

## Captiva Community Panel

# MINUTES

Nov. 10, 2015

**Attending:** David Mintz, David Rohn, Jack Cunningham, Mike Boris, Mike Kelly, Jay Brown, Jerry McClure, Bob Walter, Sandy Stilwell

**Audience:** 15

Meeting convened 9 a.m. Roll call and Oct. 13 minutes *Mintz:* On page 14, Mintz comment on 75-foot lots, knocked two down rather than three houses. Otherwise OK

**CEPD:** *Kathy Rooker:* Thanks to vets. CEPD and Sanibel entering into agreement to protect San-Cap Road. Explanation of background of former repairs, field permit only means sand landward of the Erosion Control Line. Need a joint coastal permit to put sand seaward of the line. Interlocal agreement with Sanibel to use CEPD permit in an emergency to protect that area. Described process to use permit for state and federal approval. Good for Captiva to protect access to island. No cost to CEPD, good way to reach out to neighbors. CEPD meeting will be this afternoon, was moved for Veterans Day. *Rohn:* Blind Pass pollution? *Rooker:* Clear now, don't know cause yet, perhaps due to storm runoff. *Brown:* Who to contact? *Rooker:* Lee County Health Dept. Also checks Hagerup beach, no problem there. No cause identified, a lot of conjecture. Will check with City of Sanibel on sources. *Walter:* Monthly regular monitoring. *Mike Mullins:* Sanibel permit, why no erosion control program? Set by whom? *Rooker:* State has to approve, filed with state and county. Discussion.

**CFD:** *Asst. Chief Jeff Pawul:* Hurricane season finishing, successful. Coming in to busiest time of year, although summers have gotten more busy than before. Check your smoke detectors, change batteries when you change clocks. More stingrays on the beach nearshore. If stung, put hot water on the sting first, then go to clinic or hospital.

**LCISO:** *Sgt. Mike Sawicki:* Holiday Village coming up. Some minor traffic disruptions, you know which ones. Bubble Room robbery, active investigation. A lot of active leads, good physical descriptions. Evaluate your security needs, remember that quality images makes it easier to catch crooks.

**Hurricane:** Kate in Atlantic, not coming this way. Season almost at the end.

**SanCap Solar Connect:** *John McCabe:* Representing Ding Darling Wildlife Society. Started at the Refuge to change electric bills and needs. Description of background, have selected installer and a negotiated price. If we can reach the volume we promised, will get a 25% discount from market rate. Commitment date by middle of February to get people signed up, do analysis and get it installed. Federal tax credit runs out at end of 2016, will see jump in installation demand ahead of that. Installation must be complete and turned on to qualify for credit. Install solar electric system on roof of your house. Analysis what it will cost, what you can generate, how long to pay off. LCEC has net metering program, meter that runs both ways so if you generate more than you need it goes into the grid, when you need power it comes back to you. Nov. 17 having a 5 p.m. presentation at Refuge. *Brown:* Recap of offer. *Boris:* Financing? *McCabe:* Illegal in Florida. Both banks on island offer discounted financing for it. Home equity loan probably best way to pay for it. Refuge is looking into it, as is Baileys, 30 interested and in analysis. SanCapSolarConnect.org, info and sign up there. *Rene Miville:* How to change law? *McCabe:* Petition going around now for constitutional amendment. *Rohn:* Credit for photovoltaic only? *McCabe:* Not for pool heaters. Discussion of costs and installation. Gets cheaper every year. He's completely solar including cars. Can't run house on solar only, need grid for compressors. *Mullins:* Description of his

process. *McCabe*: Call early before February deadline. Discussion. *McCabe*: Come to meeting Nov. 17, 5 p.m. hour presentation, a lot of information and detail.

**Committee reports:**

**Fund-raising:** *Cunningham*: Update on cruise, raised \$10,550 so far. 2016 budget discussion of funds raised. Some pushback on cruise, some felt it was doubling on the requests. Do we want to do a third event? Can't imagine we can go back to community again, unless we offer something that returns some value, cocktail party or the like. *Rohn*: Do Masters event again? *Cunningham*: A lot of effort. Let things settle, see where we stand by the end of season. Discussion. *Kelly*: Thanks for your work Jack. *Mullins*: Letting people know what panel does is still a good idea, know the benefits of its work. Not to solicit, just to inform. *Walter*: Good effort for a first attempt will build on. Did we send any follow up? *Cunningham*: Yes.

**Budget:** No questions.

**Nominating:** *McClure*: Nothing new. Vote at next meeting. *Mintz*: Can self-nominate at the end of this meeting if you're interested. Panel has one seat to assign if you're interested.

**Priority committees:** *Mintz*: Status report? *Brown*: Sewer – exploratory work, on hold pending the county report. Discussion of December meeting. Regular meeting at 9 a.m., FGUA meeting at 2 p.m. Talk to South Seas about rooms. **S-Curve:** *Mintz*: Have all maps we can get, submitted to Jose Gonzalez, hoping for plan to improve bike/ped use. **Trolley:** *Stilwell*: Deb Almiada research. \$100/day through Adventures in Paradise. Who pays for it? Route, liability coverage, schedule? **Rentals:** Dave Jensen and Lisa Riordan planning to meet with groups. **Electric golf carts...** transition? **Garbage collection:** *McClure*: Impossible to change dates due to countywide schedule. We do have right to enforce current codes on removal of cans before and after. Issue is with renters, most residents know rules. *Mullins*: When does contract expire, new rules for franchisers? *Riordan*: Example with rental agents on Laika and Wightman. *Rohn*: Sticker to put on trash bins to indicate hours for removal? *Miville*: Rental guidelines and communications? *Mintz*: Coordinate with CCA staff? *Miville*: Simple coordination with seven companies.

**Comment:** *Miville*: Burying of power lines... even if we burying lines we will have power interruptions since we're not on a loop system. Focus on that with LCEC first, aesthetically underground is good, but for supply a loop is crucial. Reliability of service is critical to island. Discussion.

**Plan update:** *Kelly*: Introduction of county comments and purpose of workshop. *Max Forgey*: Run through on documents provided. Count staff Sharon Jenkins-Owen and Marissa Fewell here to handle questions and clarifications. *Mintz*: Plan in effect, we don't have to change it but we review it regularly. Described process to develop language and changes. Some county comments positive, others not particularly helpful or did not understand our intent. *Mullins*: Not good success in pushing back on county suggestions. *Mintz*: Suggestions, not wedded to it. *Brown*: Staff is here, perhaps they can clarify issues.

**Goal 13:** Added a long goal and vision. Prepared to shorten it but it reflects community vision. *Walter*: Vision statement, put back up in part of plan. *Forgey*: Good statement, good to have it all in one place. *Mintz*: Place bullets at end of plan as an appendix? Put in regulating language. *Kelly*: Consolidated community comments into this statement. *Brown*: Try to condense, but want it in this place. *Mintz*: Will wordsmith to reduce length.

**Policy 13.1.1...** RSC-2: SJO: Reference 1970 ordinance citation. Agreed.

**Policy 13.1.2:** Four distinct areas on island. Discussion of intent, recommendations would come back to panel for action and could not be higher than currently allowed. *Mullins:* Discussion of Village issues. *Brown:* We just stated a maximum for Captiva. If a group wants something more restrictive, they can act on it. *SJO:* Homeowners policy not enforceable by county staff. *Mintz:* Implementation would be extremely difficult. *Peter Koury:* Need for clarify that it needs to come before the panel. *Mullins:* Pick your battles wisely. *Mintz:* Stay as is, no changes,

**Policy 13.1.5:** *Mintz:* Discussion of intent. Septic maintenance needs to be included. Sewers can be sized to reflect development limits intended by the community. Discussion. Sizing of sewers intent, septic regulation difficulties. *Brown:* Submit what we want and see what staff comments are. Add maintenance aspect to septic.

**Policy 13.1.7:** *Mintz:* Staff misunderstood language, not mandating panel appearance, just notification. *SJO:* Explanation. *Brown:* Leave it in and push for it. *Miville:* Discuss with Doug Meurer.

**Policy 13.1.10:** Discussion of platted lot issues and Village lot splits. Spotlight legal issues and bring them back to county, or find counsel to advise panel on issues. *Brown:* Leave it in. *Mintz:* And ask county how to fix our problem they find acceptable. *McClure:* Need to define Village. *Miville:* Ask community how to solve this.

**Policy 13.1.11:** Variance approval... Deviations also in the code, need to make plan consistent with code. *Mullins:* Site permits, can they be issued in variances? *Mintz:* Need a mangrove/DEP/field permit committee... what do we not have control over on the island?

**Policy 13.1.15:** Accept county language.

**Policy 13.1.16:** How does this apply to single family lots? General policy for island, applies to single-family lots as well as others. *Brown:* Don't mess with mangroves? *Rae Ann Wessel:* Consistency within plan to protect wetlands and natural systems. Need to draw the line somewhere. Protect them because they protect us. *Mintz:* "Encourage the protection of" rather than "no further degradation."

**Policy 13.1.17:** Accept county language

**Policy 13.1.18:** Use replacement language proposed? End after greater Captiva community?

**Policy 13.2.1:** OK

**Policy 13.3:** Use county language.

**Policy 13.3.1:** Like proposed third choice... *Koury:* What about reduced parking requirements? Vague, opens can of worms. Flies in face of variance requirements. Remove the sentence in third paragraph. Add trolley to first sentence?

**Objective 13.4:** Leave it as is. *SJO:* Define the terms. *Mullins:* Plan to go before VCB to make our case for balance. *Mintz:* Leave what we have, add sentence to work through VCB to implement this policy.

**Policy 13.4.1:** *Mullins:* Hot issue in state now. *SJO:* Not enforceable. *Mintz:* Understood that current policy meant the week limit was in place. Working for consistency across the island. *SJO:* Legal issue. *Mintz:* (excluding those in South Seas Island Resort) typo. *Forgey:* Unless Legislature adopts a different standard?

**Policy 13.5.1:** What are required plantings? Leave as is.

**Policy 13.5.2:** OK to remove phrase as requested. *Mike Kalinsky:* Encourage removal of invasives? Leave as is, look at committee to address. Stop and reduce the proliferation.

**Policy 13.5.3:** In code rather than plan? *SJO:* Workshop on community planning coming, want to move code items into code rather than plan. Leave it here now and move to code when we develop new code language.

**Policy 13.5.4:** Use county language?

**Policy 13.5.5:** Adding setback language? Distance would go in LDC. *Wessel:* Tee up for subcommittee to clarify. Sea level rise, coastal high hazards, building setbacks, etc. *Rohn:* Couple with estuarine policy? *Mintz:* Include setback as defined in the LDC? *Kelly:* Difficult issue to tackle. *Wessel:* Calculations for setbacks. Work on for code. Add county language TBD.

*Kalinsky:* Question about Mobed DEP permit, intent to issue pending. Will encourage destruction of mangroves on site. Send info to panelists to act individually.

Meeting adjourned at 11:30 a.m.

-- *Ken Gooderham, administrator*