

## Captiva Community Panel

# MINUTES

*June 13, 2017*

**Attending:** Rene Miville, Sandy Stilwell, Dave Jensen, Peter Koury (p), Tom Rathbone (p), Andreas Bieri, Mike Lanigan, Bob Walter, Mike Boris (p), Mike Mullins (p), David Mintz (p)

**Audience:** 10

Meeting convened at 9:05 a.m. with a roll call. The May 9, 2017, minutes were unanimously approved as corrected (Stilwell/Jensen).

**CEPD:** *Kathy Rooker:* Next meeting tomorrow 1 p.m. at Ding Darling Room at Tween Waters. Talks on next budget to begin then, property values have gone up a little. Dredging of Blind Pass has concluded. Work on inlet management plan continues, to be submitted to Florida DEP. Technical Advisory Committee will meet once or twice this month to look at alternatives. Public meeting talked about combining alternatives, have run model of options. TAC to look at results. *Miville:* Tax base is more, which means more revenue. What about administrative costs, have they gone up? *Rooker:* Have not increased budget in past four years, even though revenues have come in higher. Millage has been going down over the years.

**LCSO:** *Sgt. Mike Sawicki:* Pretty quiet again this month. Time for hurricane preparations and to think in advance, contact me, Chief Rich Dickerson or Captiva Fire District with questions. *Jerry McClure:* Last year's hurricane passes still valid? *Sawicki:* Yes. Summertime means turtles, will be doing another nightlight assessment soon, do what you can to eliminate lights and avoid a violation. *Miville:* If a turtle died on the beach, what do you do? *Walter:* SCCF handled it for us. *Sawicki:* Call Fish & Wildlife Commission as well. May want to do a necropsy. LCSO doesn't handle that, SCCF or FWC will make arrangements and handle burial. *Miville:* Get to keep found tortoise shell if you dig one up? *Sawicki:* Probably not, protected species. *Jensen:* Fireworks, nothing has changed in rules? *Sawicki:* State and county laws forbidding discharge of fireworks in county. No reason to set them off out here. We spend a lot of time chasing down complaints, usually over by the time we get there. Leaves a mess on the beach, not good for birds and turtles. *Lanigan:* Status of fishing off bridge? *Sawicki:* Not a closure, county put up advisory signs during dredging. Discussion.

**Invasive species:** *Jensen:* Introduced Chris Harlow... trapper who has contract with the city to deal with their issues. *Miville:* Coyotes, new to island, raccoons diminished. *Harlow:* Sanibel, 24 adults on island. Could be more than that. A lot of them, walked across the bridge, swam from St. James City. *Miville:* anything being done? *Harlow:* Not a threat yet, hard to trap them, have to snare them. Very smart, keen sense of smell. *Miville:* Cuban night anoles, gorgeous. *Harlow:* Not seen on Sanibel, only on Captiva. Iguanas here. No monitor lizards on Sanibel, just a dead one. Catch 2,000 a year, about 30 a day. *Miville:* Is there problem on Captiva? *Harlow:* No calls from Captiva yet. See them in Santiva area. *Jensen:* Seen a couple in my yard, and near Green Flash. Not a problem yet, concern is it could get worse and become an issue. *Miville:* How to contact you, cost? *Harlow:* \$150 for a service call, plus fee to catch. Traps, snare. *Mintz:* Agreement with Sanibel, seeing more on Captiva. Do we have a problem we want to keep from getting worse? If so, figure out way to have the county contract with Harlow to trap as needed? *Jensen:* Why did Sanibel contract with you? *Harlow:* Did not want it to get out of control, no predators to

control them. Iguanas can lay 80 eggs at a time, 50 will hatch, population can explode quickly. Different from ones on Boca Grande, ours are strictly vegetarian, will trample nests but not eat eggs. Discussion. *Harlow*: They're essentially harmless, can whip you with their tail is worst danger. Can get up to 8 feet long. Discussion. *Miville*: Marvelous idea to contact county to see if they will consider contracting. What is community's concern. *Harlow*: Sanibel half are for it, half against it. Discussion. *Mullins*: Predators? *Harlow*: Bobcat, hawks, corn snakes, alligators, raccoons. *Stilwell*: Bunnies we have here, going after flowers. Some people want to get rid of them. *Harlow*: Just a problem this year, explosion. No predators to keep them in check. *Mullins*: Raccoons, reduced population due to canine distemper. *Harlow*: Bunnies hard to trap. If you concentrate on one house, it works. Community wide, hard to trap them. *Lanigan*: Stay in own area? *Harlow*: Others will move in once you remove some. *Henry Kaiser*: Bunnies look beautiful, but they're eating any new shoots that come up. *Harlow*: All kinds of deterrents online or at DIY stores. Pepper puts them off, iguanas too. *Mullins*: Motion to contact county to look at contracting for his services to control iguanas (*Stilwell*). *Miville*: Felt we did not need a motion, reach out to community first then act on it. *Mullins*: Take survey of community? New species without predators, don't want to wait until it's out of control before you act. Danger they will push out native species, could already be past the tipping point. *Miville*: Ask county without notifying community. Why not notify community as we plan to move forward. *Mullins*: Don't want to take a popularity poll, need to act. If Sanibel's working on control, that's good enough for me. Unanimous approval.

- **ACTION**: Follow up with county to see how to move forward with a trapping service.

**CHR**: Executive Director Melissa Rice and President Richard Johnson, Community Housing & Resources Inc. *Miville*: Postmaster told me would like affordable housing on island, only on Sanibel. We work to raise funds for CHR, need to get some benefit for Captiva. Discussion of need on Captiva. Possible synergy of working with CHR for Captiva housing. *Johnson*: Thanks for invite. We're a 501c3 nonprofit, formed 38 years ago on Sanibel to address the challenge of workforce housing. Also operate Below Market Rate Housing program with City of Sanibel. Focus on essential workers. Some density relaxations in Land Development Code to allow us to provide housing. Do receive some funding from city; 54% of our income is from rent paid to us, balance in contributions, development activities. *Rice*: Would like to service Captiva. Funding from city means renters have to work on Sanibel, one person in household, so could support Captiva as well. Helps diversity of island, 57 kids in program. 74 rental units, 14 limited equity home ownership program units, 11 different location on Sanibel. 40 applicants last year, could only take 15, looking to grow program. *Miville*: How do you build? *Johnson*: Some is through city, debt for land swap, most land is city owned, but not all of it. Limited equity, we retain property and they own structures. Property always comes back to us to put back in program. *Miville*: How is land acquired, is it donated? *Johnson*: Some from developers for a density consideration. Some direct donations, not too much. Debt for land swap, development on city-owned property. City provided grant funds for construction, we traded debt to give city title for property.

*Miville*: How could Captiva could get involved? *Johnson*: Work with county to fund some of our properties. Precedent for communities to work together on this. Partial funding from county to secure a certain percentage of properties. *Mullins*: A number of people who could benefit from this. Charitable donations to panel, Charitable Foundation of the Islands, Southwest Florida Community Foundation? Put restricted funds into support affordable housing from the community. *Miville*: Adds a further synergy and strength. Discussion of island employees. *George Kohlbrenner*: President of CHR for years, they have to

be careful of county rules, very different from city. County funding could bring state/federal/ county rules that don't work with ours. Affected the amount you can pay for rent, a cap they would allow. CHR has to be careful working with county. *Rice*: Working to eliminate some of those rules now, to have fewer restrictions on program. *Mullins*: Better to work with 501c3s? *Rice*: We are 501cs and have restrictions, could go through CHR directly. *Johnson*: Been doing this for 38 years, learn a lot about what works and doesn't work. Other 501c3s may not have breadth of knowledge we do. *Sawicki*: Issues only if you add housing or expanding program. *Johnson*: Explanation. Look at ways to secure funding other than traditional ways of CHIP and Home. Seven out of 11 campuses are without those restrictions, allows us to manage campuses and program more effectively. *Jeff Shuff*: Cap on number of units? *Johnson*: Recommendation, not cap. 103 units allowed in LDC, we have 74 currently. Have no problem pushing past that 103. Hired FGCU to assess needs for workforce housing, 74 is not enough, 103 is still insufficient. *Stilwell*: Property on Captiva could be leased to CHR. Could that be targeted to Captiva employees? Subsidized by community. *Kohlbrener*: One property we did approach, Rauschenberg property, interested in concept. They have the density, not using it, small piece of their larger holdings. *Mullins*: Form subcommittee to look into this. Happy to help. Discussion.

- **ACTION**: Subcommittee will be formed to investigate options, work with CHR on details.

**Sunshine Cafe**: *Stilwell*: Introduced Nick Owens, manager. Losing lease as of Nov. 6, did not plan on renewing. Center owners want to expand beach stuff store. Looked a second story, could not accommodate it. Went to county to find a new location, Celebration Center I thought would work best after All Star Vacations moved out. County said no, not enough parking or septic. Looked at all properties, they said Latte Da would work as it was now a 26-seat restaurant and has a beer/wine license already for off-site consumption. Worked with Health Dept. on plans to upgrade septic system, will cost about \$200,000 to upgrade. Worked on parking diagram, to allow for golf carts. Building is historic, which allows for a little more flexibility. Will need to ask for a different alcohol consumption license, to-go beer/wine now but will need on-premises consumption. Asking if community is OK with it now, before we start on this expensive project. *Owens*: Café has 15 employees, hope we can make this transition and remain part of the island. *Walter*: What does that have to do with panel? *Stilwell*: Seeking letter of no objection. Plans will take away one of the rental units next to La Ti Da. Footprint stays the same, interior remodel only. *Walter*: Our responsibility is for variances to land development code, then county asks that we weigh in. If what you're proposing is outside codes, we need to be involved. *Stilwell*: License change will require outreach to neighbors. Will need an administrative amendment for parking. Have received letter of no objection from three neighbors. *Kohlbrener*: Historical design will require panel approval? *Stilwell*: Want to ask for support before I commit to this. *Walter*: For Tween Waters, did we provide a letter? *Gooderham*: In the past, all applicants have needed are just the meeting minutes. *Koury*: What are we doing here? *Mintz*: Could not understand what was being asked. *Stilwell*: For a consumption on premise restaurant at that location. *Mintz*: Submit a brief description of what you are asking for. *Stilwell*: Moving to Latte Da, removing rental unit behind it to expand bathrooms and kitchen. Explanation of changes. Only approval is for a 2 COP license. *Mullins*: Number served in proposal? *Stilwell*: 40. *Koury*: Current capacity? *Stilwell*: 43 *Walter*: Seating the same, not expanding footprint, moving COP license (not portable). Discussion. *Walter*: No objection. Survey of panel members present indicated no objection to the change in license. *Koury*: There are a lot of moving parts here and we had no notice that all this was coming up. I have no objection to the license but we should not condone any variances especially since we spent a lot of time working on variance language in the Captiva plan and we

want to comply with that. *Stilwell*: No variances, just no objection to switch from to-go to on-premises license.

- **ACTION**: Provide minutes as needed to document discussion.

**Captiva Plan**: Gooderham: Status report: Revised plan and analysis as discussed at May 9 meeting, submitted to county in late May. Staff has been reviewing, asked for a meeting to discuss proposal, no idea what their response will be and what the upcoming schedule to move it to adoption will be. *Mintz*: Reflects discussion from May 9 review. Worked to eliminate any objection staff might have where possible. Policy disagreement rather than legal disagreement. Spoke with Community Development chief Dave Loveland, very positive response. Will bring back any differences to next panel meeting. *Jensen*: Analysis, great job from Gooderham and Mintz. Density and intensity explanation. Sewer language, no issue with growth.

- **ACTION**: Meeting with staff June 22, report on response at July 11 meeting.

**Wastewater**: *Mintz*: RFP for feasibility study, only one response from TKW Consulting. County is waiting for a response from TKW, details on how they would meet proposal. Has anyone worked with them? *Stilwell*: Trudy Williams, used to be state representative and a long-time friend. Background, very able and connected. Very positive. *Miville*: Very sharp person.

**Captiva Drive**: *Mintz*: Waiting for DOT survey.

**Overbooking**: *Jensen*: Waiting for letter to be finished and put on website. *Miville*: Sent to renters when they book? *Mintz*: Letter to go to agents, will send out with contracts.

**Development**: *Miville*: talking with Tom Libbonate, thought what we just sent was a very formal letter but not engaging. Do it more tongue in cheek,, come to meeting, enjoy the breakfast, hear about what's happening in the community. *Lanigan*: Don't have great momentum on fund-raising. Discussion on level of funding year to year. Funding outside of panel is fairly light, are we doing our jobs informing constituents about what we do and what's going on around the island? Twenty-two unique gifts, nine from current and former panel members. Low response from non-panel members. Community is not aware of what we do, that's our responsibility. Website is weak, communication is sub-par. Inform constituents about island events and service we provide. Do a better job educating them. Less than 10% response, we need to do better. *Miville*: Mullins threw a party years ago, raised a lot of money. Went to rental agents to solicit their owners. Get communications to tipping point people, the ones who will talk to the right people and get checks moving. *Lanigan*: Events, happy to consider. Cruise and symposium, no more than two events a year. Can't rely on one event to support panel all year. Discussed doing Masters event again, does panel support that? *Miville*: Communicate to the right individuals. Targeted communications rather than sending out a widespread letter. More clarity and better branding. Let's not forget the tipping point people. *Jensen*: Those who benefit are people who own rental homes, but they don't come to meetings, don't live here. *Miville*: 2-4-7 — two people, four weeks, 7,000 SF house. How do you reach out to them? Who is their representative? (*Stilwell* departed.)

*Jensen*: Have a group to work on this branding and visuals, improve communications. Better support materials to boost donations. *Mullins*: Subpar communication on what we're accomplishing. Better vehicle to communicate achievements. Would like to help with communications efforts. *Walter*: If hot list

exists, we'd love to have those names. Website is outdated, needs to come into this era. Look at funds we currently have, how they allocated, and ask if we're doing the right thing with those funds. *Miville*: What about social media? *Lanigan*: Not an either/or situation. One-third of gifts made online, new capacity we just added. Facebook page? *Jensen*: Is there a plan to do something with website? *Lanigan*: Not development effort, communications effort. Lack of awareness in community about what we do. We need to communicate better. *Jensen*: Rental companies who have relationship with owners. *Walter*: Invite them to special meeting, talk to them about how to work together. *Lanigan*: Possible plans. *Jensen*: Relationships are where it's at. A postcard is not the same thing. *Lanigan*: Card can raise awareness. *Rice*: Personal touch makes a difference. *Lanigan*: Service you provide is something people want to get done. *Miville*: People who protect your property rights and values. *Mullins*: Bali Hi event, community contributed to it. Restaurants, panel members, others stepped up and made it a success. Party alone doesn't do it, we all have to step up to get more people engaged. Discussion.

- **ACTION**: Discuss communications needs and focus at next meeting.

**Financials**: *Boris*: Working skinny, as numbers show. Earmarked CFI grant is included in that total.

**Other**: *Rae Ann Wessel*: Updates... Interesting session, positive outcomes, some not so much. SB 10 passed, Everglades Agricultural Area reservoir. New outlet for lake to send water south. Deadlines in bill, up to Corps and SFWMD to meet those. Solar tax exemption amendment approved. Pollution notification bill, to find out about contamination reporting. Prohibit shark finning. Did not pass: Mangrove trimming bill, local preemption bills, septic OSDTS bills amended to be not good bills. Now is time to work local legislator to back a bill to help conversion from septic to sewer. Next year session begins in January, committee meetings Sept.-Oct. Now is time to talk with them for next session. Budget: No money for Florida Forever, passed in 2014 and not funded by Legislature. Really shameful, lawsuits put on hold during session, but should be back on track. \$50 million for Lake Okeechobee rehab.

Meeting adjourned 10:55 a.m.

-- *Ken Gooderham, administrator*