

Captiva Community Panel

MINUTES

Oct. 12, 2021

Attending: Michael Lanigan, Jay Brown, Michael Mullins, Bob Walter, Linda Laird, John Jensen, Ann Brady, Rene Miville, Tony Lapi

Audience: 10

The meeting convened at 9:02 a.m. After introductions and roll call, the draft Sept. 14 minutes were unanimously approved (Jensen/Walter).

LCSO: No report

CFD: *Pawul:* Season coming, hope you enjoyed the quiet time. Total of 485 calls for year right now, 420 total calls last two years. Don't expect a downturn. *Brown:* More occupancy due to Covid? *Pawul:* Driven by those factors, not sole reason. More rentals. Not Covid-specific type calls. *Brown:* Renters vs owners? *Pawul:* Hard to say, would have to break down calls. Discussion. *Pawul:* Cancer awareness shirts for sale at station, Pink Heals foundation benefits. Stop by and pick one up.

CEPD: *Nelson:* Boat ride last week, Jay Brown took several dignitaries out to see project and dredge. Included Rep Byron Donalds, James Evans, Sanibel Mayor Holly Smith, CEPD's Daniel Munt, NBC-2 reporter. Strategic plan next after project finishes. University of Florida's Tom Ankersen assisting with planning. Board and staff interviewed already, next are community leaders and organizations. Resiliency planning, district future planning, erosion and SLR. Will take 1-1.5 years. Plan in 12 months, execute by 18 months. Project moving OK, a lot of press and videos posted. Release on partners coming next. Walk-ahead efforts instrumental in helping people understand project. Woman handling all social media. John Riegert no longer with district, hired James Elston, had done logistics with airport, will be certified as a clerk, will start next Tuesday. Lindsey Ford also joining as PT administrator. *Brown:* When will we understand owners' share of project? *Nelson:* By December, should have real numbers. Discussion. By the end of the year, state and federal share also pending, Applying for FEMA money. Grant due Nov. 1, working with Aptim team on that. *Miville:* Will make a real effort to get federal funding back. Good timing tied to his re-election. Stay in touch with him. *Brady:* Confirm timeline. Invoices in January 2022? Payment? *Nelson:* Know number by end of year, letters out Q1 2022. Pay all at once or spread out over 10 years. *Mullins:* That's optimistic, I've never seen them go out in less than a year. As early as we can. Discussion. *Mullins:* Don't commit until we have all our bills in, before new property appraisal come out. *Nelson:* Celebration of project, spring of 2022, brewfest on the beach. Someone from panel, organizing meeting, proceeds split between panel, SCCF and CROW. Discussion.

LOSOM: *James Evans:* Working with Rep Donalds' aide for past eight months. He came to the table late, came to discuss modeling, asked him to join project delivery team, on the advisory team for Donalds on LOSOM. All in lockstep. Without them would be in trouble right now. Presentation. CCR-1 current optimization plan, base for third and final phase, still impacts Caloosahatchee more than CC or LORS plans. CCR-2 runs this week, USACE will present to public next week. Discussion of runs as tweaks to model to look at how it affects performance for various parts of the system. Changing volume water held in the lake, for example. Run over 52 years of data. Underestimating volume of water. *Brown:* Next steps after you get next runs? *Evans:* Working with stakeholder team. Sanibel, Donalds, county, panel, CEPD. Cape and Beach. *Brown:* Does USACE colonel understand basis of our argument? *Evans:* Yes, but a lot of political games being played right now. Not science, but politics. East coast is louder, working at this

longer than we have. Critical for west coast stakeholders to reach out to governor, not being taken for granted. *Miville*: Know Jessie for years, easy to reach and very transparent. Point out that west coast is strongly GOP, actions could cost Desantis votes. *Brown*: Very knowledgeable. Listens to James. *Evans*: Work with him regularly on some disconnect between DC and local staff, educating them on water quality. *Miville*: DC staff is just staff. *Evans*: Getting feedback from staff, not just my opinion. Balance needs of our region with some of the pressure coming from other interests. *Mintz*: Final decision with Corps? *Evans*: Yes, have to go through a NEPA process. If they don't meet goals, might have to go back to revise that plan. *Mintz*: How does Corps deal with political pressure? How do we interact with them, vital pressure points. *Evans*: Corps reports to Congress, part of federal authorized project. Need to be top of mind every time Donalds thinks about this issue. Has to be a counterweight to his concerns and serving our district. *Miville*: Discussion of Ryan Orgera leaving SCCF. (Mullins and Brady leave meeting.)

LDC: *Mintz*: Update on LDC and ordinances, approved Sept. 21 by BoCC. Work on educating community on new aspects of the code. Ordinances up next, conduct rather than land regulations. *Brown*: Beach furniture? *Mintz*: LDC covers that. Noise, septic, parking, fertilizer, golf carts, require amendments to county ordinances. Staff wants direction from entire commission, not just Ruane. Educate community now or wait until ordinances are approved. *Brown*: Mintz made four trips, \$2,423 in expenses. Motion (Laird/Walter) to reimburse Mintz for travel. Unanimously approved. *Mintz*: Roosevelt Channel, moving forward, county preparing final ordinance for all year manatee zone. County code for minimum seven-day rental period confirmed by county, applicable to Captiva residential dwelling unit. Confirmed with county attorney. *Miville*: Reticence on Ruane decision, acrimony with other panels. Warned by Depew 10 years ago about density risk. Focus on a more secure system. *Brown*: That issue has not been neglected. *Mintz*: Updated plan strengthens density rules. No reduction in lot size, no increase in three-units-per-acre density. Need especially with sewer project possible, any system has to be sized consistent with current land use plan. Also strengthened building heights no possible variance. Still need to strengthen whenever possible. *Walter*: Super-majority to pass certain things or change code. *Mintz*: Do that in context of sewer project perhaps. Discussion.

SLR Committee: *Laird*: Met Friday, stormwater and SLR discussions. DOT rep back to discuss county actions. Add more grate filters on Captive Drive and Andy Rosse Lane, prevent debris and oil from entering system. Also heard 50% of nitrogen and phosphorus from fertilizer, slow-release issue during rainy season. *Mintz*: Explanation of proposed Cape rules. Important to be consistent with Sanibel at this point. *Laird*: Phosphorus vs. nitrogen removal. Johnson Engineering discussed stormwater management plan, costs and timetable. No plans to move forward, just gathering facts. *Brown*: Learning what's possible in plan and research. *Laird*: Decentralized approach preferable for stormwater. Sep solutions pollution vs. high-intensity flooding events. *Jensen*: Filters, 21 total under grates we already have? *Laird*: Possible, in place to keep out more debris. Discussion. *Laird*: Tide gauge installed and working. Tracking data, may offer predictions in the future. SLR meeting, Carey Schuman give us overview of adaptation solutions. *Brown*: When will Integral report due? *Miville*: What's happening with SCCF captain? *Laird*: Working with committee, very knowledgeable and helpful. *Miville*: Deliverables? *Brown*: Still getting oriented at this point. *Brown*: Your vision vs. reality, not operating in that manner yet. Laird leaves.

In-person meetings: *Brown*: Resume in November? In person November-April virtual off season. Discussion. *Jensen*: Suggest we start in December? *Lapi*: Agreed, after Thanksgiving.

South Seas: *Brown*: Background on principals, possible involvement in proposed sewer project. Upgrades planned, some redevelopment using employee housing. *Walter*: Good news, fantastic to work with. A lot of thought on how to take South Seas to the next level. *Lapi*: Interstate out? *Walter*: Timbers is manager of record.

Wastewater: *Brown:* Active month, good meeting with County Commissioner Kevin Ruane on this project. Views our plan as significant to county for conversion needs in future. County has \$40 million in infrastructure funds, believes our project should be able to access some portion of that. Sanibel will need to make changes to their system to handle our wastewater and look at what access fee should be. Study of existing system and model of adding our wastewater flow, \$40,000 from county to do. Financial analysis of existing access fee structure, what should Captiva need to pay. Ruane will request county funding at next commission for both projects. Three-month time period to complete, hopefully no delays to overall project. (Brady back.) Sale of South Seas opened possibility of integrating FGUA service into Sanibel project. Ruane supports, concerns about PFGUA plant viability. Need to figure out role of South Seas, how much funding from new owners. Trying to develop a working group getting too complex for everyone to stay in their silos. *Mintz:* Large sum of money available for a good project, from federal government. Opportunities for things to be done right. *Lapi:* If South Seas is on board, is it better for Sanibel? More revenue? *Brown:* Would think so. *Lapi:* Current contract with FGUA? *Brown:* Into perpetuity. Would have to pay off debt perhaps. Lot of ways it could go. Discussion. *Mintz:* Unclear how FGUA would be replaced, they serve as a utility to resort, Lee County would have to decide how to move forward.

Iguanas: *Mintz:* Recap on how to proceed, Ruane suggested we reach out to Sanibel from county. Sanibel requested formal proposal, wanted to go back to county first to confirm support. Will send such a request and draft interlocal agreement, then work on details.

Development: *Brady:* recap. Need to deal with high-end donors and promise of events, see how things are by early 2022. *Mintz:* A lot going on, need to update residents and owners on those. *Brady:* Also put on website.

Captiva Drive: *Mintz:* Recap. Six properties had to contribute easement, two are not responsive. Bubble Room and Joshua LLC that owns strip mall. Discussion of issues. Working with engineer on options. Will ask Johnson to revise plans to go from post office to Laika Lane. Discussion of issues with reluctant owners. *Miville:* Get a property appraiser to show him the increase in value. *Brady:* Letters from other owners impacted?

Nominating Committee: *Brown:* Background. CCA reappointed me to another three-year term. CPOA appointment and committee slate. *Lapi:* Two applied, one recommended. David Mintz and Ken Gill applied. Committee met twice, two strong candidates, worked to pick best candidate. Mintz is our recommendation to panel to appoint. Also discussed nominating system and other entities involved, CCA and CPOA. Look into how to make more streamlined and integrated. Not certain what CPOA is doing to make appointments. *Brown:* Have looked at it in the past, maybe time to revisit later on. *Brown:* Panel will vote on recommendation in December, other applicants can show interest before November meeting. *Miville:* Background on Gill. CPOA will appoint Ken Gill to replace me in January. Discussion of CPOA history and appointments. Nothing to complain about with the way this is working. *Brady:* Comments in the spirit of being transparent, don't know about the politics. Some history some know about, but now everyone knows the past.

Other business: Concerned Residents of Captiva letter mentioned, they declined opportunity to discuss it further at this meeting.

The meeting adjourned at noon (Lapi/Jensen).

-- Ken Gooderham