

## Captiva Community Panel

# MINUTES

*May 7, 2013*

**Attending:** Jack Cunningham, Mike Mullins, David Rohn, Mike Kelly, Jerry McClure, Robert Baugh

**Audience:** 6

The meeting convened at 9:12 a.m. with introductions and roll call. The April 9 minutes had not been received by all, so approval was held to the June meeting.

**CEPD:** Administrator Kathy Rooker said the beach project was on schedule to start on north end Aug. 1. The district planned to piggyback the Sanibel project with the Corps dredging bid announcement. The board had been negotiating with Lee County to determine payment for its project share, and had gotten down to the area we need to be in but we need your help now. District has worked with county staff, now the proposal goes to the county commissioners. There are two sticking points: Staff wants to pay only half of the storm protection portion for Tween Waters stretch of Captiva Drive. As the only evacuation route on the island, it's crucial for it to be protected. The Corps even bumped up project status due to the need to protect that roadway. CEPD wants the county to pay the entire cost for road protection. BoCC proposal will have both options in it, and Captivans need to tell commissioners they need to support full protection for road. Second dispute is the recreational value of the island based areas open to the public. In the past, all of South Seas Island Resort was considered public and therefore paid for by Florida DEP. That formula has changed, and now we want to put that all in the county option. All told will add up to \$?? million -- \$4 million for Captiva plus half of cost for Sanibel. Mullins noted that over the years the county percentage paid for beach protection has gone down. Rooker noted that during the same time our TDC contributions have gone up. We need Captivans to contact commissioners by email, asking for a fair share for Captiva based on what we contribute in bed tax dollars. Also you need to send a thank-you letter to Commissioner Manning for his support for this fairer proposal. Mullins suggested the district also ask island organizations to distribute this letter to their membership to send in. Kelly asked what were the dollar breakdowns for payments federal/state/county. A discussion of funding followed. Cunningham asked when the district wanted these emails sent. Rooker said within the next week. Discussion of what fed/state/local will pay for, private homes vs. public access. Discussion of financials from last project. Discussion of possible assessment and cost variables. Rooker closed her discussion noting that the islands are the breadwinners for the tourist taxes in Lee County... Sanibel, Fort Myers Beach and Captiva.

**LCSO:** Deputy Mike Sawicki and Capt. Rick Dobson attending... Sawicki said the LCSO staff was preparing for storm season, and working on the Captiva Tri as our biggest upcoming event. He introduces Dobson as the regional captain for the Gulf District. Dobson noted he loves to come out here, and is always happy to help. His main office is at Pineland Marina. Kelly noted it was great that you're handling all the barrier islands.

**Hurricane Committee:** Doris Holzheimer noted that hurricane season starts in two weeks, so it's time to get ready. A seminar was held last week, only three residents attended out of 20 people there. Pleased to be able to bring information to the island. She encouraged property owners to have a letter of authorization up to date, which can be faxed to the fire dept. to be filed and is held by LCSO. There will be changes this season with fire district out of its building during this season. The library is not an option after storm, and it may be dependent on the CCA construction schedule. Some glitches this year

that will make things a little different if a storm comes. Discussion of hurricane passes. Sawicki noted that proof of residency will get you on the island, but passes are quicker. Also there are apps for Lee County information... evacuation, GIS, etc. If anyone may need help with evacuation, let Lee County know.

**Planning:** Planner Max Forgey offered an update on the Lee Plan grant application discussed, which the panel had received shortly before the meeting as it had undergone a few rounds of revisions. Forgey and Gooderham explained the changes and process to get to this draft, and asked for questions based on a first review. Cunningham asked about the commercial activity centers. Forgey said they were the Village and South Seas. County planner Kathy Ebaugh said they were areas of commerce, by zoning, to identify where commercial activity does or could occur. She asked the panel for an endorsement of the application to move it forward for county review and approval, with the understanding that parts of it were still evolving and would allow for panel input as things moved forward. A motion to transmit to county (Kelly/McClure) was unanimously approved.

**County planning update:** County planner Matt Noble said the county was streamlining its regulations, looking at the Land Development Code to make it easier for customers to negotiate. Changes in Development Order rules to make certain things simpler. Limited development order review. Open storage now has to go through full review. Kelly said that the Captiva Plan said variances now had to go before the panel. We're sensitive to changes out here beyond what you'd find elsewhere in the county. He felt it was hard to track what's being changed here, but hopeful this doesn't open up things being overlooked out here. Discussion of options.

**EAR update:** Ebaugh provided an update on the Evaluation and Appraisal Report process and its effect on current land use and zoning rules: Future Land Use Map discussion. Presentation and overview. Character and consistency. Focus on urban areas and supporting suburban areas. Protecting existing neighborhoods. Drives capital improvements and mixed use. Incentive... green standards, different types of housing. Transfers of Development Rights used for affordable housing. Suburban: maintain what they have today. Where things will develop or redevelop during this life of this plan. Coastal suburban, three units per acre. Unique environmental features and high hazard conditions possible. Natural environments you want to protect.

Mullins asked about any impact on the Village and its unique development pattern. Ebaugh said they may need to look at that, and that the panel will look at land use categories through its proposed plan work. Noble said that comments coming from these kinds of meetings will inspire us to re-look at this plan. Mullins asked about rentals in RSC-2 zoning and elsewhere on the island. Ebaugh said that was better addressed in community plans, as it is not a countywide issue. Planned Unit Development process further regulates land use on top of zoning. Kelly asked if this would apply to changes desired as time passes, as with old PUDs and modifications over time. Ebaugh said in the county FLUM, the biggest change is in Lehigh Acres, where we tried to bring it in line with the community and its needs. Four major urban areas: Tice, Lehigh, North Fort Myers and College Parkway. Mixed-use centers will be the same areas. Noble said they may see super zoning... straight to DO and permits, no zoning review if in compliance. Holzheimer asked if the county Emergency Operations Center was aware of high intensity areas for evacuation. Ebaugh said there is no longer concurrency for parks and schools, looking at options for transportation. Captiva has unique needs, coastal habitat, and high hazard issues. You've updated your vision statement already; other work will be done through your plan work. Apples to apples conversion using the same density. Commercial residential mix needs to be considered on a case-by-case basis, not single-use zones. Always a work in progress, going through community reviews

now through June. Work with municipal partners as well. Still need to work on transportation and other FLUM to come. Revisions, review, goes to Local Planning Agency, then BoCC approval, state review, hope to adopt sometime in 2014. Holzheimer if tax dollars will be targeted toward urban development. Ebaugh said there will be capital improvement opportunities as part of planning efforts. Commitment of resources and incentives. Taxes and services efficiency. Info online at leecountytownhall.com

**Financials and fund raising:** Overview... work on thanks ad. Nike wants to be master sponsor next year? Mullins thanked all who volunteered. Apologies for CCA oversight on sponsorship. We're already working on next year's event. Also note that San-Cap Cares is Sunday, April 6, in 2014. McClure: Bank of the Island needs to be in budget for next year. Kelly thanked SSIR as a primary supporter and sponsor. We need a committee to pull this off next year, open up the social aspect for the non-golfers. Cindy Brown suggested using this opportunity to educate people about CCP, put something together to generate awareness. Discussion of yardage and event aspects. Baugh suggested to include next year's date (April 14) in follow-up ad. Mullins said a letter will go out in the fall, avoiding conflict with other events.

**Teleconference:** Discussion of what's allowed by county and in bylaws, problems with participating long distance. A look at equipment options was suggested.

**Other business:** Forgey invited all to an open house at his new office on May 16. Gooderham noted the dates and time for the upcoming Galloway Captiva Tri. Mullins noted that San-Cap Cares raised over \$1 million. Room for volunteers, a lot of work to be done.

The meeting adjourned at 11:10 a.m.

**-- Ken Gooderham, administrator**