

Captiva Community Panel

MINUTES

Dec. 8, 2015

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

Audience: 8

The meeting convened at 9:05. Following introductions and roll call, the Nov. 11 minutes were approved unanimously (Brown/Rohn).

CEPD: *Kathy Rooker:* Meeting tomorrow 1 p.m. moved to Canoe & Kayak Room at Tween Waters. Jim Boyle moved off island in November, and is no longer eligible to be on board. Did so much for district, wish him the best for the future. Blind Pass plan... technical advisory committee meeting with engineers. Will keep you updated on progress.

CFD: *Asst. Chief Jeff Pawul:* A few handouts available. Stress you be careful with holiday lights on live trees, water them daily. Watch out for candles. Stay safe this holiday season.

LCSO: *Sgt. Mike Sawicki:* Be careful with Christmas cheer and driving. *Cunningham:* Audubon Bird Count 12/19, people will be walking through yards looking for birds, so be aware.

Hurricane Preparedness: *Ann Bradley:* Season is over, no incidents. Educational seminar planned next year, probably April in 2016 so county Emergency Operations Center people can participate.

Plan update: *Max Forgey:* Mintz has done an amazing job on reports. *Mintz:* Explanation of draft. *Brown:* Recap of process to this point. *Mintz:* Vision statement, reflects input from community, we will consolidate and shorten. Proceeded through policies. Discussion of sewer/septic language, working to reflect community concerns. Need to review materials from Rae Ann Wessel on barrier island septic maintenance. Leaving options open in plan to regulate maintenance. *Cunningham:* Comment will be included with plan submission? *Mintz:* Yes, to clarify position of panel. *Mike Mullins:* Postpone decision until after this afternoon's meeting? Replace with wastewater treatment plant? *Mintz:* Sewer language has been in plan for a while, issue was with septic systems. *Mullins:* Broad enough to include package plants, etc. Onsite wastewater systems? Regulation of onsite wastewater systems and sewers...

Public information... addition was misunderstood by county. Not requiring appearance, just notice of sessions. *Jenkins-Owen:* County wants to keep language consistent throughout communities. Not allowing individual panels to have their own rules. Make this part of your bylaws? Discussion of process. *Brown:* County does not want to assign any unique privilege to anyone in notification? *Jenkins-Owen:* Yes. *Forgey:* If conducted at panel must have this notice. Also, panel conducts advertised meetings, we can handle this. One size does not fit all in this instance. *Jenkins-Owen:* Keep it in there and include your comments, we'll talk about it some more. Meant to give you a head's up, doesn't preclude participating in public hearings. *Jensen:* This is the reason we wanted this – to hear about issues. *Mullins:* County views panel as just one other organization that's trying to work in the community. *Jenkins-Owen:* Keep it in so we can have the discussion, but attorneys have been pretty adamant about this. Discussion of publishing

requirements. *Kelly*: Notification is the key, how is it required to be noticed? *Jensen*: Notify if there's a panel in the community. Discussion of notice. *Peter Koury*: Requirement to give notice to panel? *Mintz*: It's the only meeting that takes place on Captiva, that's why we want notice. *Stilwell*: Work through LCPA and Wilkinson on notification?

Brown: Siting and building... what is historical character? *Mintz*: Everyone likes old Captiva, no one can define it. *Mintz*: Density increases... effort to try to solve a problem, way it's drafted here cannot work and will not solve problem. Review zoning and county comments. Just use first sentence, add rezoning or lot splits that would increase... Discussion of purpose. *Kelly*: Add lot line adjustments? General agreement to include. *Mullins*: Consequences to entire island? Discussion. *Jenkins-Owen*: Entitlements will supercede zoning if attorneys challenge it. *Mintz*: Variance criteria... LDC was worded differently from plan, picked up code language to be consistent with the plan.

Mintz: Dark skies... Panel accept county suggestions. Wetlands... Changed to reflect county concerns. Blind Pass... Accepted county suggestion. Utilities... amended to meet concerns. Discussion of mixed use impacts. Transportation... accepted county language. Alternate transportation... amalgam of proposals. Tourism... amended to some degree. Rental period... exists for RSC-2 lots already. Discussion of county standards, Sanibel requirements. Informal policy of Realtors and owners, should to memorialize it in the plan. Media got idea we were imposing some new restrictions. *Mullins*: Remove Sanibel mention in comment. *Jenkins-Owen*: State statute may prohibit any restrictions. *Forgey*: Florida League of Cities, pursuing statutory change for minimum standards. May have to adjust this based on legislative action. *Mintz*: Impact on Sanibel? *Brown*: How can state make such a dictum? *Mintz*: Very complicated legal issue, preemption and exclusion. Leave it for now and see what happens, something the community wants to maintain the balance. Captiva Drive trees: *Mullins*: Pointless, can't tell people what to plant. *Mintz*: Invasives, amended a requested. Heritage trees, added code reference. *Mullins*: Is heritage tree defined? *Mintz*: Panel needs to define heritage tree in code when that time comes. New land... amended as requested. Mangroves... Added county suggestion. Discussion of language. *Kelly*: Tried to address in code, could not get county support. *Brown*: State allows mitigation. *Mintz*: Need mangrove committee to fact find and develop policies. *Rohn*: Work with SCCF to identify mangrove mitigation areas on Captiva, not Little Pine Island. *Walter*: Have Park Lewis with Dex Bender present to panel?

Mintz: Summary of changes. Motion to approval as amended (Stilwell/Brown), unanimous.

Nominating: *McClure*: Amended bylaws to change procedure. Starting next year we have 11 members instead of 10, three year terms and change of ordering. CPOA replacing one member (Rene Miville); CCA appointing a new one (Peter Koury); extra seat is at-large, committee nominated Mike Mullins. No additional names submitted by anyone. Has to be written vote by bylaws. Vote held, Mullins appointed to panel. *Cunningham*: Recognize contributions of McClure and Rohn to panel. *Mintz*: Committee to meet with Park Lewis, or bring him to panel? *Walter*: Educational effort at least. Discussion. Unique need of barrier islands. Discussion of mangrove regulations. SCCF, Park Lewis, Bob Lloyd, Rae Ann Wessel.

Budget: *Cunningham*: Do we need an event at end of season? Discussion of budget figures and reimbursements, Forgey and needs. MATM discussion, positive feedback? Educate public about panel at any events. Budget unanimously approved as submitted (Boris/Stilwell).

2016 panel schedules: Approved as submitted (Cunningham/Boris) unanimously.

Committees: *Brown:* Sewer committee, afternoon meeting will help set next course. **Rentals:** Jensen and Lisa Riordan, to set meeting with agents. Thursday 4 p.m. *Cunningham:* All Star as well, only thing they do. Discussion of mission. *Mullins:* Make rental rules consistent throughout the island. *Mintz:* Not issue in Village. Discussion. *Mintz:* Does Village have structures that could be leased separately? *Mullins:* Why talk about Village only? Should apply across the island. *Mintz:* RSC-2 language in code, do we look at it for the entire island when we work on the code? *Stilwell:* Mimi Schwartzel sent me her issues, send to Dave and Lisa? *Mintz:* Crews Environmental very busy on our street over Thanksgiving, agents should be aware of that. Discussion of scope. *Brown:* How many units outside South Seas are rented, how many do they handle? Kingfisher, All Star, VIP as well as AMRC and Royal Shell. *Mullins:* Discussion of what Captiva contributes to county. State Dept. of Revenue can isolate sales tax and bed tax, can extrapolate from that to county taxes. Can also determine rental activity from that. Work through CEPD to access information. *McClure:* More units in Ventura Captiva are by-owner rentals than 10 years ago. *Stilwell:* Check websites to see who's renting what... VRBO and Air BNB. *Riordan:* Some overlap as well, owner rentals allowed by agencies. Discussion of rentals numbers.

Captiva Drive: *Mintz:* Spoke with Jose Gonzalez, he will do overlay with ROW for Captiva Drive from Andy Rosse to Hagerup Park. How big a project to create a four-foot pedestrian walkway along that section. Take discussion to county or see if we need to raise money. *Mullins:* County should be willing to support our efforts thanks to the taxes we pay to the county already. Discussion. *Mintz:* Need defined project with a price tag. **Trolley:** *Stilwell:* Need to work on data, will tally numbers during holidays to assess demand. Discussion. *Mintz:* We all want to reduce traffic. Does it make sense to have trolley on what routes to get people out of cars? Something community would support? *Walter:* Go to a third party and ask county to subsidize it from bed taxes. *Stilwell:* Who pays is also issue, do people pay to ride or do resorts subsidize their renters. *Mullins:* CEPD uses parking to raise funds. We can't get funds from Turner Beach parking, county could reimburse. Many ways to access funds, need to get all the organizations together. We need unity, give us better bargaining power. *Rohn:* What about causeway funds? Captiva gets nothing right now. *Boris:* Need to communicate that trolleys are a way to reduce traffic, not boost business. Smaller works better, need to promote reasons and communicate to community. *Stilwell:* Discussion of changes with her trolley. Also serves as island communication center. *Riordan:* Some residents won't use it, need to make it more attractive to get people out of their cars. *Rohn:* Has to be reliable to be used. *Stilwell:* Weather is also an issue. *Mullins:* Do this with county money, we should be looking at grants to leverage that. Speak as one voice as an island.

Public comment: *Mullins:* Thanks to South Seas for supporting our meetings.

Meeting adjourned at 11:35 a.m., to return at 2 p.m.



Meeting reconvened at 2:10 p.m. Presenters were:

- **Lee County:** Doug Meurer, Pam Keyes and Mikki Rozdolski
- **Florida Governmental Utility Authority:** Glenn Forest, Rob Dickson, Jon Meyer, Mike Carrier

Attending: Mintz, McClure, Brown, Stilwell, Cunningham, Jensen, Rohn, Walter, Kelly

Audience: 10?

Meurer: Previous discussion about sewer issues on island, concepts of what we might be able to look into, FGUA operates South Seas plant, what would it look like to expand service area to offer more service. Expansion or new facility. *Brown:* Recap. Start with South Seas system? *Meurer:* Existing makes most sense as starting point. Septic maintenance a countywide issue, what can we do for Captiva? *Brown:* Who is the most logical person at county to talk to? *Meurer:* Me or Pam Keyes? *Forest:* Introduced Rob Dickson, Jon Mayer, Mike Currier. Presentation. Expansion, new facility, partnering, other? *Brown:* How many does it serve? *Forest:* Collection system and pump station a big issue. Cost, permit-ability, ease of construction, operational requirements. Central location best for access to unserved areas. Challenges: Narrow ROW, high restoration costs (roads, driveways), sandy soils and high water table, remote location to county mainland. Environmental issues in design and permitting. Existing plant 140,000 gallons a day, new capacity needed would be 165,495 gpd. *Mullins:* Typical family? *Forest:* 3.5 people, 250 gpd. *Jensen:* Can't we use IWA numbers for water use? *Forest:* Yes, but engineering study would be needed to move forward. FGUA plant permitted at 264,000 gpd. Peaks get up in the 200 range. 140 is average. Project cost \$15 million, 637 units, \$23,500 per unit. *Mullins:* Implementation cost only? Vacuum more costly to operate? *Forest:* Issues include regulatory input, design criteria and LDC requirements, O&M responsibility for vacuum system collection chambers. Reclaimed water use. Life cycle costing, Community involvement program, interconnection with FGUA. *Brown:* Does not include connection costs? *Forest:* Some cost for abandonment costs, homeowners would need to pay for their own connections. *Mullins:* Optional hookup? *Forest:* Expect everyone to connect within a certain time. *Mullins:* Connection rule of thumb? *Forest:* Depends on distance, terrain, etc. *Stilwell:* Have one company for all connections for economy of scale? *Cunningham:* Collection chambers, how close? *Forest:* One per two properties usually. *Mullins:* Cape put it on the credit card, as part of house financing? *Meurer:* MSBU can work on financing issues once bonding allows for term of payment. *Mintz:* Downside of effluent disposal? *Forest:* Trickiest part of the project. Beneficial, reclaim it and reuse for irrigation. Spray field requires land, not viable. Inflation basin, high ground water table unlikely to work. Injection well, puts it in an appropriate zone. South Seas: uses zone 150 feet down. Used when irrigation can't handle effluent produced. Discussion. *Brown:* If we expanded FGUA facility, would exiting effluent disposal be sufficient? *Forest:* No, would have to expand. Graywater discussion. *Cunningham:* For IWA 50% of revenues comes from irrigation.

Mintz: South Seas plant issues, is there capacity for new development. Additional units 140 units. *Dickson:* Explanation, also timed with plant recertification. Capacity analysis, 200 gpd per unit. *Walter:* 100 gpd were incremental gallons. *Dickson:* Injection well will increase capacity to 264K gpd. Discussion. Still below 250K peak, still below 264K annual average daily basis capacity. Tankage stores a day's worth of flow to allow us to knock the top off the peak days. Discussion. *Mintz:* FGUA will certify to county that plant has capacity for proposed redevelopment? *Forest:* Yes.

Meyer: Overview of how plant works. Presentation. Takes oxygen, has nitrogen and phosphorous, cloudy material in water. Trying to even flow out throughout the day to allow for better consistent treatment. Concentrate microorganisms to treat wastewater. Balance waste (food) with amount of microorganisms. Mixing and balance, nontoxic conditions, in aeration chamber. Move into clarifier, settling tank for microorganisms to settle to bottom of tank and allow clear water to flow over to the next tank. *Brown:* Maintaining a population of microorganisms. *Meyer:* Aerobic microorganisms. We can control odors in ideal conditions. At times we have to take microorganisms out of the system to maintain balance. That's what sludge is, a byproduct of any wastewater treatment plant. Bio-solids, usually ends up in landfill as

cover after it's dewatered and dried. Three per week usually. Chlorine then added to clear water to disinfect it or pathogenic microorganisms prior to release. Also monitor turbidity of water. Also have a reject tank that can hold a day of flow if it's unacceptable to permit standards. Discussion of Sanibel injection disposal. *Mintz*: How would a new plant handle effluent? *Meyer*: Part of permitting process, could inject or irrigate, trucking too costly. *Mullins*: Wulfert has issue when it did not generate enough gray water. *Cunningham*: Will injection well be able to handle entire island? *Meyer*: Don't know. Discussion. *Forest*: What community can do to protect our system? Keep non-biodegradables out of our system, watch what you put into our system. U.S. Water Services operates plant. FGUA owns land for plant, would have to purchase additional to expand. ???: Who owns land around plant? Discussion.

Meurer: Possibility of DEP mandate down the road, who knows?. Problem with poorly maintained septic systems. *Kelly*: Better systems coming on? *Meurer*: Some purport to be better. *Meyer*: No way to test it to determine whether it's doing its job. Discussion. *Brown*: How do we look at Sanibel as an alternative? *Meurer*: Looked at that a few years ago, cost about the same as this system if I remember correctly. *Brown*: How should we proceed? *Meurer*: County happy to help in any way possible. Today was about options and numbers. Discussion needs to be focus of discussion. *Stilwell*: Sanibel wants to work with another government. *Mullins*: Ask Ruane how to proceed with city. *Rohn*: Does South Seas plant have a life span? *Meyer*: Spent a lot of money to upgrade, just have to maintain them over time. Discussion.

Stilwell: What is timeframe for project? *Meurer*: Permitting 2 years, construction up to five years or more. Discussion of Key West mandate. *Jensen*: Job is to find out costs to see if it's feasible to move forward. *Brown*: Two areas of feedback... density fears with more sewer capacity and that septic systems are sufficient. *Cunningham*: Get enough information to allow community to make decisions. Cost, septic issues, price is a big issue. Cost per property vs. cost of maintaining or replacing septic system. *Brown*: Funding options. *Keyes*: Discussion of grants, could not find them for medium income level areas. Don't see them for this community. If there's a mandate, DEP might participate. Without that, don't count on grants. *Meurer*: Legislative Delegation made water quality a priority, perhaps they could channel some funding in this direction. *Brown*: Assume self-funding, look at financing options. MSBU, ETC. Discussion of sewer advantages and options.

Meeting adjourned at 3:50 p.m.

-- *Ken Gooderham, administrator*