

Captiva Community Panel
MINUTES
March 14, 2023

Attending: David Mintz, Linda Laird, Bruce McDonald, John Jensen, Ken Gill, Ann Brady, Jay Brown, Bob Walter, Sandy Stilwell Youngquist, Tony Lapi, Margarethe Thye Miville

Audience: 88

The meeting convened at 9 am with a roll call and approval of Feb. 14, 2023 minutes (Gill/Laird).

FDOT: *Jennifer Dorning, Florida DOT:* Presentation on status of Sanibel Causeway repairs. Lee County commissioners approved proposed resiliency measures and recreational amenities for the causeway. Will include a bike lane, turn lanes, parking. Will be raising the roadway two feet, putting in enhanced protective structures and sheetpile walls covered by riprap. A lot of the improvements will not be visible when construction is complete, but they are there. Building it for a 500-year storm event, not to keep it above water but to enable it to stay intact when it's overwashed, preventing erosion, promoting mangrove growth. Cost estimated to be \$285 million, with FDOT to be reimbursed for \$239 million of that; repairs to be done by the end of this year – at least the roadway, if not all the amenities. Timing will depend on permitting. More details on Sanibel Causeway website, <https://www.swflroads.com/sanibelcauseway>. *Question: Will tolls change given the cost of repair?* Have not heard anything, that's a county decision.

LCSO: No one present.

CFD: *Chief Jeff Pawul:* Some increase in fires on the island, be sure to call 911 during any emergency – not my cell phone. Remind any contractors working on your property not to pile sand debris around the hydrants. In final stage of review of our FEMA reimbursement request. *Question: Status of ambulance service?* The storm threw that timing off a little. County decided to look at options in terms of where to site the unit as opposed to the fire station. I may not be told their other options since I'm one of them. We met their cost request, so don't think that's an issue.

CEPD: *Executive Director Daniel Munt:* Uneventful meeting yesterday. We were able to open Hagerup parking lot last Saturday, have limited signage but restroom are open. Hosting a workshop on CEPD's legal authority over erosion control projects April 23; next board meeting will be April 17 due to Easter. *Question: Total estimate for cost of beach repair?* Still being worked out. Made an initial request to FEMA, who responded it was a USACE responsibility. Under review now, if Corps deems we don't have the necessary easements, they'll push it back to FEMA. *Question: Any risk project won't go forward, or that Captiva property owners will be assessed in some manner to repair the beach?* Obviously a potential for that depending on the costs. Once we go out for bids, we'll know the actual costs – we did request 52% of the project from the state appropriation grant, 48% from the county. *How much sand did we lose?* Two different figures: estimated 50,000-80,000 cubic yards from the dry beach, estimated 500,000 cubic yards total but some of that is offshore and may migrate back to the nearshore. Won't be able to restore the beach prior to the next hurricane season, so we will have some risk due to that. *Naples is trucking in sand to build berms... could we?* Engineers say that's not a good idea for us, we don't have huge gaps unless someone knows of one... if so, let us know. *When will parking fees be back in effect?* They are in effect now. *What is the status of refunds for the beach assessment double payments?* We have provided all the necessary paperwork to the tax collector, their office has to issue the refund. If you have not received it by now, email me at dmunt@mycepd.com. *What about all the dead fish on the beach?* The county is monitoring that and will initiate a raking once it reaches their threshold. I will follow up with the county on that.

SCCF: *Carrie Schumann:* Red tide concentrations dropping in most sites, but controlled release from Lake Okeechobee could trigger a bloom, they want to lower the lake before the rainy season. Discussion of red tide levels, smell may be worse on bay side because the dead fish are harder to remove there. A number of bills in the Legislature we're tracking... one that could preempt county and municipality rules on water quality, taking away the ability for more localized rules on water quality and wetland control.

County/hurricane updates: *Lee County Commissioner Kevin Ruane:* Legislative session under way, a busy few days. Thousands of bills filed, only hundreds that actually get passed. So we're tracking a lot of bills. Main goal is to ensure our area gets the funding it needs for recovery – wastewater and water systems, bridges, roads, signage, beach restoration. Many of these are multi-year projects, so we recognize we won't get all the funding we need in one year. Work for a commitment to planning and design with ongoing funding as project progress. Recovery Task Force has kicked off, first meetings have been held and additional branch meetings scheduled, places for the public to be engaged and to hear what needs are identified and need to be funded. Working with state and federal government representatives to help show them our needs, the decimation we faced, and ask them to invest in our community. Special sessions addressed some of the funding needs, so less of those have to be addressed during the regular session. Then the federal budget starts coming together, and we anticipate going to Washington in May to ensure our needs are heard there. We need to understand the needs of the community, that's the role of the task force; you can get a sense of how it's organized at the ResilientLee website, and ask questions and seek information. Discussion about the March 30 public input sessions being planned. Question about red tide... Ruane noted that the storm pushed a lot of chemicals into the waters that help fuel blooms. Encouraged people to contact his office (239-533-2224 or dist1@leegov.com) as things come up.

SSIR update: *Bob Walter:* Opened Starbucks Feb. 28, hoping to have the main marina open in late April and to provide food truck service to the main beach area in mid-May. Looking at early summer to reopen the Provision store... had hoped to open it right after Starbucks but we found more damage in the exterior walls than we thought. Construction on the Bayview fishing pier begins March 30, should be ready by late summer. Most of the HOAs feel their units will be up and running by June or July, and we anticipate getting our rental units back in order about the same time. New family-friendly golf course will be open probably in late November. Also looking at late 2023 for the Harborside Bar & Grill, and early 2024 for the Bayview pavilion next to the Harborside hotel. Guest rooms and suites there opening by early 2024. Revetment work has begun along Redfish Pass. Last week we released plans for Captiva Landing and Bottlenose Bay, a new amenity complex on the south end of the resort with a pool, lacy river, arcade a casual restaurant in Bayside Marina. Also revamping that marina, doing eco-tours out of there on regular basis, opening up some of the mangroves from an educational perspective and doing some wooden walkways to the mangroves. Still in the planning stages (showed latest rendering and oriented it to existing roadways. Some reaction to the initial renderings, need to remember this is meant for kids and families... trying to put some amenities on the south end to spread out use and demand, put more amenities where rental units are and hopefully cut down in intra-resort traffic. Heavily vegetated, highest point will be two inches lower than the highest point of the current registration building and will take up considerably less mass than the current building. *Question about Doc Fords space.* Had considerable damage, we were looking at taking it down but lenders said we need to make sure we didn't hit the 50% rule threshold. Also looking at damages to Conference Center, cost to repair vs. replace.

Audience questions: *Jet skis in Bayside Marina, what about manatees?* To be determined, looking at eco jet ski tours, slow in and out. More manatees in main marina due to the draft there. Comment that commercial jet ski operations cannot operate in Pine Island Sound. Check out ordinances before you make any announcements. *What about tennis and pickleball courts?* Believe there is a need for pickleball course, looking at where we could put them – but no final decisions have been made. *Where will new guest entry be?* We've looked at a number of options as we've found more damage, may set up an interim

place until we can rebuild. *What is percentage of guests with children vs. without children?* An educated guess... the summer months are highest occupancy and more families. *What about noise control?* Slides will not be open late, will design food and beverage facilities in a way so the water feature will be gated off so it cannot be used at night. *Who will be able to use the marina?* If you're a Captiva Club member, you'll have access to the marina. As things develop we may open it up more. *A number of questions about parking on the south end.* With the water park close to 65% of our units, people can walk to it. *Height of registration building?* Don't have an exact number. *Reaction from Tennis and Bayside Villas?* Have had conversations with people with concerns. We think property value will increase with this amenity. *What is permitting status of water park?* In final planning stages, have not applied for permits yet. *Planning to bring back yoga studio or any of the shops in Chadwicks Square?* Yes, once we rebuild. *Hours of Bottlenose Bay?* To be determined, will vary based on season and sunset. *Will you be allowing day passes?* Not at this time. *Access to water park from people outside the resort?* Only to Captiva Club members. *Will fishing still be allowed on path along golf course?* Once revetment work is done, we will be discouraging people from fishing out there. *Will people in rental program or owners be able to purchase a membership for the new amenities?* Yes, but cost to be determined. *Will resort discourage people from bringing their own gas-powered carts?* Yes. *Employee housing options?* No employee housing on the resort property, helping staff with housing off property. *Will walking paths on golf course stay open?* Yes, for walking, but we will design them so you can't take a golf cart down there.

SSIR HOA: *Ken Suarez:* Representing 12 condominium and property owners associations, we formed this council since we do not have a master association on property. Worked closely with Bob Walter to keep this group informed, we have meetings with Bob and calls with the resort owners. This issue a big concern to a majority of the owners. We recognize the need for an aquatic center on the south end with the future density and additional units to be built. We were taken by surprise by the first rendering of the water park because there was no other information given besides a facility that did not blend in with the ambience of the island or the resort itself. We met with Bob and Greg Spencer to discuss our concerns, and they presented the new site plan rendering which helped us understand where the Bottlenose Bay project was to be built. Still concerned about the magnitude. We want to work with Timbers, understand it's their property to develop as they want, we understand that a remodel of the resort is needed. If someone had approached us first with the concept, we could have been spared a lot of the angst... the vitriol on social media does not help us, we want to partner with Timbers to be able to get the information out there that's pertinent. Concerns about additional recreational facilities, parking, drawing guests from the north end. Discussion of social media, the initial rendering, concern over the park appearance, Captiva Club memberships and access. Regular updates on resort plans were encouraged, as well as putting the proposed park in better context to the overall resort.

County updates: *Mintz:* Florida Fish and Wildlife Commission approved the slow-speed zone for Roosevelt Channel, signage will be restored to what it was before Irma. The San-Cap Resiliency Task Force has been formed, they've asked for a Captiva liaison. Laird volunteered to fill that role, CEPD has signed on as a sponsor and the panel was invited to do the same. Motion to sponsor the task force (Mintz/Jensen) unanimously approved. Mintz pointed to a *Washington Post* story on insurance problems, where insurance companies are reducing the estimates from field adjusters who are independent contractors by up to 80%. Suspect it's going to be an increasing scandal. Following up on the Recovery Task Force, Stilwell Youngquist is chairing the planning branch, and Mintz has been nominated to that branch as well. Got to represent the interests of the islands. Finally Charitable Foundation of the Islands asked Mintz to speak on Captiva at its upcoming nonprofits event.

Rauschenberg wastewater plans: Ann Brady introduced Kendall Baldwin, a senior associate with WXY Studio, noting that Baldwin had been staying on Captiva very frequently for the past 1.5 years. Mintz noted that this was a public information requirement of the permitting process for the Residency's request to connect some of its buildings with the FGUA wastewater treatment plant inside South Seas Island

Resort. Baldwin explained the plans was to shift away from a number of existing septic systems serving the current buildings and tie them together to a main that would connect with the FGUA system at the southern end of the resort. This project will serve only the Rauschenberg campus, for seven buildings across the central and eastern portions of the Rauschenberg property. The existing septic systems will be abandoned and the structures connected by 3-4 inch PVC underground pipes that stay entirely on Rauschenberg property except where the pipe will pass under Captiva Drive to connect properties on both side, and where the pipe will enter the South Seas property to tie into the FGUA system. Both FGUA and the Tennis Villas HOA have been informed of this plan and agreed to its implementation, and Lee County DOT has approved the plans and engineering. This public information session is the final step.

Questions: *Is there going to be a lift station?* Yes, just off the driveway past the main gate. Once vegetation is planted, it will not be visible to the public. *Is the proposed piping taking into account the potential for centralized wastewater treatment collection being constructed on the rest of the island to tie Captiva to the Sanibel wastewater treatment system?* Yes, the proposal system is flexible enough to convert to that possibility. *How is underground infrastructure managed in terms of coordinating with other systems... for example, if the stormwater collection system for that area is expanded?* The infrastructure is required to be constructed at certain elevation and distances so as to avoid conflict with other underground systems. Our proposal has been revised by the county DOT for such compliance. The presentation concluded with no further questions.

Hurricane feedback: *Laird:* Looking to capture feedback on what worked and what didn't during and after Ian. Presentation on Ian compared to Charley, Ian storm data, storm tides/surge and inundation data. Discussion of data vs. experiences and possible causes. Timeline of storm, recovery and restoration of a variety of services. Presented a list of initial ideas on what worked well and what needed to be improved. Communications a serious issue, but beach management efforts paid off to protect property. Dunes may need more reinforcement, work to eliminate some of the openings in the dune system that allow surge through. Elevated structures and metal roofs worked well. Plan to hold a community meeting to get peoples' input on storm successes and needs.

Captiva Drive shoulder/vegetation: *Jensen:* Met with Lee County DOT on maintaining the two-foot buffer along Captiva Drive. Asked us to put the message out to property owners about the buffer requirements, county looking to trim twice a year. Work to protect buffer rather than trying to widen shoulder for cyclists and pedestrians.

Captiva ordinances: *Mintz:* Ordinances on parking, noise, golf carts and fertilizer presented before Executive Regulatory Oversight Committee, last step before they go to the county commission. All four were approved unanimously. Recap of ordinances, we were able to restore the "open container" language in the golf cart ordinance, as well as have the county approve the language on cart stickers.

Wastewater: *Brown:* Update on status, no real action as we wait on Sanibel studies to be finished.

Stormwater: *Laird:* No updates.

Iguanas: *Jensen:* Alfredo is coming out weekly, we've been passing along property owners' requests when they see iguanas.

Other updates: None. Question about which insurance companies were writing policies on Captiva. Verizon small-cell towers in permitting with Lee County, expect approval in May.

The meeting adjourned at 12:40 pm. Video link for full meeting is at <https://youtu.be/k6LbYhh1MBU>