights. *Mintz*: Is this a minor change from 2008 plan? Traffic study, expand it to include Village impact. *Gonzalez*: Let me review last report to answer that. *Mintz*: Originally had 5 acres of commercial, where do we stand? 20 acre preserve parcel? Temp firehouse property plans? No Septic capacity, can you certify it?

Adjourned panel meeting to allow further questions of Gonzalez at 11:40 a.m.

**CAPTIVA COMMUNITY PANEL
NOTES
Captiva Plan update workshop
Jan. 13, 2015**

Attending: Kelly, Mintz, Boris, Rohn, Jensen, Cunningham, Brown, Stilwell

Audience: 7

Workshop convened at 1:05 p.m.

Discussed Lee DOT action on Village drainage area, consensus for Gooderham to contact DOT officials to pursue next steps. Discussion on Sanibel ban on bus drop-offs at beach access, does not apply to Turner Beach according to city attorney, even though Turner is managed by the city.

South Seas: *Kelly:* What do we do about this? Stay apprised of status and benchmarks being achieved. How can community have input before determination is made? *Brown:* What is our priority? Write a letter. Take a position be a forum. *Holzheimer:* Implications for plan. *Mintz:* Taking a position takes some work and responsibility. Minor change vs. major change. Full hearing vs. admin decision. *Jensen:* Are we meddling in South Seas issues. Analogous issue? *Cunningham:* Traffic, people and parking major impacts outside resort. *Brown:* No issue about 912 units. Impact is on the north part of resort. *Stilwell:* Charley changed the land options. South Seas owners not happy, heard that loud and clear, can pass on concerns to commissioners. Act as buffer for county to gather island concerns. *SJO:* All administrative at this point. Staff waiting until they have all the information. Letter or input, sooner is always better. Admin changes allowed with PUD as long as you don't make external changes. *Cunningham:* Just updating the plans. *SJO:* Would have to show how changes will be external to trigger public hearing. *Kelly:* Sewer capacity still a question. *Boris:* Needs to be at highest use. *Stilwell:* Plus additional demand from washers in 2-bedroom units.

Kelly: More than a letter, need certification of capacity. Traffic. Density should have been traffic rather than unit, capacity rather than simple units. Density is not intensity. Something that is affecting the community. Nothing wrong for panel to outline those things to county staff. Forum and having views expressed, look at an external situation for its impact on the island. Hate to say nothing. Listen to islanders and presentations. Discussion about road issues. *SJO:* At minimum, use minutes from the meeting to outline concerns. *Mintz:* Timetable? *SJO:* Don't know, need more information. Another letter just went out. *Gordon Hullar:* Wouldn't permitting require verifying the sewer capacity. *Mintz:* Increase in intensity is significant. What is impact on Village? Then we need to get South Seas to mitigate that impact. *Kelly:* Send minutes to register concerns. *Mintz:* Ask them for a traffic impact for Village? *Cunningham:* If we know this is coming, we have to reflect it in the plan. *Stilwell:* Trolleys inside the resort have been cut way back. *Kelly:* A lot of people in South Seas who have no right to be on a trolley. *Mintz:* Trolley could be a mitigation.

Cindy Brown: Looked at survey, what are the issues. Underground power. Wider bike/walk lanes or shared use path. Maintaining Village look. Sewer service. Put mandate in plan to promote biking and walking as a priority. Can be difficult with land issues, obviously a priority now. *Stilwell:* Have Dennie Hamilton come out again to discuss outages. *Boris:* Thought consultants killed that discussion. *Hullar:* Allowing South Seas to have say killed it, unable to get Municipal Services Taxing Unit support needed by county.

Gooderham made a presentation on the current Captiva Plan and the changes being proposed in this update (handout). Max Forgey made a presentation on the proposed language being proposed, based on prior draft from workshops and panel discussions, input from Mintz/Brown/Kelly. Presented in a new handout with clean language (no strikethrough/underline) for clarity. Julia Davis took notes of the changes and issues raised. Plan will be updated for February panel meeting, public workshops will be scheduled after February and March panel meetings, April as well if demand and discussion warrants. After that, panel will get another opportunity to review at April and/or May meetings before submittal to county for review and eventual adoption.

Workshop adjourned at 5 p.m.

-- Ken Gooderham, administrator