

## Captiva Community Panel

# MINUTES

April 12, 2011

Attending: Jim Boyle, Rick Hayduk, Mike Kelly, Paul McCarthy, Rene Miville, Mike Mullins, Sandy Stilwell, Susan Stuart

Audience: ~25

The meeting convened at 9:05 a.m. After introductions, the March 8 minutes were unanimously approved (Kelly/McCarthy).

**CEPD:** Administrator Kathy Rooker noted that Trip Advisor rated Captiva #8 in the U.S. as one of the best beaches. The CEPD will meet on April 13, and count Director of Public Works Doug Meurer and Max Milstein, an economist with the Army Corps of Engineers, will attend. At the May 11 meeting, County Commissioner John Manning will attend. The district passed out 8,000 sea oat plants last month, and then it rained to help them along after planting. In March, she attended some DC meetings, working to get the word out about the CEPD restoration project in 2013-2014, fighting for earmarks. Also looking at Tallahassee, where project funding is very difficult now. Gov. Scott appropriated no funding for beaches this session, and state reserves are for pending projects, not current ones, since it takes so long to get permits for projects. Discussion of state prospects for funding. She urged Captivans to contact State Rep. Trudi Williams and State Sen. Mike Bennett to urge support. Also, need to urge Scott to support the final budget. Mullins noted Rooker's effectiveness, that's how Captiva got this high on the state list.

**Captiva Fire District:** Lt. Rich Dickerson made a presentation on bringing Advanced Life Support to the island, noting the differences between basic and advanced life support, EMTs vs. paramedics. Will be training more paramedics to serve on the island. Will train with Lee County to get a more intensive experience. Startup cost was \$101,075, recurring costs would be \$41,475 per year. Nathalie Pyle and Bob Brace both asked what would this mean to emergency care on island. A discussion of budget and costs followed.

**Water quality:** Erick Lindblad and Mark Thompson with SCCF presented a follow-up water quality presentation to work from the ideas presented at the March 8 meeting. Lindblad said the study was beneficial now and in the future, have an excellent baseline going forward. Will be able to respond more effectively in the future. Thompson noted that the island had comparable runoff bacteria levels to other nearby areas, with issues tied more to amount of runoff than to septic/sewer. Nitrogen greater near Captiva than in Pine Island Sound, and near septic systems. Greater than in natural sites and during high season. Typical levels of nitrogen on average... 64% from runoff, 36% septics. Bacteria found were almost all from surface runoff. Solutions: Better septic systems, more

vegetation, reduce irrigation and fertilization, reduce impervious surfaces  
preserve wetlands.

Before/after Blind Pass opening: Significant changes after opening near the pass itself. Do septic systems remove nitrogen? Not much, more done by soil and vegetation. Distance of septic system from ground water. Nitrogen is an issue... more nitrogen = more algae. Bigger issue is reducing runoff from wastewater and storm water. Is wrack a problem? Not really, unless there is a large concentration of drift algae washing up on the beach.

Regional water quality issues... source control such as fertilizer control river storage facilities. What can panel do? Control runoff, minimize impervious areas, increase canopy and vegetation. Stormwater retention. Composting toilets or incinerating toilets. Upgrade septic system to get distance from water table, or nitrogen removing systems. 100 Dept. of Health recognized systems on Captiva, 79 of them were advanced treatment systems. Growth management...density, impervious surface, alternate treatment systems.

Mullins said studies have indicated that nitrogen is the biggest threat, and urged the panel to join Sanibel in passing resolution supporting fertilizer ordinances. Pyle asked about the perviousness of shell/gravel vs. pervious pavers? Thompson said asphalt was the worst, then concrete, gravel, shell, turf grass, then pavers. Lindblad said storm water management could be huge, not prohibitively expensive. Look at the island from storm water management standpoint, find easy solutions to divert and retain water.

**LDC:** Max Forgey offered a chronology of the process for the Land Development Code to date. Final concerns expressed by county staff... AE-zone buildings would have restricted room for under-building parking; specify X-zone in ordinance; can't ban for rent signs outright but will allow us to regulate content. Need staff report by mid-May for Lee Plan amendment cycle or we wait until 2012. Staff wanted community education, not education by citation. Staff has offered revised language on sign language, probably improvements to our draft. Seeking building height issue input. Matt Noble said staff would appreciate a separate workshop on the height issue with building official Bob Stewart there to explain what happens on Captiva, its typical structures and how he administers the height rules. Staff was concerned with the survey outcomes, wanted to see more consensus. Think this workshop would allow a little bit more discussion and interaction with the chief building official in the county. Stilwell said they should do it very soon if a workshop were to be held. Kathie Ebaugh said the staff applaud everything done by the panel, that sometimes an issue as complicated as height is hard to communicate in words.

Mullins said a long time had been put into this effort, including efforts to meet with the CCA and many years into community planning. He felt it was a bogus argument that anyone does not have enough information. Interminable delay in a

very open process, an insult to the panel. He felt the county was remiss in how the previous height regulation was put in place. Matt Hall said he represented the Rauschenberg Trust that holds 20 acres in the Village. I have a foundation to answer to; I need more information as a property owner. Noble said the last amendment was done the same way as this one. At the Local Planning Agency hearing on the fourth Monday in May, you want a positive recommendation of approval from staff. This is a grassroots process, consensus in the community... so we're concerned with the survey results. Miville said the panel was trying to bring back original height language for the island, and has educated as much as possible. As to the second survey, he was surprised by the results. Ebaugh said they are just proposing one more meeting, another opportunity to educate the community. Even staff needed to be educated on this issue, hoping to provide the same opportunity to the community. Have questions now before it is implemented. One more opportunity to get it right.

Kelly offered a discussion of the LDC workshops and the process to develop code language. He said the panel has not had the opportunity to look at a final code draft, and needs that opportunity to review a final draft. Kelly made a motion to hold a public meeting that would include height and review the entire LDC draft as revised to this point, with county participation, during the week after Easter. (McCarthy second). Discussion followed about the surveys, about bringing planner Nettie Richardson out to cover entire code. The question was called to a 7-1 vote (Mullins opposed). McCarthy asked whether the CCA be represented at this meeting. Discussion. The consensus was that all members of the CCA were invited, to reach out to the land use committee, the board and everyone.

Gooderham asked some procedural questions as to order, Village definition and the CCA invitation letter. Stilwell asked how to handle questions at the property level? Gooderham said detailed questions could be submitted through him in advance so county staff would have time to research the correct answer. Boyle said in the wake of the Village survey, the panel should vote on the Village standard today, and made a motion to remove the special Village exemption on building heights previously approved by the panel (Miville second). Mullins suggested this should be postponed until after next meeting. Ebaugh said the panel could make the decision now or at next meeting if it is properly advertised. McCarthy said reasons for the Village exemption have been discussed, and the premise for the panel's original vote is now shown false by this survey. Pyle said the survey was done by STRAP numbers, so owners of multiple properties had multiple votes. Gooderham discussed the methodology of both surveys. The motion to adopt the proposed islandwide standard for the Village as well, so it can be discussed at the next meeting was called and approved 6-2 (Kelly/Mullins dissented).

Pyle asked when public hearings would be held. Ebaugh said the LPA hearing would be the fourth Monday in May, with the county commission hearing perhaps June 13. Gooderham said he would post the staff report and hearing schedule on

the panel website. Ebaugh noted the distinction between the LDC and the Lee Plan in terms of timing. Mullins asked whether water quantity standards for septic systems would be included? Gooderham noted that the county staff was concerned there may be enforcement issues.

**Hurricane preparedness:** Ann Bradley: There will be a May 10 hurricane preparedness seminar with new information on surge potential and wind issues. In the Auger Room at Chadwicks Square beginning at 2:20 p.m.

**Finances:** Gooderham noted the usual summary was provided, and asked for questions

**Fund-raising:** Hayduk said the Food & Travel Festival would be held Wednesday, April 20, 2-6 p.m. in Chadwicks Square. He planned a final surge of request for donations this week. The festival served as a source of funds for the panel as well as a spring community event. A description of auction items was provided.

**Trees:** Gooderham updated the panel on the project's lack of progress. During discussion, panel members asked whether public lands along Andy Rosse Lane and the end of Captiva Drive could be used for plantings. Gooderham said he would follow up with the Division of Forestry right after this meeting.

**Other business:** Mullins noted that a recent fund-raiser had been very successful, and was a good mission with a good result. Kelly noted that the island is losing its only bank. Mullins urged people to follow up with Wachovia to encourage them to keep a presence here. We have time to change it.

The meeting adjourned at 12: 05 p.m.

**-- Ken Gooderham, administrator**