

Captiva Community Panel
MINUTES
Sept. 9, 2014

Attending: Jerry McClure, David Rohn (phone), Sandy Stilwell, Mike Mullins, Jack Cunningham, Jay Brown (phone)

Audience: 15

The meeting convened at 9 a.m. Introductions and roll. The Aug. 12 minutes were unanimously approved (McClure/Stilwell).

CEPD: *Kathy Rooker:* Budget hearings held in Sept. Millage rate 0.3124 last year, will be 0.3053 due to increase in property values. No increase in taxes to property owners even though values have gone up. 9/22 last hearings, 5:01 p.m. Board meeting same day 1 p.m.

CFD: *Chief Rich Dickerson:* Tri this weekend, explanation of impact and staffing. Building... Good progress, will look far different than it does now. January still completion likely.

Hurricane: *Terry McClure:* No news. Still need web backup for Beth Oden.

Mullins: Move property discussion to October? Discussion of process, pay attention to bills.

Financial: *Ken Gooderham:* Update included in packet. Fund-raising appeal letter went out in late August, picked up a number of envelopes this morning, will have totals next month. Also county reimbursement check is in.

Planning: *Max Forgey:* River Hall decision delayed, Sept. 15 hearing moved to Oct. 22 at least, while “overriding public necessity” language is defined. Explanation as to why it is important to Captiva.
Mullins: Need anything further from us?

LCSO: *Sgt. Mike Sawicki:* Last week two golf carts stolen from Jensens, recovered by Rauschenberg staff. Also some paddle boards stolen at SSIR, minor incidents. Keep your eyes open, call us or dispatch.

Rentals: *Max Forgey:* Introductions and explanation. Issues include intensity of use, frequency of use (how long and how many?), septic concerns. Renter information about turtles, noise, neighbors. Dealing with complaints, who should respond first if there are problems? Is this hurting the Captiva brand? How to mitigate if island loses prestige. What do rental agencies expect, how can we work together? Summary of suggestions. *McClure:* Are we looking at language to send to the county? Impact? *Forgey:* Possible policies if appropriate, perhaps Land Development Code language. Also how to reach informal agreement on island. *Cunningham:* What is county's position right now? *Forgey:* Introduced Bobbie Stewart and Rick Roberts. Explanation of county stance, which is complaint driven and as spelled out in code or ordinances. Rental agents in attendance introduction: Elaine Smith and Lisa Wheeler with AMRC; John Brooks and Brooke Pfautz, All Star; Fred Newman and Barb Harrington, Royal Shell.

Mullins: Most things have been addressed via survey and workshops. This issue got raised to a different

level, built in to the body of the meeting. *Stilwell*: Explanation, not just rules, but how to get along. Help to make problems go away, issue by issue. Not new code enforcement, but one-week rental periods. *Stewart*: Minimum rental period and intensity? No intensity or rental period now in place. There are some minimum housing standards for permanent occupancy, such as size of house, number of bedrooms and bathrooms. *Cunningham*: For any community? *Stewart*: Nowhere in county. *Stilwell*: State rules for hotels for less than one week. *Mullins*: There are RSC-2 regulations in place. *Gooderham*: Explanation how those were included in LDC update. *Mullins*: Look at a more broad area eventually? No rules basically. *Gooderham*: Explanation of how dwelling unit language was used to construct a de facto one-week minimum. *McClure*: Not RSC-2, but all Captiva. Not trying to bring up RSC-2 again. *Mullins*: Feedback from agents? *Elaine Smith*: Interested in being good neighbors. Outside of Village, we don't know about problems unless someone tells us. Rules in every home. Turtles, beach, septic system. Always complaint driven. *Mullins*: That's important, and also to go to agencies first. *Smith*: Owners can make their own deals, we can't always say no to that. When we speak to them, we're very clear about what they can and cannot do, numbers and usage, if we're handling the rental.

Mullins: Hotels have to post information, what about rentals? Poster for rentals? *Smith*: Flip chart that is by phone or modems, each is custom for that home. *John Brooks*: Same thing, no online booking, contact with guests. No partying, etc. but it can happen. Have to rely on neighbors to call us directly. Discussion. *Brooks?*: Legislature dealt with this in last session, in a rental homes bill. Length of stay cannot be restricted. Occupancy, code, parking restrictions allowed. We base occupancy on beds. *Mullins*: Control once was local, then went to state, move some control back to local issue. *Bob Brace*: Are you reachable at night? Response from agents was they can be called 24/7. *Harrington*: We do the same thing as well. Check in person get them info about island and home. Number of people clearly stated. We do rely on the neighbors, and we do respond. Very conscious of local residents. *Mullins*: Summary of discussion. Willing to keep this dialogue going in committee, contact me if interested.

Brown: Some concerns about occupants, reluctant to call police. More likely to call agencies. *Mullins*: How to find out who the agency is? *Smith*: Most have signs on single family homes. *Cunningham*: From workshops, issues that arise are time period and behavior. Agencies do have instructions, but we still have problems. This action impacts Captiva brand, image of a premier community, nice homes, concern about environment. Transition from owner island to rental island is changing its character. Agents have to control this, you're the ones bringing people in. Have to go beyond written instructions and 24/7 access, and work on more communication and advise to renters and neighbors. Consider if rental agencies would put someone on the panel to enhance awareness and our understanding of issues. *Mullins*: Subcommittee of panel faces Sunshine issues, encouraged them to form their own committee. Sharon Michie used report on that to us. *Smith*: Owners of rental properties also need to be engaged. They need to know the issues and concerns as well.

Nathalie Pyle: Agencies here are always responsive when I contact them. My neighborhood has a lot of rentals, only 3 full-time owners on one street, none on the other. Endorse proactive role for rental agencies. Don't like being in the position of being the policeman on my street. Not enough of us to be the eyes and ears on these heavily rental streets. Help renters understand this is just like their neighborhood back home. *Stilwell*: These were questions emailed to me. *Mimi Schwartzel*: Wish we had more agents here, thanks for coming. Issues she's concerned about... beach furniture and use, outside inspections, surprise inspections. *Rene Miville*: Smith was one of the first panel members. ????: How many homes are not represented here? *Wheeler*: 75/25 maybe, but BRBO is becoming more popular. *Miville*: This is more a summertime issue, when state visitors come here. Always been a rental

community. Seven-day rule is unenforceable and will pit neighbor against neighbor. Why spend energy on a moot point? *Sawicki*: Handful of properties generate bulk of complaints. Design of house to accommodate people, and design of house to magnify noise or other issues. Identify some of the more persistent problem properties, address issues at those properties more.

Forgey: Read questions and possible solutions break into four areas. 1) Plan policy. 2) LDC regulation. 3) Some informal community action. 4) No problem, doesn't need to be addressed. *McClure*: Not sure if seven-day minimum would be allowed by state. *Stewart*: Keep in mind enforceability. County does not get a copy of your lease, so it's hard to make a code enforcement case here. *Sawicki*: Element of offense, with penalty behind it. Hard to establish this with some of these issues. I can persuade, but I can't always enforce. Agencies have more power over renters sometime than police. *Mullins*: Rental agencies contact me, try to create a non-panel committee to set up some meetings. YouTube video, other way to communicate. Look at things in context. Issues may not always be caused by renters, could be owners at times. BRBO people can be giving others a bad name, what can we do to address that? Discussion.

Stilwell: Thanks to agents for being here. Make things personal, gets renters to keep it better. Keep a notebook for guests to track problems. Be very proactive in your approach. *Pyle*: Include rules about dogs on Captiva in homes. *Mullins*: Contact me if you want to get involved. Issue of intensity and concentration, lots sizes in Village as an example. Home mass and scale. Address bigger homes on smaller lots? *Miville*: Look at how other communities address some of these problems. Way to scare off the 2% troublemakers. *Sawicki*: Anyone can call the police, but there are limits on what we can do. Writing that law is difficult, rental agencies can do more and we can support their actions. *Cunningham*: Envisioning one set of rules for all agencies? *Mullins*: Talk about issues and see what we have in common. Universal package to share with anyone. Facilitate to make it useful. *Cunningham*: More owners doing direct renting, agencies can tell them what the rules are as well. *Mullins*: Separate renters, rental agencies, and hybrid to two. *Harrington*: BRBO is an issue for us, since we still get the calls. We can contact owners, after that our hands are tied. All want to be good neighbors. Everything you're addressing we are doing in house. We have established a penalty for over-occupancy recently.

Forgey: Second iteration of plan language available for panel and community review. Email me or come to the next meeting. Send rental email to panel.

Mullins: October... agenda, rental progress. Tri, other issues. *Miville*: Panel should focus on sewers and underground power lines. Better issues than what's being done now.

The meeting adjourned at 10: 25 a.m.

-- Ken Gooderham